

**Combined Request for Qualifications/Request for
Proposals
Development of MTD Calle Real Property**



Santa Barbara Metropolitan Transportation District

550 Olive Street

Santa Barbara, CA 93101

Issue Date: August 17, 2020

Deadline for RFQ/RFP Submission: October 1, 2020



Combined Request for Qualifications/Request for Proposals (Combined RFQ/RFP)

Development of MTD Calle Real Property

PROJECT SUMMARY SHEET

Project Name: Combined RFQ /RFP for Development of MTD Calle Real Property

Solicitation Issuance Date: August 17, 2020

Project Description: Serve as developer to develop, construct, manage and operate a residential rental project, at Santa Barbara Metropolitan Transit District's (MTD) property located at 4678 Calle Real/149 North San Antonio Road in unincorporated Santa Barbara County. MTD's goal is construction of a Transit Oriented Development (TOD) that will provide mixed-income rental housing, improved transportation facilities and public benefits consistent with MTD's mission as a public transit district and existing Eastern Goleta Valley Community Plan land use and zoning designations. MTD's intent is to minimize financial risk to MTD and maximize long term financial return in support of MTD operations through a long-term ground lease of the property.

Project Location(s): 4678 Calle Real/149 North San Antonio Road

APNs 059-140-004, 059-140-005, 059-140-006 and 067-230-026

Non-Mandatory Pre-Submittal Meeting Date/Time: Monday, August 31, 2020 at 3:00P.M. (PDT)

Non-Mandatory Pre-Submittal Meeting Location: MTD, 550 Olive Street, Santa Barbara, CA 93101
or via video conference

Requests/Clarifications Deadline: Monday, September 14, 2020 at 5:00 P.M. (PDT)

RFQ/RFP Submittal Due Date/Time: Thursday, October 1, 2020 at 5:00 P.M. (PDT)

RFQ/RFP Submittal Due Location: MTD Administrative Offices, 550 Olive Street, Santa Barbara, CA 93101

Reception Desk on 2nd Floor

Shortlist Selection Date: November 2, 2020 (anticipated)

Interviews Conducted: November 16-18th (anticipated)

Ad Hoc Committee Recommendation to the Board for Final Selection of Developer

Solicitation Contact: Steve Maas, (805) 883-4227, smaas@sbmtd.gov

Type of Solicitation: This Combined RFQ/RFP is issued to identify a qualified developer to enter into an Exclusive Negotiating Agreement with MTD to negotiate the terms of a long term ground lease to develop, construct, manage and operate a mixed-income TOD residential rental project on the MTD.

Check MTD's website at <http://www.sbmtd.gov/about/doing-business> for updates.

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
Combined Request for Qualifications/Request for Proposals
(Combined RFQ/RFP)
Development of MTD Calle Real Property

INTRODUCTION

The Santa Barbara Metropolitan Transit District (MTD) is pleased to announce the availability of property it owns at Calle Real and San Antonio Road in Santa Barbara County for private development. MTD is offering the entire approximately 18.93 acres pursuant to a long-term ground lease. The property is currently undeveloped. MTD is soliciting statements of developer qualifications and developer proposals as described in this document to identify a development team to develop the property into a mixed-income TOD residential rental housing community. MTD envisions a TOD on its property that will provide much-needed housing to the Santa Barbara area while increasing ridership of MTD transportation services and take advantage of existing MTD service lines adjacent to the property. Depending on the submittals, MTD may (i) select a development team to immediately begin negotiations of a lease option and long-term lease, (ii) request additional information by a select number of development teams for ultimate selection of a development team for negotiations, and/or (iii) reject any and all submittals.

SUMMARY OF OFFERING

A. Property and Site Description. The property consists of four legal parcels totaling approximately 18.93 acres: (1) APN 59-140-004 - 8.85 acres; (2) APN 59-140-005 - 4 acres; (3) APN 59-140-006 - 4.66 acres; and (4) APN 67-230-026 - 1.42 acres. A summary document describing the property is included as Attachment 1. The property is located on the north side of Calle Real between San Antonio Road and Dexter Drive, adjacent to the Santa Barbara County Government Complex and near the Turnpike Road interchange with Highway 101. The land is roughly rectangular in shape, containing approximately 1,320 feet of Calle Real frontage and a depth of about 600 feet. MTD purchased the property in 1985 for the purpose of a potential bus terminal or transit site. However, another site was acquired for that purpose and MTD will now focus its efforts on developing the property for transit oriented residential development purposes.

B. Site Goals & Objectives. MTD's goals and objectives for the property are as follows:

1. Development, construction and operation of a mixed-income residential rental community that provides housing for a broad spectrum of individuals and families.
2. Support the overall policies and goals of the Eastern Goleta Valley Community Plan.
3. Maximize MTD ridership, especially within the Eastern Goleta Valley and surrounding unincorporated areas of Santa Barbara County.
4. Utilize and enhance the use of existing MTD services and stops along Calle Real and the greater Eastern Goleta Valley community.
5. Design a pedestrian-scale street network that enhances the sense of walkability in the area and encourages the fewer automobile trips.

6. To the extent feasible, minimize automobile use and parking and promote car sharing, transit use, bicycling, and walking, including improvements to connect residential uses to adjacent commercial, recreational, and educational/institutional destinations.
7. Provide multimodal transportation and circulation improvements to generate connectivity with commercial, residential and educational/institutional destinations.
8. Design elements of the development to be adaptable to future transportation technologies.
9. Target a mix of income levels that supports a variety of individuals and families and maximizes the allowed density of the property and takes advantage of the County of Santa Barbara's and the State of California's inclusionary housing and density bonus programs.
10. Provide a development that seamlessly integrates with the surrounding community.
11. Incorporate public benefits including, for example, but not limited to, usable open space and recreation resources, and preservation of identified environmental resources,
12. Incorporate design elements that are innovative, water efficient and maximize energy efficiency with the goal of zero net energy use.

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT (MTD)

MTD is a public transit agency formed in 1966 that provides bus service in the southern portion of Santa Barbara County, California. MTD's mission is to enhance the mobility of South Coast residents, commuters, and visitors by offering safe, appealing, equitable, environmentally responsible, and fiscally sound transit service. Further information regarding MTD can be found via its website at <http://www.sbmtd.gov>.

A. Property History: MTD purchased the property in 1985 for the purpose of a potential bus terminal or transit site. However, another site was acquired for that purpose and MTD will now focus its efforts on developing the property for transit oriented residential development purposes.

1. **Property Tax Rate:** The basic property tax rate is 1%. There are other special assessments that apply to the property that result in a total tax rate of 1.04378%. Tax rate summaries also available from the County Auditor's website.
2. **Zoning History:** When MTD purchased the property in 1985, all four parcels were zoned residential. As a part of the 1993 Santa Barbara County Community Plan process three of the four parcels were rezoned to Agriculture - A-1-5. Although some row crop farming did occur on the property years ago, the property is currently vacant and has not been farmed for at least a decade. An effort to rezone the property back to residential use began in 2008 with the Eastern Goleta Valley Community Plan process. Ultimately, the property was designated by the County of Santa Barbara as one of the two primary housing opportunity sites in the Eastern Goleta Valley Community Plan in 2015 and rezoned Design Residential. Specifically, 10.2 acres are zoned DR-20, 6.8 acres are zoned DR-0.2 and the slightly less than 2-acre westernmost parcel remained zoned DR-20, for a total development potential of approximately 230 units, not including potential bonus density allowances under state and local law. The various DR densities do not align with parcel boundaries. All of APNs 59-140-004 and 67-230-026 are zoned DR-20 while only approximately .6

acres of APN 059-140-005 and 1.26 acres of 059-140-006 contain that designation. The remaining 3.4 acres of 059-140-005 and 3.4 acres of 059-140-006 are zoned DR- 0.2 (see Attachment 1).

The Eastern Goleta Valley Community Plan contains Policy LUR-EGV-2.5, which is specific to the MTD property, and which states the following, recognizing the potential for a future land use and zoning boundary adjustment:

The MTD properties {APNs 059-140-004, -005, -006}, located at 4678 Calle Real/149 North San Antonio Road shall receive land use designations appropriate for Residential Neighborhood Development. Consistent with this policy, the MTD properties shall be designated RES-0.33 (west portion, 6.8 acres) and RES-20.0 (east portion, 10.2 acres).

The locations of the boundaries of the designations identified above and associated zones may be modified as part of a General Plan Amendment and Rezone provided the total acreage associated with each designation does not change and the modification furthers the objectives of this policy. A Development Plan for these properties, respectively, shall:

- *Plan, design, and propose one project for comprehensive consideration, rather than considering piece-meal proposals for the property.*
- *Provide Residential Neighborhood development complementary to surrounding uses. Cluster development and constrain development envelope(s) appropriately to generate usable public open space, develop recreation resources, and preserve environmental resources.*
- *Provide multimodal transportation and circulation improvements to generate connectivity with commercial, recreational, and educational/institutional destinations.*
- *Provide pedestrian and bicycle improvements sufficient to connect residential uses to adjacent commercial, recreational, and educational/institutional destinations.*
- *Buffer residential uses from impacts associated with Hwy 101 and Southern Pacific Railroad travel corridors.*
- *Provide landscaping and/or streetscape to enhance community character and multimodal transportation facilities.*

Essentially, this is a performance-based project that will be evaluated by Santa Barbara County decision makers based in part on consistency with the above Policy LUR-EGV-2.5, and there will be an expectation from the community and neighbors for the same.

