



TO: Mayor and Councilmembers

SUBMITTED BY: Jaime A. Valdez, Assistant City Manager

PREPARED BY: Gerald Comati, P.E., Contract Project Manager
Cassidy Le Air, Senior Management Analyst

SUBJECT: Utility Services for the Goleta Train Depot (CIP #9079) located at 27 South La Patera Lane

RECOMMENDATION:

- A. Authorize the City Manager, or designee, to accept the Preliminary Conditions Letter with Goleta Water District for water service in an amount not to exceed \$78,954.74; and
- B. Authorize the City Manager, or designee, to apply for and enter into or amend any necessary utility and service agreements associated with the Goleta Train Depot Project at any amount that is supported by the project budget.

BACKGROUND:

The Goleta Train Depot Project involves the development and construction of a new approximately 8,500-square-foot, full-service, multi-modal train station located adjacent to the existing Amtrak platform at 27 South La Patera Lane. The project is designed to enhance regional connectivity by improving access to bus transit, accommodating service to and from the Santa Barbara Airport and the University of California, Santa Barbara (UCSB), and introducing new bicycle and pedestrian infrastructure. Additionally, the site will allow for potential future expansion to accommodate additional train storage in support of growing commuter rail demand.

On July 16, 2024, City Council authorized the City Manager to execute a Construction Contract with Quincon, Inc. for the construction of the Goleta Train Depot Project in the not-to-exceed amount of \$17,378,741, subject to the terms of the contract documents; and to approve contract contingency change orders in an amount not to exceed \$1,737,874. The project is currently under construction with an estimated completion date of Summer 2026.

DISCUSSION:

Several utility providers, including Southern California Edison, Goleta Water District, and Goleta Sanitary District, are involved in delivering utility services to the new Goleta Train Depot. As part of construction, site improvements have been implemented to expand utility capacity and upgrade supporting infrastructure. To complete the necessary service connections and infrastructure installations, the City must execute a series of service agreements and installation contracts required by the respective utility agencies.

The Preliminary Conditions Letter from the Goleta Water District (Attachment 1) outlines the requirements necessary to secure water service for the project, including authorization and payment of a new service charge based on estimated water demand. This staff report seeks formal authorization for the City Manager to accept the conditions set forth by the Goleta Water District and to enter or amend any necessary utility and service agreements, ensuring the timely delivery of utility services and continued progress on the project.

FISCAL IMPACTS:

Goleta Train Depot Project (CIP #9079) Budget		
Total Budget	Amount Expended/Encumbered	Budget/Contingency Available
\$31,999,820	\$30,375,332	\$1,624,488

Sufficient funds are available within the existing project budget and approved contingency for these one-time costs. No additional appropriation is required.

Once construction is complete and the facility becomes operational, ongoing utility expenses will be incorporated into future operating budgets accordingly.

ALTERNATIVES:

If the City Council does not authorize execution of the required utility agreements and related service charges, the final utility connections cannot be completed, and the project will be unable to proceed to completion. Additionally, there are no alternative utility service providers available within the project's jurisdiction.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Preliminary Conditions Letter – Goleta Water District

Attachment 1

Preliminary Conditions Letter – Goleta Water District



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE: 805.964.6761
WWW.GOLETAWATER.COM

PRELIMINARY CONDITIONS LETTER

April 23, 2025

City of Goleta,
Attn: Robert Nisbet, City Manager
130 Cremona Drive
Goleta, Ca 93117

Re: City of Goleta Train Depot
APN: 073-050-033
Service Address: 27 S La Patera Lane
City of Goleta Project No. 07-070-SCD-LUP

Dear Robert Nisbet:

The Goleta Water District (District) has reviewed the application for water service submitted for the above referenced project (Proposed Project) located at 27 S La Patera Lane (Property). Based on our review, we are pleased to inform you that we have determined water service may be installed for the Proposed Project, subject to the requirements of the SAFE Water Supplies Ordinance, District Code, water availability, and the conditions set forth below.

The Proposed Project must meet all of the conditions stated below prior to initiation of service. All checks are payable to Goleta Water District. Signed acceptance of this Preliminary Conditions Letter (PCL) must be received within thirty (30) days of the date of this letter to remain valid. If the acceptance is received within 30 days, this PCL is valid for one (1) year from the date set forth above, unless a written extension is requested and provided by the District General Manager or the General Manager determines a longer period is justified.

This PCL 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 Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

Water service for the Proposed Project is subject to the District Water Allocation procedures, inclusive of compliance with the SAFE Ordinance. No action is required on your part. See Attachment A for additional details.

The remainder of this letter outlines the process for receiving a Conditional Can and Will Serve Letter, Final Can and Will Serve Letter, and initiation of water service.

To obtain a Conditional Can & Will Serve Letter:

1. Sign and return page 4 of this PCL, the 'Applicant Acceptance of the Preliminary Conditions Letter'.

2. Provide a copy of the Land Use approval for the Proposed Project including Conditions of Approval from City of Goleta Planning and Environmental Review Department.
3. Provide design plans and hydraulic calculations for any required Water System Improvements and appurtenances along with dedication of any necessary easements in accordance with the District Standards & Specifications. Plan Check deposit in the amount of \$3,000.00 was received on April 1, 2025. See Attachment C for details.
4. Submit payment of the New Water Supply Charge in the amount of \$78,954.74. See Attachment A for details.

To obtain a Final Can & Will Serve Letter, meet conditions 1 through 4 stated above, and:

5. Provide a copy of the final building permit from the City of Goleta Building Department.
6. Provide the final landscape irrigation plans including annual water demands as approved by City of Goleta Building 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 and inspection of the meter installations and service lines. See Attachments B and C for details.

To have water service activated, meet conditions 1 through 8 stated above, and:

9. 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.

If the Proposed Project, related data, or other information changes during the course of the City of Goleta review or otherwise, these conditions, including the New Water Supply Charge, the number of meters, connections, service line sizes, fees, and agreements indicated may be revised. In addition, changes to the applicable rules and regulations of the District may affect the Proposed Project.

Please note that all fees, rates, and charges are subject to amendment by the District Board of Directors. Pursuant to Government Code Section 66020(d)(1) the 90-day period to protest the amount of any New Water Supply Charge fees assessed against the Proposed Project in this PCL has begun. If you wish to protest the amount of the New Water Supply Charges, such protest must be filed within 90 days of the issuance of this PCL as an appeal to the Board of Directors under Goleta Water District Section 8.30.010.

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 Proposed Project.

This letter constitutes the final determination of the General Manager. You have the right to appeal the determination of the General Manager, pursuant to Chapter 8.30 of the District Code.

Please provide a copy of this letter to the engineer, contractor, and other consultants working on the Proposed Project, and contact the District when you are prepared to begin the design of the Water System Improvements for the Proposed Project. If you have any questions regarding this matter or would like to schedule a pre-design meeting, please contact Jema Heaton at (805) 879-4652.

Sincerely,



David Matson
General Manager

Approved as to Legal Form,



Andrew Jared
General Counsel

Attachments: Applicant Acceptance
 A – New Water Supply Charge
 B – Water System Deposits and Charges
 C – Water System Improvements

Enclosures

Applicant Acceptance of the Preliminary Conditions Letter

The Applicant, **City of Goleta**, hereby confirms that Applicants have received a copy of and has read and understands this Preliminary Conditions Letter in its entirety, accept the specified conditions and will abide by and carry out these conditions in good faith. The Applicant agrees 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 Preliminary Conditions Letter.

Applicant Signature:

CITY OF GOLETA

a California Incorporated Municipality

By: _____
Robert Nisbet, City of Goleta Manager

Date: _____

Attachment A New Water Supply Charge

The current New Water Supply Charge (NWSC) is \$64,717 per acre foot per year (AFY) for potable water. The NWSC is based on water demand estimates using the District Code and calculation methodology at the time of the application and is subject to future adjustments by the Board of Directors.

Forecasted New Potable Water Demand

The Proposed Project involves a new train depot of approximately 8,000 square feet, which will include waiting rooms, a café, a community meeting room, and restroom facilities. Consistent with District Code Section 5.16.040, the District has reviewed the Annual Water Demand Report for the Goleta Train Depot Project prepared by the Applicant's Engineer (*Anil Verma Associates, Inc.* dated March 27, 2025 (Report) along with its own analysis and has determined that new potable water service demand for the Proposed Project is estimated to be 2.18 AFY as follows.

Total Commercial Water Demand:	1.83 AFY
Total Landscape Irrigation Water Demand:	<u>0.35 AFY</u>
Total Water Demand:	2.18 AFY

Following receipt of a copy of the City of Goleta 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 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 (GWD Property No. 152-108 is 0.96 acre feet.