- 3. Development History:** As stated above, while some row crop farming did occur on the property years ago, the property is currently vacant and has not been farmed for at least a decade. In approximately 2003, MTD conducted a design charrette for development of all four parcels. As a result, a Santa Barbara County Housing Authority development team began negotiating with MTD to build a transit-oriented development. While originally MTD proposed to sell the property, the discussion evolved into a potential long-term ground lease and then market conditions and other timing factors prevented the development proposal from coming to fruition in that time period. On June 8, 2018, MTD released a two phased RFQ/RFP for

development of the property. MTD through an *ad hoc* committee conducted the RFQ portion of the process and recommended a shortlist of projects teams to submit an RFP response. After reviewing RFP responses, MTD entered an Exclusive Negotiating Agreement with one project team. At its August 4, 2020 meeting, MTD elected to reject all RFP responses and development proposals.

4. **Water:** The property is served by the Goleta Water District (GWD). MTD has obtained from GWD a Conditional Can and Will Serve Letter for the property based on a project consisting of 278 multifamily residential units with approximately 6.8 acres of irrigated landscape. A maximum of 57.44 acre-feet per year of potable water is currently available to serve the project upon satisfaction of GWD conditions and issuance of a Final Can and Will Serve Letter. A copy of the Conditional Can and Will Serve letter is attached.

B. Pre-Development Studies: MTD has completed the following pre-development studies, which are available by download from MTD's website (<http://www.sbmtd.gov/about/doing-business>):

- Preliminary title report
- Site survey
- Phase I Archaeological Resource Evaluation
- Preliminary Biological Resources Assessment
- Wetland Delineation Report
- Preliminary Hydrology Report
- Preliminary Review of Geologic Hazards
- Traffic and Circulation Assessment

A summary of the findings of these studies is included as Attachment 2.

AGREEMENTS BETWEEN MTD AND SELECTED DEVELOPER

MTD and the selected developer will first execute an Exclusive Negotiating Agreement (ENA) that will allow the parties to negotiate the basic terms of the necessary agreements for a set period of time. The necessary agreements may include, but are not limited to, a lease option agreement, ground lease, and other applicable agreements. MTD will expect the selected developer to entitle to project through the County of Santa Barbara's entitlement process.

- A. Lease Option Agreement.** MTD anticipates a Lease Option agreement that grants the selected developer an option to enter into a long-term ground lease for the property, subject to terms and conditions set forth in the Ground Lease. The parties would enter into a Lease Option agreement at the end of the ENA and upon approval by the MTD Board of Directors. The form of Ground Lease would be an exhibit to the lease option agreement. MTD would expect the term of the Lease Option agreement not to exceed 24 months. During the term of the Lease Option agreement, the selected developer would obtain all necessary

entitlements and approvals for development of the property. MTD would anticipate monetary consideration from the selected developer for the Lease Option agreement. Upon receiving all necessary entitlements and securing the required financing for the project, the selected developer could exercise its option to lease the property pursuant to the Ground Lease.

- B. Ground Lease.** MTD anticipates entering into a long-term (55 years or more) ground lease with the selected developer. MTD will consider rent payment under the Ground Lease structured as annual base rent payments or based on a percentage of gross income received from the operation of the project. Any rent payment structured as annual base payment should include a periodic increase based on CPI or similar metric and be subject to at least one mid-term rent reset (MTD will cooperate with the selected developer and its lender with respect to requirements imposed on any mid-term reset). In addition to rent payments, the selected developer will pay directly for any and all expenses associated with the property or the project; it is MTD's intent that the Ground Lease be an absolute NNN lease. The Ground Lease will at all times be subordinate to the fee title held by MTD. The selected developer will provide a guarantor for the Ground Lease.

COMBINED RFQ /RFP PROCESS

MTD intends to solicit qualifications and proposals from capable development entities, evaluate candidate entities based on criteria identified below, identify a short list of candidates, conduct interviews as necessary, and select a development entity to enter into an ENA for the purposes of negotiating terms of a Lease Option and Ground Lease agreement to develop, operate and manage the property. MTD Board of Directors has formed an ad hoc committee to review qualifications and proposals submitted in response to this Combined RFQ/RFP and to make a recommendation to the Board of Directors based on the qualifications and proposals received. The ad hoc committee will be supported by a group of third party consultants in its review and analysis of the proposals.

PROTEST PROCEDURES

MTD has established procurement protest procedures to ensure uniform, timely, and fair consideration of complaints received by MTD concerning its procurement activities. Such procedures are available on MTD's website at <http://www.sbmtd.gov/about/doing-business>.

RFQ PORTION OF COMBINED RFQ/RFP CONSIDERATION REQUIREMENTS

For the RFQ portion of the submittal, responding development entities should prepare a response addressing the following:

- A. Cover Letter.** Letter shall be signed by an officer or principal committing the development entity's best efforts to pursue the proposal and development and shall address the items identified below.
- B. General Background.** Include the following information:
 - 1. Legal status of the development entity (partnership, LLC, corporation, etc.).
 - 2. Date development entity went into business.

3. Development entity's growth patterns over the years since inception.
4. Types of services provided and range of housing affordability levels and types of housing.
5. Number of personnel employed and use of consultants and related divisions and affiliates in the development process.
6. Number of personnel specializing in the type of labor expected to be committed in the predevelopment, construction and stabilization periods of the project required for the services proposed.
7. Experience in working with local government permitting agencies.
8. Organization affiliations and licenses held which pertain to the work anticipated.

C. Firm Experience and Expertise. Explain the firm's experience and expertise related to local governmental permitting, specifically related to the following:

1. Experience with multi-unit rental housing development at mixed-income levels.
2. Knowledge and experience with inclusionary housing, incorporation of bonus density provisions in developments, utilization of federal, State, and local governmental funding sources, and other governmental and charitable incentives and provisions to foster the affordability of completed developments (specify).
3. Experience with Transit Oriented Development, including measurable reductions in automobile usage, reduced parking requirements, improved walkability scores, improved transit, car-sharing, bicycling and related outcomes.
4. Experience with local decision-making bodies (County of Santa Barbara), public agencies (including Army Corps of Engineers, CA Department of Fish and Wildlife, Regional Water Quality Control Board, County Flood Control), service districts (e.g., Goleta Water District, Goleta Sanitary District), and other community agencies.
5. Knowledge and understanding of California Environmental Quality Act (CEQA) and experience managing large residential projects' environmental analysis and approval.
6. Project and construction management process for the size and scale anticipated for the envisioned project.
7. Financial expertise, demonstrated financial strength and capability, and demonstrated access to types of financing required for the envisioned project.
8. Marketing and sales, lease-up and certification of completed residential projects (specific recent experience).
9. Experience developing, operating and managing housing product under a long-term ground lease.

D. Specific Project Examples. Provide specific examples of completed projects similar in scope, scale, and complexity to the intended project completed by the development entity.

- E. Individual Experience and Expertise.** Provide a detailed explanation of the experience and expertise of personnel the development entity proposes to use to complete the project with MTD. Include resumes for key personnel mentioned in this section. Key personnel are expected to be committed for the duration of the project. Replacement of such personnel will not be permitted without prior consultation with and approval from MTD.

RFQ SUBMITTAL EVALUATION

MTD through its ad hoc committee will review the RFQ portion of the submittal based on criteria including those listed below, in the following order of importance:

Recent Development Experience – Knowledge and demonstrated experience with housing development within the Central Coast and other regions in California. Relevant experience may include market rate sales housing, work force housing, market rate rental housing, and low and very low-income housing, Transit Oriented Development, and projects with a public benefit/public use component.

Development Team– Demonstrated substantial financial strength and record of successful experience of development team.

Project Management – Demonstrated ability to manage design, entitlement, and construction processes.

Ground Lease Experience – Demonstrated experience developing, operating and/or managing residential development pursuant to a long-term ground lease.

Public Agency Experience – Experience and relationships with public agencies.

Community Involvement – Previous successful experience with project related public outreach and community involvement.

RFP PORTION OF THE COMBINED RFQ/RFP CONSIDERATION REQUIREMENTS

Provided the development entity meets the RFQ criteria to the ad hoc committee's satisfaction, the ad hoc committee will then review the development entity's development proposal that shall include the following:

- A. Conceptual Project Plans.** Provide a conceptual site and elevation plans, number and type of residential units, consideration of pre-development studies and site constraints, access and circulation, necessary public improvements, and consideration of requirements of Eastern Goleta Valley Community Plan Policy LUR-EGV-2.5, including a range of unit types and income levels.
- B. Preliminary Water Use Assessment.** Provide estimated annual water use calculated in acre feet per year based on conceptual project plans and taking into consideration the Conditional Can and Will Serve Letter provided by GWD.

- C. Team.** Identify development team, including design and entitlement, general and sub-contracting team, marketing, sales, lease-up and management teams and description of related experience.
- D. Anticipated Timeline.** Provide time line and scope of work, including design development, discretionary entitlement processing, ministerial entitlement processing, construction management, sales and lease-up, and management of finished project.
- E. Response to Lease Option and Ground Lease Terms.** Provide proposed terms for Lease Option and Ground Lease agreements, including but not limited to: 1) term of the Lease Option; 2) consideration to be paid by development entity to MTD for Lease Option; 3) term of the Ground Lease; 4) proposed rent payments during term of the Ground Lease; and 5) proposed Ground Lease guarantor.
- F. Financial and Legal Information.** Describe the proposed method of financing the project subject to the terms the Ground Lease.
- G. Preliminary Pro Formas.** Provide schedules showing project sources and uses, anticipated rent levels for leased products, operating costs and assumptions, and projections of returns for MTD and the development entity over time. Discuss available equity and financing resources to be used by the development entity.
- H. Preliminary Project Schedule.** Explain assumptions and capabilities, as well as contingencies, in building and provide the most probable times for completion of major milestones of the project.

ANTICIPATED RFQ/RFP SUBMITTAL EVALUATION

The MTD ad hoc committee will review all Combined RFQ/ RFP submittals and provide recommendations to the MTD Board. The ad hoc committee and its consultants will first review the RFQ portion of the submittal to confirm the development entity meets the RFQ criteria. Provided the development entity meets the RFQ criteria, the ad hoc committee will then review the RFP portion of the development entity submittal with consideration of a point system based on the criteria listed below, in the following order of importance:

- Evaluation of MTD financial return and risk.
- Financial capability and access to financing.
- Experience with similarly sized, mixed income housing projects.
- Evaluation of development team.
- Evaluation of conceptual plan.
- Experience with community involvement.

Results of this evaluation will not be the sole deciding factor in MTD's selection of a successful candidate.

Development entities must agree to the following:

- Development entity's willingness to accept the conditions included in the MTD Master Agreement and the State of California Provisions for Public Works Projects. If there are any contract terms that the development entity will not accept or proposes modifications to, note that MTD is limited in its ability to alter the terms and will assess whether it would be able to contract with the offeror under the offeror's proposed contract revisions.
- Development entity's ability and willingness to obtain insurance meeting the requirements indicated in paragraph 18 of the MTD Master Agreement.

As part of the evaluation process, MTD may contact references and may conduct interviews with candidates it determines as likely to be the most qualified. Such interviews are for information gathering and clarification. MTD may conduct interviews in person, via video conference or by phone. Any candidate requested to be interviewed shall make its best effort to be available within three (3) business days of such request.

INSTRUCTIONS & REQUIRED DOCUMENTS

These Solicitation Instructions provide direction on preparing and processing the Combined RFQ/RFP submittals. Required forms and certifications to be completed and included as part of the submittal are also included. The Combined RFQ/RFP consists of the following items.

1. Solicitation instructions and scope of work, which is the document presently being read.
2. Various forms to be completed as part of the proposal submittal process.
3. Attachment 1, comprising a summary of MTD's Calle Real property.
4. Attachment 2, comprising a summary of key findings from the pre-development studies.

In addition, a sample of the MTD Master Agreement may be downloaded from MTD's website at <http://www.sbmtd.gov/about/doing-business>. The MTD Master Agreement will be modified as appropriate for this project. Also, this project is expected to be subject to California Public Works regulations, as described at <https://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Candidates should be certain to read all documents in this Combined RFQ/RFP in order to prepare proposals correctly and be fully aware of the contractual terms and conditions. Failure of a candidate to follow instructions may result in rejection or disqualification of its proposal, and lack of knowledge of the contract terms shall not excuse it from its obligations.

PRE-SUBMITTAL MEETING (NON-MANDATORY)

There will be a non-mandatory pre-submittal meeting to review the Combined RFQ/RFP process and speak with MTD staff on August 31, 2020, at 3:00 P.M. (PDT). The pre-submittal meeting will either be in person at a location to be identified at a later date, or via video conference. This will be the only opportunity for offerors to engage MTD staff in person.

COMMUNICATIONS, REQUESTS & CLARIFICATIONS

MTD will consider requests for clarifications or changes to the RFQ through September 14, 2020, at 5:00 P.M. (PDT). To be considered, such communications must be via email to Steve Maas at smaas@sbmtd.gov. Change requests must be provided with sufficient information supporting the request to allow MTD to make a fair and reasonable determination.

COMBINED RFQ/RFP MODIFICATIONS & ADDENDA

MTD reserves the right to amend this Combined RFQ/RFP through written addenda. No other form of communication with any officer, employee or agent of MTD shall be binding upon MTD. Addenda will be posted to the MTD website at <http://www.sbmtd.gov/doing-business> and concurrently sent via email to all parties on the interested party list or that previously received the Combined RFQ/RFP. Failure of development entity to receive any addendum shall not relieve it from any obligation under the Combined RFQ/RFP as clarified or modified.

RFQ/RFP CONTRACT TERMINOLOGY

In this solicitation and the resultant contract, MTD may interchangeably use the terms “bid,” “offer,” “proposal” or “submittal” to mean a development entity’s response to this solicitation. Also, MTD may interchangeably use the terms “bidder,” “offeror,” “submitter” “proposer,” “candidate”, “developer” or “development entity” meaning you as the responder to this solicitation. In addition, the terms “successful bidder,” “successful offeror,” “successful proposer,” “successful submitter,” “supplier,” “vendor,” “consultant,” “firm”, “developer” and “development entity” have the same meaning as the party to which a contract is awarded.

SUBMITTAL PREPARATION & SUBMISSION

- A. Offeror Information**—Submittal shall include the fully completed Offeror (Firm and Development Entity) Information form included in this Combined RFQ/RFP.
- B. Acknowledgement of Addenda**—Development entity shall acknowledge either receipt of each Addendum or that there were no addenda by including in its response the fully completed and signed Acknowledgement of Addenda form.

SUBMITTAL LOCATION & DEADLINE

Development entity shall submit a total of five (5) complete sets of its proposal. This shall include one (1) set marked as original, three (3) complete copies, and one (1) electronic set (flash drive or CD) submitted in a non-transparent, sealed envelope or appropriate packaging plainly marked on the exterior with the name of the development entity and the following: "Development of MTD Calle Real Property Combined RFQ/RFP." If using US Mail or a delivery service, submittals must still be enclosed in the specified packaging within any delivery service packaging. Submittals shall be delivered to:

Santa Barbara Metropolitan Transit District
Development of MTD Calle Real Property Combined RFQ/RFP
550 Olive Street
Santa Barbara, CA 93101

If hand delivered, submittals should be taken to the reception desk on the 2nd floor of the building where they will be logged in. Submittals will be accepted until October 1, 2020, at 4:00

P.M. (PDT). Unless due to the fault of MTD, submittals received after such time cannot be considered and will be returned to the development entity unopened. There will be no public opening of submittals at the deadline or otherwise.

WITHDRAWAL OF SUBMITTALS

A development entity may withdraw a submittal any time prior to the submittal deadline by submitting a written request executed by the development entity's authorized representative. Any such withdrawal does not prejudice the right to resubmit a submittal by the submittal deadline.

SUBMITTAL STIPULATIONS

Proposals submitted as a result of this solicitation become the property of MTD. MTD will not pay any cost incurred by a development entity resulting from preparation or delivery of its submittal. MTD reserves the sole right to review, accept, or reject submittals; or to cancel this solicitation in whole or in part if it is in MTD's best interest to do so. Submittals will remain valid for 90 calendar days following the submittal due date.

PRE-AWARD DELIVERABLES

Upon determination of the most qualified, responsible development entity with a fair and reasonable proposal and prior to consideration of contract award, MTD will request the following from the development entity:

Insurance Certificate—A certificate of insurance showing the coverage types and dollar limits stipulated in paragraph 18 of the MTD Master Agreement.

CONTRACT AWARD

Upon completion of the Combined RFQ/RFP and determination of the most qualified, responsible candidate with a fair and reasonable proposal satisfactorily providing the items required, the MTD ad hoc committee may recommend to the Board that it 1) enter an exclusive negotiating agreement with one development entity to negotiate the terms of a Lease Option and Ground Lease, 2) modify or revise the Combined RFQ/RFP, including the proposed project, or 3) reject all development entity proposals or cancel the Combined RFP/RFQ.

If the ad hoc committee recommends MTD enter into an exclusive negotiating agreement and the Board approves this recommendation, it is the intent of MTD to execute an ENA and commence negotiations with the selected development entity as soon as practicable after such approval.