New Water Supply Charge (NWSC) Calculations

The forecasted total annual potable water demand, and any credit for existing potable water service outlined above, are used to calculate the new water demand and NWSC. Pursuant to District Code Appendix A, Section 12, the NWSC and Credit for the Proposed Project are determined using the following rates:

$$\text{NWSC} = [\text{Forecasted New Potable Water Demand} \times \text{Unit Rate } (\$64,717 \text{ per AFY})]$$

$$\text{NWSC Credit} = \text{Historical Potable Water Use} \times \text{Unit Rate } (\$4,717 \text{ per AFY})$$

The new water demand and associated New Water Supply Charge for the Proposed Project is set forth in the table below.

Water Use	Potable Water	Credit for Existing Use (Property No.152-108)	Project Total Change in New Water Demand	New Water Supply Charge
New Water Demand in Acre Feet per Year (AFY)	2.18	0.96	1.22	\$ 78,954.74

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 Standards & Specifications 3.01.04 J and 4.01.10, the District will install service lines and meters 2-inch and smaller. 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.

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 and dedicated to the District. See Attachment C for details.

New Water System Improvements	Installed By
Install fire service line (size TBD) tie-in, valve and pipe to the DCDA riser	District
Install 4-inch water meter service line piping to the existing 2-inch meter, GWD Property No. 152-108	District
Obtain encroachment permit, traffic control, perform trenching, bedding, install thrust blocks, backfill, paving, curb, and gutter.	Applicant
Install an approved backflow prevention assembly for the 2-inch domestic meter and for the fire service line	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.

Monthly Charges

There are no anticipated changes in the fixed monthly meter fees for the property as a result of the Proposed Project. The monthly meter charge is the sum of all meters, even if the meter is redundant. This monthly charge is based on the size of the meter as determine during the Plan Check review and will commence upon installation of the meters. Charges are subject to future adjustment

A charge currently set at \$7.25 is assessed on the bill of each customer who has a backflow prevention assembly installed to protect the potable water system. 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 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 PCL 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:

Waterline Improvements

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. Backflow prevention assemblies must be installed by the Applicant.

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.

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 separate commercial uses 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 fire service line and commercial line upsize must be constructed by the District. Submit a service connection deposit in an amount that will be determined upon completion of Plan Check.

Water System Improvements Constructed by Applicant

The required public Water System Improvements require site preparation work to be constructed by the Applicant and the District as follows:

- Applicant and their agents or contractors must obtain all necessary City, County, Caltrans or other required approvals and encroachment permits including approved Traffic Control Plans. Applicant contractor shall perform all necessary road right of way preparation work including but not limited to potholing, trenching, bedding and any other site work necessary prior to the installation of new water facilities.

- District will perform all shutdowns, tie-ins, valves, new water line and meter construction as well as testing and disinfection.
- Applicant contractors shall perform all necessary road right of way completion and repair work including but not limited to installation of thrust blocks, trench backfill and slurry, asphalt paving, concrete curb, and gutter repair another checklist items required by the encroachment permit or its issuing agency.

District will require a deposit in an amount to be determined during plan review for its services necessary to perform inspection of all Applicant Contract work necessary to ensure proper care of the new waterline facilities. Note this is separate from any inspection required through an encroachment permit or by its issuing agency.

Fire Protection Improvements

The Applicant must submit a copy of a map of the approved fire hydrant locations, signed and stamped with Fire Department approval. District Code Section 6.08.030 requires that the District perform any work necessary to modify or alter existing fire hydrants. The private onsite fire hydrant must be painted red in accordance with County of Santa Barbara Fire Department Standards.

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 5-01 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 or a double check detector assembly (DC) or (DCDA) backflow assembly. 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. The Applicant's Professional Land Surveyor or

qualified Civil Engineer must submit easement documents for District review and comment. The District will notify the Applicant when the easements are acceptable for execution, notarization, and dedication.

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.

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 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.

Owner is required to perform potholing and providing exact depths and dimensions of existing utilities and drains as required by GWD Standards and Specifications (GWD S&S) Section 3.01.03.C prior to submittal of water system improvement plans for review. The exact locations, depths, and materials should be included on plan and profile views of the plans.

All active and abandoned in place storm drains, sewer lines, gas lines or electrical lines including their sizes and depths must be on the plans and their profile.

The plans should meet the requirements specified in the District Standards and Specifications. Please review and incorporate with extra attention given to Part III.

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 City of Goleta, County of Santa Barbara, Caltrans, 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 meters, easement and fire line backflow 'DCDA' prior to the District scheduling construction of the new meter installation.

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.