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
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OFFEROR INFORMATION

General Information

Business Name of Offeror: _____

Business Type: ☐ Corporation (State of Incorporation: _____) ☐ Partnership
 ☐ Sole Proprietorship ☐ Other: _____

Business Federal Tax ID Number: _____ (provide SSN if sole proprietorship)

Corporate Headquarters

Street Address: _____

City: _____ State: _____ Zip Code: _____

Local Office ☐ (check box at left & leave below blank if the local office is the HQ or there is no local office)

Street Address: _____

City: _____ State: _____ Zip Code: _____

Authorizing Contact (person authorized to bind the firm contractually, including change orders)

Name: _____ Title: _____

Location: ☐ HQ ☐ Local Office ☐ Other: _____

Telephone: _____ Cell: _____ E-Mail: _____

Project Manager (anticipated primary contact during implementation of projects)

Name: _____ Title: _____

Location: ☐ HQ ☐ Local Office ☐ Other: _____

Telephone: _____ Cell: _____ E-Mail: _____

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
Combined Request for Qualifications/Request for Proposals (Combined RFQ/RFP)
Development of MTD Calle Real Property
ACKNOWLEDGEMENT OF ADDENDA

The undersigned acknowledges the Offeror's receipt of the following addenda to this Combined RFQ/RFP and has incorporated information or changes in said addenda within its submittal (if no addenda were received, write "None" in the first blank):

Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____

Note: It is the Offeror's responsibility to ensure it receives all addenda which are posted on the MTD website at <http://www.sbmttd.gov/about/doing-business>

Authorized Official Signature

Date of Signature

Authorized Official Name

Authorized Official Title

Business Name of Offeror

(Signer must match authorized official shown on Offeror Information form)

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Summary of Santa Barbara Metropolitan Transit District Property - 4678 Calle Real

Location: On the north side of Calle Real and between San Antonio Road and Dexter Drive, adjacent to the Santa Barbara County Government Complex and near the Turnpike off ramp from Highway 101. The land is rectangular in shape containing approximately 1,320 feet of Calle Real frontage and a uniform depth of about 600 feet. See attached aerial maps.

Parcels: The property consists of four parcels totaling approximately 18.93 acres: (1) APN 59-140-004 – 8.85 acres; (2) APN 59-140-005 – 4 acres; (3) APN 59-140-006 – 4.66 acres; and (4) APN 67-230-026 – 1.42 acres. See attached Assessor Parcel maps.

Purchase History: Santa Barbara Metropolitan Transit District (MTD) purchased the property in 1985 for the purpose of potential bus terminal or transit site. Another site was acquired for that purpose instead and MTD started to focus its efforts on developing the property for residential purposes.

Zoning History: When MTD purchased the property in 1985 all four parcels were zoned residential. As a part of the 1993 Community Plan process three of the parcels were downzoned to Agriculture – A-1-5. Although some row crop farming did occur on the property years ago, the property is currently vacant and has not been farmed for at least a decade. An effort to rezone the property back to residential began in 2008 with the Eastern Goleta Valley Community Plan process. Ultimately, after years of effort, the property was designated as one of the two primary housing opportunity sites in the Eastern Goleta Valley Community Plan in 2015 and rezoned Design Residential. Specifically, 10.2 acres are zoned DR-20, 6.8 acres are zoned DR-2 and the slightly less than 2 acre westernmost parcel remained zoned DR-20 for a total development potential of approximately 230 units, not including bonus density. The split zoning designation does not align with parcel boundaries. All of APNs 59-140-004 and 67-230-026 are zoned DR-20 while only approximately .6 acres of APN 059-140-005 and 1.26 acres of 059-140-006 contain that designation. The remaining 3.4 acres of 059-140-005 and 3.4 acres of 059-140-006 are zoned DR-2. See attached Zoning Map.

As a partial accommodation for the awkward split zoning, the Eastern Goleta Valley Community Plan contains Policy LUR-EGV-2.5 which recognizes the potential for a future land use and zoning boundary adjustment and states:

MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 North San Antonio Road . . . shall receive land use designations appropriate for Residential Neighborhood Development. Consistent with

this policy, the MTD properties shall be designated RES-0.33 (west portion, 6.8 acres) and RES-20.0 (east portion, 10.2 acres)....

The locations of the boundaries of the designations identified above and associated zones may be modified as part of a General Plan Amendment and Rezone provided the total acreage associated with each designation does not change and the modification furthers the objectives of this policy. A Development Plan for these properties, respectively, shall:

- Plan, design, and propose one project for comprehensive consideration, rather than considering piece-meal proposals for the property.
- Provide Residential Neighborhood development complementary to surrounding uses.
- Cluster development and constrain development envelope(s) appropriately to generate usable public open space, develop recreation resources, and preserve environmental resources.
- Provide multimodal transportation and circulation improvements to generate connectivity with commercial, recreational, and educational/institutional destinations.
- Provide pedestrian and bicycle improvements sufficient to connect residential uses to adjacent commercial, recreational, and educational/institutional destinations.
- Buffer residential uses from impacts associated with Hwy 101 and Southern Pacific Railroad travel corridors.
- Provide landscaping and/or streetscape to enhance community character and multimodal transportation facilities.



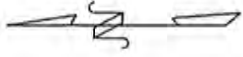
© 2016 Google

Google earth

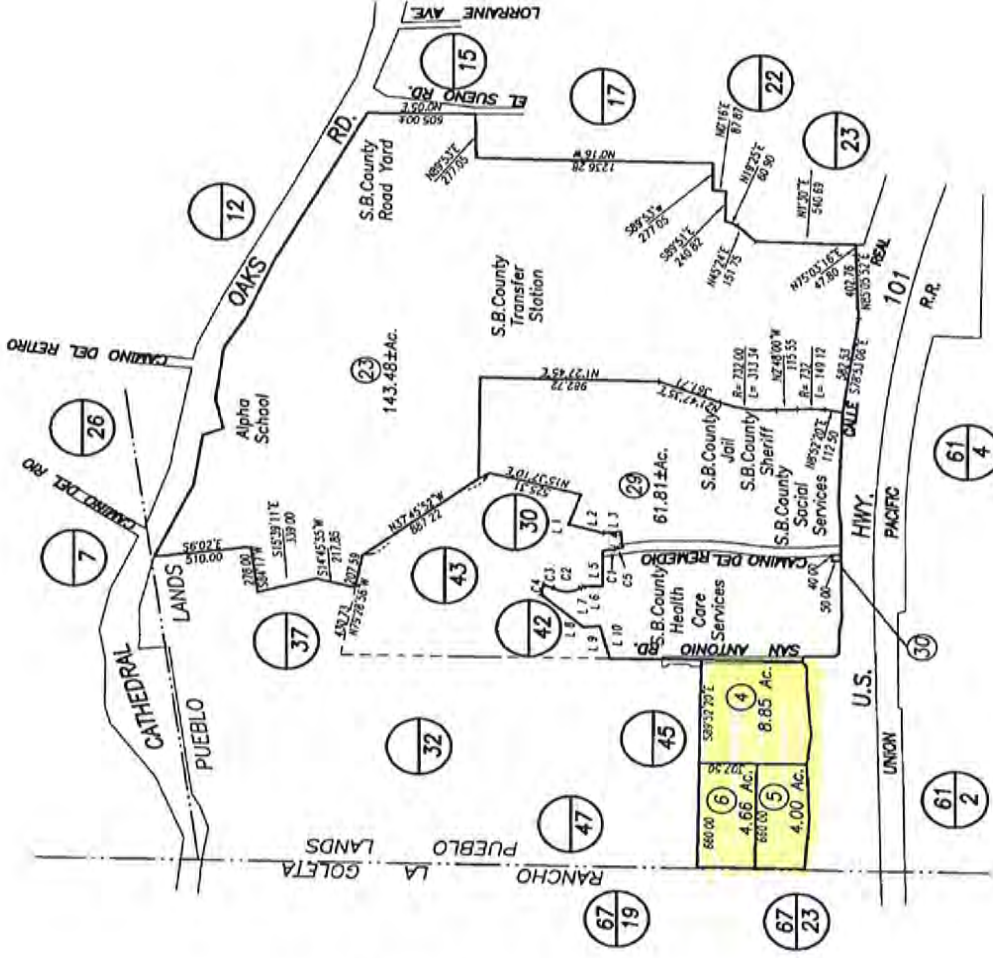
feet
meters

1000





1" = 800'
scale ±



NO	CURVE TABLE		LINE TABLE	
	CHORDS	LENGTH	BEARING	DISTANCE
C1	620	71.61	S70°08'11"E	201.26
C2	140	158.84	N15°46'30"E	201.33
C3	160	55.81	N52°14'20"W	81.90
C4	139	68.22	N42°19'17"E	125.26
C5	2030	39.81	EAST	225.77
L6		500.00	S00°00'	103.71
L7		532°28'41"E		22.48
L8		N41°25'19"E		310.13
L9		N41°17'29"W		91.43
L10		N73°04'11"E		212.41

Assessor's Map Bk, 059-Pg, 14
County of Santa Barbara, Calif.

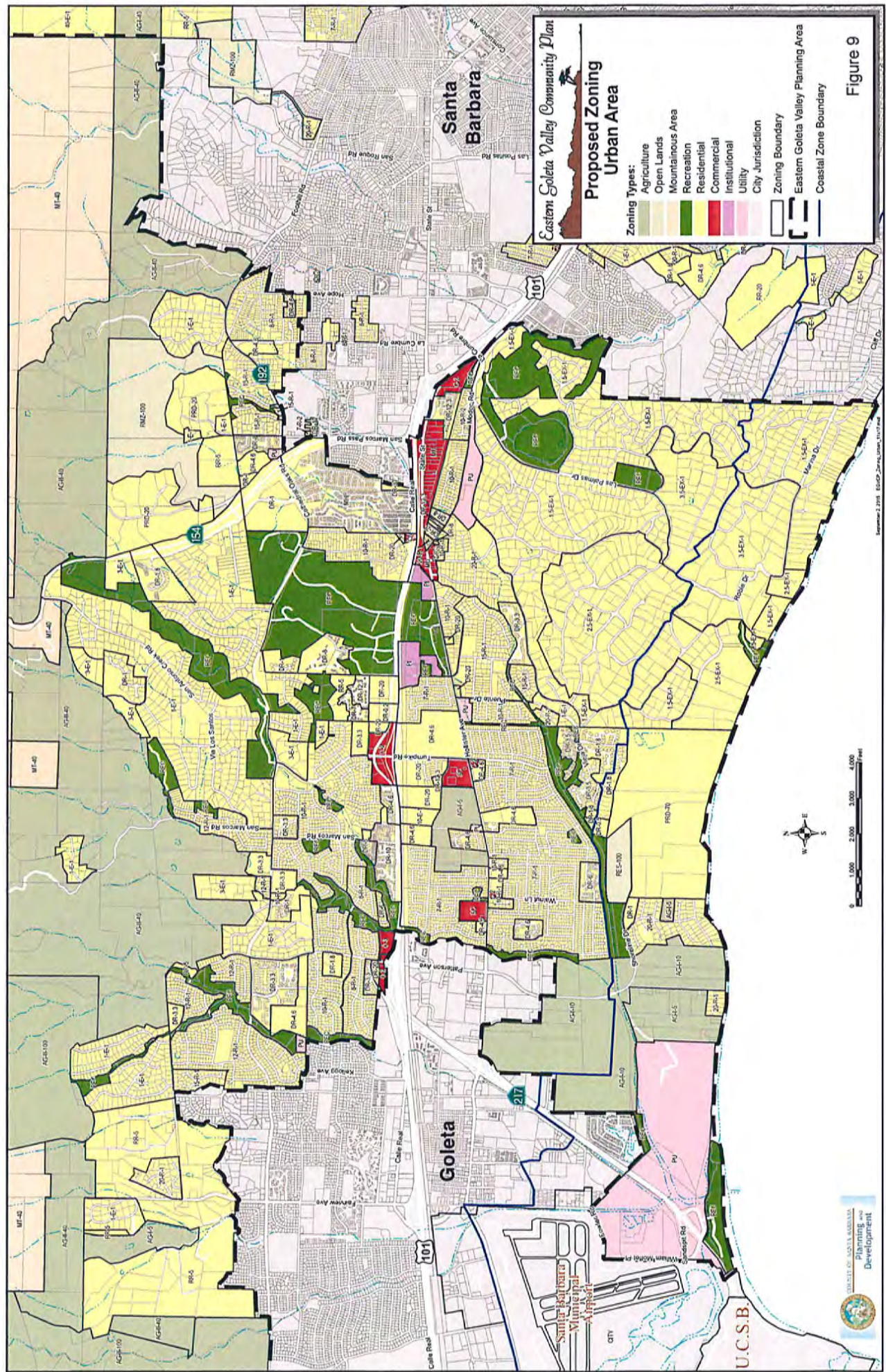
NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

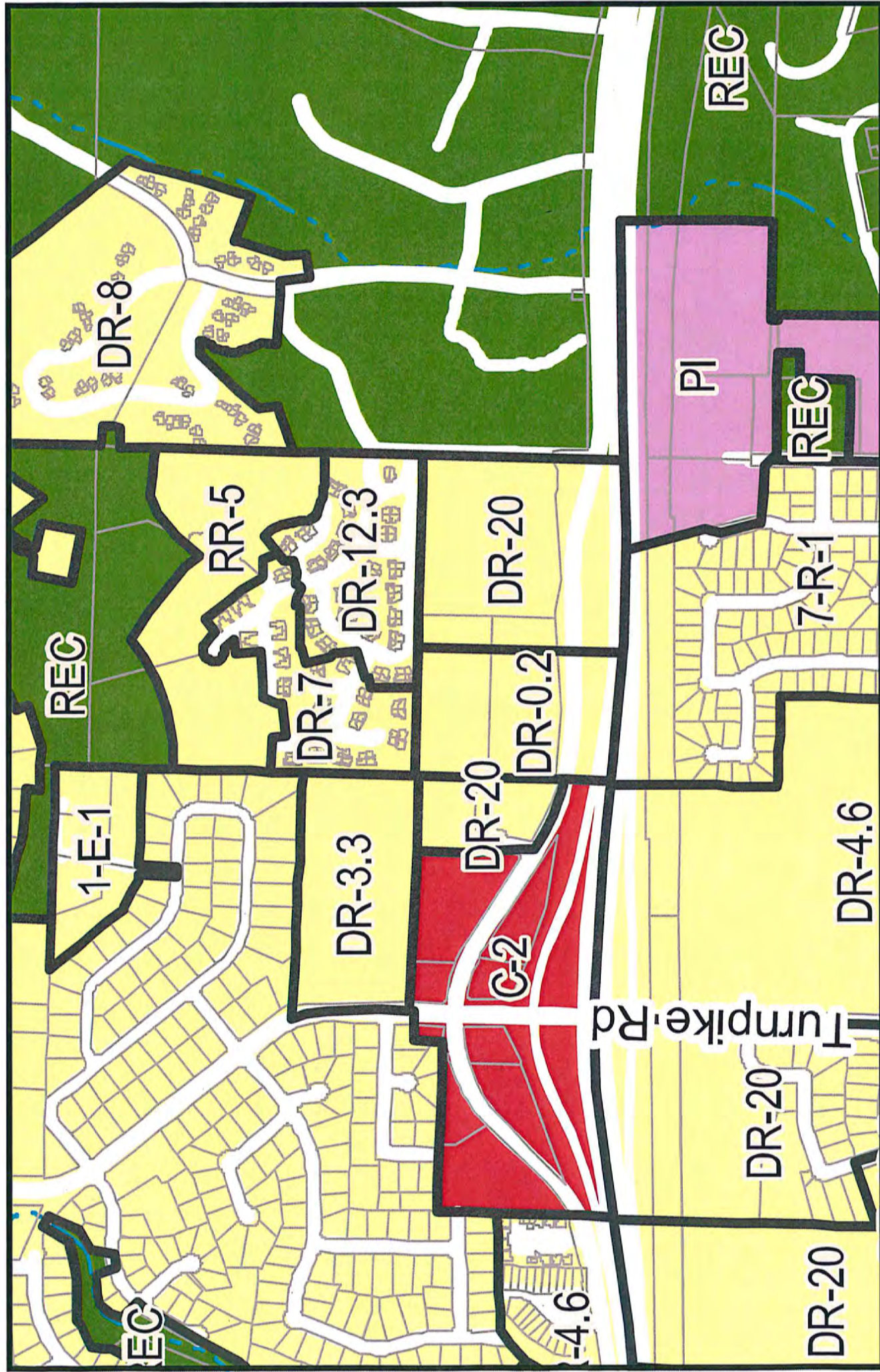
09/00
38 ± 39 into 40; 40 into 470-01 thru 04
28 moved to 470-05

RANCHO LA GOLETA

67-23







MTD – Call Real Property
Summary of Pre-Development Studies
May 2018

Biological Resources

*Preliminary Biological Resources Assessment and Constraints Analysis
Wetland Delineation and Jurisdictional Determination Report
Storrer Environmental Services*

Environmentally Sensitive Habitat & Jurisdictional Waters & Wetlands

Land adjacent to the north/south running drainage is identified as Environmentally Sensitive Habitat (approximately 2.6 acres – coast live oak woodland, arroyo willow thicket, and western ragweed meadow). Portions of this same area meet parameters necessary to be determined U.S. Army Corps of Engineers non-wetland waters, California Dept. of Fish and Wildlife streambed, California Dept. of Fish and Wildlife wetland, and County of Santa Barbara wetland.

Prescribed setback is 50 feet in urban area; from top-of-bank or edge of riparian vegetation (whichever is further). Generally, avoidance is encouraged but mitigation and/or restoration may be proposed to offset impacts. Improvements impacting the drainage may require approvals by Army Corps of Engineers, CA Department of Fish and Wildlife, & Regional Water Quality Control Board, in addition to County of Santa Barbara.

Special Status Plant Species

One special status plant species found – southern California black walnut.

Individual coast live oak trees exist.

Potential impacts to plant species and trees - avoidance is encouraged but mitigation and/or restoration may be proposed.

Special Status Wildlife

No special status wildlife have been observed.

Traffic Generation/Public Improvements

Traffic and Circulation Assessment for the MTD Calle Real Residential Project Associated Transportation Engineers

Based on 233 multi-family units – Trip generation estimates calculated using rates for Multi-Family Housing presented in Institute of Transportation Engineers Trip Generation Manual.

Project-Specific Potential Roadway Impacts

Project not anticipated to cause roadway segments to exceed acceptable capacities.

Project-Specific Potential Intersection Impacts

Addition of project traffic would not generate significant project-specific impacts to study area intersection based on County thresholds.

Note U.S. 101 SB Ramp/Turnpike Road intersection is approaching LOS D during the AM per hour. Also note El Sueno/101 NB Ramp is LOS C.

Cumulative Roadway Impacts

Under cumulative conditions, project not anticipated to cause roadway segments to exceed acceptable capacities.

Cumulative Intersection Impacts

Project not anticipated to generate significant cumulative impacts to key study area intersections.

Note U.S. 101 SB Ramp/Turnpike Road intersection is approaching LOS D during the AM per hour.

Site Access and Circulation

County staff indicates access should be taken from San Antonio Road and Dexter Drive; secondary connection to Calle Real near middle of site could be considered.

Calle Real Frontage Improvements - Full frontage improvements required (curb, gutter, sidewalk). Calle Real would not need to be widened but would need to provide eastbound left-turn lanes at any site access connection.

San Antonio Frontage – Additional widening not required.

Traffic Generation/Public Improvements - Continued

Undergrounded Utilities and Street Lights

Utilities along Calle Real would need to be undergrounded. New street lights required on Calle Real and San Antonio.

Traffic Signals

No new traffic signals anticipated.

On-site Circulation

Internal roadways should be designed to accommodate on-street parking on both sides of streets with minimum width of 36 feet; must accommodate pedestrians and bicycles. Constructed as private streets and maintained by the development.

Archaeology

Phase I Archaeological Study *Applied EarthWorks, Inc.*

Consultant recommends an Extended Phase I archaeological study along San Antonio Road to test for buried archaeological deposits. Related to an existing archaeological site on the east side of San Antonio Road. Extended Phase I would utilize a backhoe to excavate trenches and include observations of soils and potential for archaeological deposits.

Consultant noted three debris piles likely associated with former structures (modern and historical refuse and construction materials). Related to past agricultural and residential use.

Additional consultation with Native Americans recommended when conceptual plans are available.

Geology

Preliminary Review of Geologic Hazards
Campbell Geo, Inc.

No serious geologic hazard exist.

Artificial fill is present in certain areas, including area adjacent to San Antonio Road. May require removal and recompaction.

Some debris and trash dumping noted near north property line; one 55-gallon drum was noted.

Low or non-existent threat from tsunami, slope stability, liquefaction, soil creep, or on-site fault rupture.

Low to moderate hazards include erosion, high groundwater, seismic shaking, expansive soils, and undocumented fill.

Recommendations include a detailed geotechnical study that takes into consideration conceptual site development and grading plans and includes subsurface investigation (soil borings and test pits) to confirm depth to groundwater and evaluate hazards. Areas of trash, debris, and undocumented fill can be explored with test pits to determine content and approximate areas of removal. Study would provide grading and construction recommendations necessary for Grading and Building Permit plan checks.

Flood Control/Hydrology

MAC Design Associates

Calculations indicate 100-year storm water may back up to approximately the 78-foot contour line (as water backs up at the existing culvert under Calle Real). Refer to exhibit. Impacted area is generally consistent with Environmentally Sensitive Habitat and wetland delineation.

Consultant indicates *"the lowest finish floor elevation should be set above the overland escape elevation of Calle Real should the **48"** RCP culvert plug or partially plug, so that the overtopping of Calle Real would occur rather than new residential units being flooded. This exhibit shows the 100-year inundation area to be within approximately **8"** of the overland escape elevation of Calle Real, and thus represents the area that the future project would want to avoid or stay above."*

Consultant does not anticipate County Flood Control requiring related physical infrastructure improvements other than perhaps trash racks.

There is no FEMA mapped floodplain, but, consultant indicates this is likely due to the area not having been studied since this is not a blue line stream or watercourse.

Water & Sewer

MAC Design Associates

Water

Two existing water meters – 2-inch agricultural meter at San Antonio Road and 2-inch residential meter at Calle Real.

GWD requires an initial project description and plans with estimated annual water demand calculation (requires unit and fixture counts, irrigation calculations, etc.) to request augmented service allocation under Wright Judgement and receive a Conditional Can and Will Serve letter.

Historical Water Use

Ag meter: 7-year average acre feet per year = 7.23 acre feet per year.

Residential meter: 7-year average acre feet per year = 0.56 acre feet per year.

Sewer

Will be necessary to submit a project description to Goleta Sanitary District to obtain Service Availability letter.

Survey

Waters Cardenas Land Surveying LLP

Note exceptions 7 and 8 in title report and related easement indicated on survey. They are related to a water line, granted to the US Dept. of the Interior Bureau of Reclamation (Cachuma Project). It runs north/south along the boundary of -004 and -005/-006 and along a portion of the northern boundary of -004 and is indicated on the survey as an easement in favor of the United States of America.

Easement language indicates in case of abandonment of said right of way, title and interest cease.

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4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

CONDITIONAL CAN AND WILL SERVE LETTER

November 26, 2019

Santa Barbara Metropolitan Transit District
Attn: Jerry Estrada, General Manager
550 Olive Street
Santa Barbara, CA 93101

Subject: MTD Multi-Family Residential Development
APNs 059-140-004, -005, -006, & 067-230-026

Dear Mr. Estrada,

The Goleta Water District (District) is pleased to provide you with this Conditional Can and Will Serve Letter (CCAWS) for the above referenced Santa Barbara Metropolitan Transit District (MTD) Multi-Family Residential Development (Project) located at Assessor Parcel Numbers 059-140-004, -005, -006, & 067-230-026 (Project Property). This CCAWS is issued in accordance with the District Code Sections 5.04.010 C and 5.08.030 and the Amended Judgment issued in the Wright v. Goleta Water District, Case Number SM57969, filed November 17, 1989 in the Superior Court of Santa Barbara County (Wright Judgment).

By this correspondence, the District has expressed its determination that water supplies are adequate to service the applicant's needs and that the District is willing to provide water service to the applicant for the Project. The District's position will remain unchanged except by action of its Board of Directors. If the Board changes the District's position with respect to your application for the Project, the Board will only do so in writing executed by the Board's presiding officer. No other correspondences, written or oral, should be relied upon in determining the District's position with respect to the District's ability and willingness to serve the applicant.

A maximum of 57.44 acre-feet per year of potable water is currently available to serve the Project upon satisfaction of the District conditions enclosed with this letter and issuance of a Final Can and Will Serve Letter (FCAWS). A FCAWS may be issued and District water service can be activated for the Project upon District review of building permits, payment of any fees and charges incurred, completion of facility construction, and dedication where necessary.

The District review is based on the following project description:

Proposed development as set forth in the application includes a 278 unit multi-family residential development comprised of market rate housing, affordable housing, commercial structures, and open space with landscaping. Market rate housing is anticipated to include thirteen buildings totaling approximately 213,740 square feet (sf) and a community center of 3,500 sf. Affordable housing is anticipated to include one building totaling approximately 51,984 sf and a 2,000 sf commercial building. Open space is anticipated to consist of approximately 6.8 acres of irrigated landscape area. The property owner has confirmed that fire sprinklers and hydrants are requested as part of the proposed development. The project site includes four legal lots totaling approximately 18.7 acres in the County of Santa Barbara.

Please review the above description carefully. Any deviations from the above project description the application on file with the District, exhibits, or conditions must be reviewed and approved by the District for conformity with this CCAWS. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Service. Changes to the Project that are not submitted to, and approved by, the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future new development on the Project Property.

This CCAWS Letter is not a contract. It is a statement of current conditions issued in compliance with the current District rules and regulations related to the approval of an application for water service. The Project will be subject to any applicable future changes and modifications in District rules and regulations except as such application would be inconsistent with applicable provisions of the Wright Judgment. If the Project, related data, or other information changes during the course of the County of Santa Barbara review or otherwise, these conditions may be revised.

By signing below as the Applicant, you acknowledge that you understand and agree to comply with all federal, state, and local laws and regulations applicable to the Project.

To have water service activated and to obtain a Final Can and Will Serve Letter, meet conditions below:

1. Sign and return Page 4 of this CCAWS, the 'Applicant Acceptance of the Conditional Can and Will Serve Letter'.
2. Provide an initial Plan Check deposit in the amount of \$5,000.00 along with design plans and hydraulic calculations for any required Water System Improvements, hydrant installations, main extensions, appurtenances and dedication of any necessary easements in accordance with the District Standards & Specifications. See Attachment C for details.

The Project may involve abandonment and relocation of a District 8-inch water main line located in a District easements through the Property and a new easements for a portion of the relocated water main. During plan review, provide legal and surveyor drawing exhibits for the quitclaims as well as new easement exhibits for consideration.

3. Upon completion of plan review, provide an Engineer's itemized cost estimate for the public Water System Improvements that are to be constructed by the Applicant's contractor and dedicated to the District. This information will be used by the District to determine the Surety and Inspection deposit amounts, which will be required prior to issuance of a Final Can & Will Serve Letter. See Attachments B and C for details.
4. Provide a copy of the Land Use approval for the Project including Conditions of Approval from the Santa Barbara County Planning Department.
5. Provide a copy of the final building permit from the Santa Barbara County Building Department.
6. Provide new addressing documentation from the County of Santa Barbara Fire Department.
7. Pay all fees and charges incurred as part of project processing including any balances due from Plan Check review.

8. Provide a Water System Improvements deposit for District construction including the main tie-ins, valves, public fire hydrants, main abandonments, and meter installations. See Attachments B and C for details.
9. Provide any Surety and Inspection deposit amounts determined during the Plan Check Review for the Applicant's construction of the main extensions. See Attachments B and C for details.
10. Construct Water System Improvements and install approved lead free backflow assemblies. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction. See Attachments C for details.

Please contact Jim Heaton at (805) 879-4652 with any questions. We look forward to serving you.

Sincerely,



John McInnes
General Manager

Approved as to Legal Form,



Mary L. McMaster
General Counsel

Attachments: Applicant Acceptance
 A – Water Availability
 B – Water System Deposits and Charges
 C – Water System Improvements

Applicant Acceptance of the Conditional Can and Will Serve Letter

The Applicant, Santa Barbara Metropolitan Transit District, hereby confirms that Applicant has received a copy of and has read and understands this Conditional Can and Will Serve Letter in its entirety, accepts the specified conditions and will abide by and carry out these conditions in good faith. The Applicant agree to provide all related project documents to any succeeding property owner.

The person signing below on behalf of the Applicant represents and warrants that they have authority to bind the Applicant and the Property to the terms of this Conditional Can and Will Serve Letter.

Applicant Signature:

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
A Public Transit District

By: _____


Jerry Estrada, General Manager

Date: _____


12/20/19

Attachment A Water Availability

Based on review of the new potable water demand, credits for existing potable water use, and the Project's eligibility for Augmented Service under the Wright Judgment as outlined below, water is available and there is no New Water Supply Charge (NWSC) for the Project.

Forecasted New Potable Water Demand

Consistent with District Code Section 5.16.040, the District has reviewed the Annual Water Demand Report for the MTD Development Site Project prepared by the Applicant's Engineer (RRM Design Group) dated October 22, 2019 (Report) and has determined that new potable water service demand for the Proposed Project is estimated to be 57.44 AFY.

Following receipt of a copy of the County of Santa Barbara Building Permit, the District will review the estimated allocations and may revise the water demand estimate if there are any changes to the Proposed Project description. Any additional development or changes of use, which result in the existing water allocation on the Property being exceeded, may require additional potable water. If additional Augmented Service is not available, the project will be subject to the current prohibition on approval of new water service applications.

Credit for Existing Potable Water Use

Credit for water use on the Property is calculated based on pre-1997 annual historical use, as set forth in District Code Section 5.16.041 B. Average historical annual water use for the Property through the existing meter identified as GWD Property No. 032-250 is 0.56 Acre-Feet per Year (AFY). This credit is available for the Project.

Average historical annual water use for the Property through the existing agriculture meter identified as GWD Property No. 032-480 is 7.23 AFY. The availability of agriculture water credit for projects converting to a use other than agriculture is restricted by Measure J, adopted by the voters in November 1998. Measure J restricts the conversion of agriculture water use to other uses unless the parcel is of two acres or less and the zoning is already residential, commercial, or industrial, among other factors. Because of these restrictions, this credit is not available to the Project.

Augmented Service Allocation

The available water credit for the Development site per the District Code (Section 5.16.041) is 0.56 AFY. As a result, 56.88 AFY of Augmented Service water is needed to serve the Project. This amount of Augmented Service water is currently available to serve the Project. Therefore, consistent with the terms of the Wright Judgment, an Augmented Service allocation in the amount of 56.88 AFY of potable water will be provided to cover the balance of the demand forecasted in the above referenced Project Report

SAFE Water Supplies Ordinance and Water Emergencies

The SAFE Water Supplies Ordinance prohibits the District from approving water service for New Development, as defined under the District Code except under certain conditions, which are currently not met.

The SAFE Water Supplies Ordinance does not affect customers with a pre-existing water entitlement sufficient for the proposed development on their property, such as the Proposed Project. Nothing contained herein, however, prevents the District from imposing additional restrictions on water service to the Property.

Attachment B Water System Improvements Deposit and Monthly Charges

Water System Improvements Deposit

The Applicant must submit a Water System Improvements deposit for the District to perform any work summarized below and as described in detail in Attachment C. The cost estimate will be prepared during Plan Check Review for the improvements including those identified in the table below.

Pursuant to District Code sections 6.04.020 and 6.04.040, all water main tie-ins and water meters are to be installed by the District staff. Any new public fire hydrant installations must be installed by District staff pursuant to District Code section 6.08.030.

Water System Improvements to be Constructed

The Proposed Project includes Water System Improvements that are to be constructed by either the District or the Applicant's licensed contractor as set forth in the table below. Where these improvements are located on private property, they must be located within easements consistent with District Code and Standard & Specifications Section 2.01.04 and dedicated to the District. See Attachment C for details.

New Water System Improvements	Installed By
Tie potential new 8-inch water main to existing 12-inch water main at Gerona Way and location to be determined at either Dexter Drive or Calle Real	District
Install service laterals and master meters for the proposed development at multiple locations and sizes to be determined	District
Install (1) public fire hydrants	District
Abandon existing 8-inch water line that crosses the Property as needed	District
Abandon two (2) existing 2-inch service lines	District
Install potential new 8-inch water main line	Applicant
Install a backflow prevention assembly for the two 8-inch master meter services	Applicant

Applicant Responsible for Full Cost of Project

The District will keep a record of the labor, materials, permitting, and other costs for the District-installed specified Water System Improvements. For those Water System Improvements to be installed by the District, the Applicant will be responsible for actual costs of installation. If the costs are less than the amount deposited, then a refund will be issued to the Applicant for the difference. If the costs are greater than the amount deposited, the Applicant will be billed for the difference between the deposit and the actual costs.

Construction Inspection Deposit and Surety or Letter of Credit

The Applicant must submit a Construction Inspection Deposit and a Surety covering Performance, Labor, Materials, and Warranty for any portion of the Water System Improvements to be constructed by the Applicant, consistent with the District Standards & Specifications. The deposit will cover District-incurred

costs for inspection and administration. In order to determine the required amounts, upon completion of Plan Check review, the Applicant must:

1. Submit a construction cost estimate prepared by the Project Engineer.
2. Submit a Construction Inspection Deposit (to be determined upon completion of plan review).
3. Submit a Surety for performance, labor, materials, and one-year warranty (per District Regulations, Title IV, Section 2.03.06) for work to be performed by Applicant (to be determined upon completion of plan review).
4. Use a licensed contractor to install the new water facilities identified in the table.

The Surety or letter of credit must be in a form approved by the District.

Monthly Charges

The monthly meter charge is the sum of all meters, even if the meter is redundant. The monthly charges are outlined in District Code Appendix A, Schedule of Charges.

A backflow charge is assessed on the bill of each customer that has a backflow prevention assembly installed to protect the potable water system. Each fire service line and domestic meter connection requires a separate backflow devices. This charge will be assessed per backflow assembly per month and is subject to future adjustment.

Attachment C Water System Improvements and Easements

For issuance of a Final Can & Will Serve Letter from the District, the Applicant must comply with the following Water System Improvement requirements. Applicant must submit construction drawings and easement documents for the indicated required Water System Improvements to the District for review and approval. Prior to water service activation, the Applicant must have all Water System Improvements (including backflow prevention assemblies) constructed, installed, inspected, and tested to the satisfaction of the District. With respect to all work that the Applicant is required to perform, such work, labor, and services must be performed at the sole and exclusive cost of the Applicant. Changes in the CCAWS by subsequent amendment may increase costs and, to the extent that such costs are increased by subsequent requirements, such additional costs will be the sole and exclusive obligation of the Applicant. Applicant must provide the following Water System Improvements and easements, as necessary:

Waterline Improvements, Service Connections and Meter Related Improvements

Meter-related improvements and services must be designed and installed per District Standards & Specifications and must appear on the construction drawings for the Water System Improvements.

Where applicable, the Applicant's licensed contractor must install the water mains, service lines and meter boxes. These service lines must be designed and installed according to the District Standards & Specifications and must appear on the construction drawings for the Water System Improvements. Traffic lids must be provided for all meter boxes subject to traffic loading. The Applicant is responsible for the installation and maintenance of the piping and plumbing connection from the downstream side (outlet) of the District meter to the subject parcel and on-site facilities. All residential, commercial and landscape water services must be independently sub-metered.

Pursuant to District Code Section 6.04.020, service connections must be installed by District employees. Only authorized employees of the District are allowed to connect or disconnect the Applicant's service from the District water mains. Specifically, the following service connections may be constructed:

1. Two (2) tie-ins for a new/relocated 8-inch water main;
2. One new Public Fire Hydrant per District Standard Detail 3-01; and
3. New redundant master metered service lines to serve private water mains for proposed development.

Facilities to be Abandoned

Pursuant to District Code sections 6.04.020 and 6.04.040, all active service line work including removals is to be constructed by the District staff. The project involves removal of:

- Two 2-inch potable service lines, District Property Nos. 032-250 and 032-480.
- Potentially all or portion of an approximately 600 foot District 8-inch water main with new location and points of connection to be determined during plan review.

Surety and Deposits for Water System Improvements Constructed by Applicant

Certain Water System Improvements must be constructed by the Applicant consistent with District Standards & Specifications. Consistent with District Standards and Specifications Section 2.03.06, additional requirements will apply including a letter of credit or cash deposit in the amount of 150% of the District-

approved estimated construction cost. If the cost estimate exceeds \$25,000 a performance bond and a labor and materials bond for the estimated costs that are in excess of \$25,000 may be used. In such case, both bonds must be in the amount of 100% of the estimated construction cost. A cash deposit or letter of credit is required for the first \$25,000 portion of the estimated cost. In addition, a District construction inspection deposit in the amount of 15% of the District approved engineer's estimated cost, and a service connection deposit will be required. Closeout requirements will include the Applicant submitting itemized contractual costs of major items of work, formal inspection procedures, and dedication of facilities.

Fire Protection Improvements

Pursuant to the Conceptual Hydrant Location Exhibit dated October 23, 2019, both public and private hydrants must be installed. District Code Section 6.08.030 requires that the District perform any work necessary to modify or alter existing fire hydrants. Fire sprinkler systems are to be installed in all buildings. All private onsite fire hydrants must be painted red.

Prohibition of Use of a Private Fire Line

The private fire line may only be used for fire protection services. Pursuant to District Code Section 6.08.050, it is unlawful to use a fire protection system for any other purposes that would otherwise require a regular application for new water service. Such use is unlawful and may lead to enforcement action as a violation of the District rules and regulations.

Backflow Prevention Improvements

Commercial, residential, and irrigation meters require reduced pressure principle backflow prevention assemblies (RPBAs) per District Standard Detail 4-01 and in accordance with District Code, and all must be shown on the submitted plans. Fire Lines require either a RPBA or a double check detector assembly (DCDA). All meter installations, backflow prevention assemblies, and on-site piping are subject to inspection and testing by District inspectors for cross connection-control and backflow prevention. All backflow devices must be lead-free and located as close as practical to the meter. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction.

Easements

All Water System Improvements to be dedicated to the District must be located within public right-of-way or easements dedicated to the District. If easements are required, the Property Owner must grant easements acceptable to the District for access to and maintenance of all Water System Improvements to be dedicated to the District. Easements must conform to the requirements as stated in the District Standards & Specifications. Easement documents must be based on the District easement template (available upon request) and must include descriptions for all necessary easements. If the required easement includes non-parallel line segments and or non-concentric curves, a metes and bounds legal description will delineate the boundary of the easement. At no time will the easement boundary be delineated by reference to lots or parcels of record maps. A Professional Land Surveyor or qualified Civil Engineer must prepare the easement documents to be submitted by Applicant for District review and comment. The District will notify the Applicant when the easements are acceptable for execution, notarization, and dedication.

Quitclaim of portion of existing easement

The current District 8-inch water main in the Project Property that may be abandoned lies in a portion of the District Easement Nos. 368-203-1831, dated August 29, 1952, and 368-203-1829, dated August 28, 1952 (Easements). Provide legal descriptions and drawing exhibits during plan review along with a written request to the District from Property owner to quitclaim the relevant portion of the easements. The quitclaim request will be presented to the District Board of Directors for consideration. Along with the abandonment and quitclaim request, please indicate whether the preference is for the District to quitclaim facilities and abandon in place or removed abandoned pipelines. A construction deposit including all work associated with quitclaims and abandonment of existing facilities would be required in an amount to be determined upon completion of plan review.

If you chose to have the District abandon its facilities in place, you will be required to provide the District with an indemnification agreement relating to the continued existence of those facilities that will be recorded against the Property.

Water Main Road and Easement Design Requirements

The Proposed Project includes development over existing District mains and easements and thus, unless redesigned, would require relocation of an existing District 8-inch water main. Per District Regulations, Title 4, Section 2.01.04.N:

Whenever possible, water mains shall be located under roads within the paved area and in conformance with State of California Department of Public Health requirements for sewer- water separation. Mains to be located within County or City road right-of-way shall be located 7 feet from the easterly or southerly curb face unless otherwise approved by the DISTRICT. The DISTRICT will make the final determination of the location of all mains.

District water mains on private property shall be located under paved roadways having a minimum traveled roadway width of 32 feet and shall be a minimum of 7 feet from the face of the southerly or easterly curb face or edge of pavement.

The new main location may be considered in the open space proposed as part of the project meeting all other design and easement requirements.

Per District Regulations, Title 4, Section 2.01.04.O, the Applicant must provide a minimum 20-foot wide easement for all water lines. Additional easement design requirements are outlined in District Regulations, Title 4, Section 2.01.04.O as follows:

A 20-foot wide easement shall be granted to the DISTRICT for all waterlines on private property with less than 4 feet of cover from finished grade. For waterlines with more than 4 feet of cover, 2 feet of width shall be added to the 20-foot easement for each additional one foot of cover greater than 4 feet. Waterlines shall be located 5 feet from an easement line, property line or any other right-of-way line, or 1 foot for every foot of depth whichever is greater, except where required by the DISTRICT to allow for future extension, looping or access. If the water line easement is to be combined with other utility easements, the total width of easement shall not be less than 25 feet. Easements shall also extend to include and lie a minimum of 5 feet on each side of service connections, meters, hydrants and other appurtenances.

Improvement Plans will go through a plan check and revisions may be required. Once the plans are acceptable to the District and all other necessary conditions are met, the District will sign the plan for construction of the public Water System Improvements.

California Environmental Quality Act (CEQA)

The Applicant must obtain the appropriate CEQA document for the Proposed Project. The water line relocation should be included in the project description presented to the County of Santa Barbara Planning and Development. Applicant must provide proof of compliance with all necessary California Environmental Quality Act (CEQA) requirements.

Encroachment Permits and Traffic Control Plans

The Applicant will be responsible for providing all traffic control plans and obtaining the necessary encroachment permits and approvals from the County of Santa Barbara and any other agencies with jurisdiction. Plans and approvals will be required at least two weeks prior to the District scheduling work for any water system improvements.

Survey of Meter Location

The Applicant will be responsible for having a licensed surveyor mark the proposed location and final grade height for the new water mains, service lines, meters, easements, and backflow prevention assemblies prior to the District scheduling construction.

Record Drawings

Following completion of construction of Water System Improvements to be dedicated to the District, Applicant must submit Record Drawings to the District for review and approval. The refund of any portion of the Water System Improvements will not occur until after Record Drawings are approved by the District.

Contractual Cost and Dedication of Facilities

Prior to activation of water service, the Applicant's contractor must submit an itemized cost spreadsheet indicating actual cost of major items of work and total construction cost of Water System Improvements to be dedicated to the District. Applicant must also submit a completed Dedication of Facilities Form. The District will accept the Dedication once all facilities being dedicated have passed District inspection. Forms will be provided by the District to the Applicant and contractor following final inspection.

Civil Engineer and Land Surveyor

All engineering documents, calculations, design, and construction drawings for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a civil engineer registered in the State of California (Project Engineer). Landscape architects and other professionals licensed in California can perform this work in certain District-approved circumstances, consistent with the District Standards & Specifications.

All right-of-way and easement documents, calculations, and exhibits for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a land surveyor registered in the State of California and approved by the District.

All above documents must be prepared in accordance with the District Standards & Specifications. All such documents submitted to the District, whether preliminary or final, must be stamped and signed by the Project Engineer or land surveyor as applicable. For more information, the District Standards & Specifications may be found on the District website or provided upon request.

Pre-Design Meeting

The Applicant's Project Engineer is encouraged to contact the District to schedule a pre-design meeting to ensure the engineer has a thorough understanding of these requirements and the District Standards & Specifications prior to beginning design work on the Proposed Project. Computer Aided Design templates and examples are available for the Project Engineer's use upon request. The Applicant's Project Engineer should obtain the appropriate record drawings from the District of the existing water system facilities prior to beginning design work on the Proposed Project.

Hydraulic Calculations

The Applicant's Project Engineer must submit hydraulic calculations for all waterlines, fire hydrants, and fire lines to be dedicated to the District. The hydraulic calculations must demonstrate the adequacy of the proposed Water System Improvements. Required peak flows and fire flows must be stated. The hydraulic calculations must present selected pipe sizes, and resulting flows, fire flows, pressures, and velocities in accordance with the District Standards & Specifications. If the existing District water system is unable to meet the Proposed Project requirements, the Applicant is responsible to have the necessary improvements designed and constructed or determine an alternative method of fire protection acceptable to the Fire Department.

Wells

Any wells on the Property must be plotted on the plans and identified with State Well numbers.

Plan Check and Deposit

The Applicant must submit one paper set plus one electronic PDF set of the "Water System Improvement Plans" and a Plan Check Deposit prior to the District reviewing the plans. This deposit will be used for District-incurred costs for plan check and administration. Pursuant to the District Standards & Specifications, the Applicant will either be invoiced if the actual cost to the District exceeds the amount of the Plan Check Deposit, or will be refunded any remaining balance after District costs are deducted. A Plan Check Sheet is available upon request for the engineer's use in developing the Water System Improvement plans. The Water System