



County of Santa Barbara, Long Range Planning Division

Proposal to Prepare Comprehensive Plan Amendments to Allow Utility Scale Solar Development

Revised (Clean Copy)



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SECTION A

Introduction

Environmental Science Associates (ESA), a California-based environmental and land use planning firm, understands that the County of Santa Barbara (County) is seeking a consultant to prepare updated land use plans, ordinances, and regulations to facilitate and promote local solar energy development. This project will involve working with County staff, the public, subject matter experts, and decision-makers to adopt a comprehensive solar program that facilitates and promotes solar energy development at all scales, from microgrids (distributed systems) to utility-scale facilities.

Approximately five years ago, the County Board of Supervisors (Board) directed County staff to take the necessary steps to assess solar energy potential throughout the unincorporated county areas and prepare a streamlined permitting process to promote utility-scale solar development. The county is in a vulnerable location with respect to local energy production due to its location at the termini of both Southern California Edison and Pacific Gas & Electric service territories which limits redundancies in the county electrical network, in addition to constraining topography in the south coast and severe weather hazards and disasters affecting the system. The County Community Services Department's Sustainability Division initiated the effort by leading the creation of the Strategic Energy Plan (SEP) in 2018-2019. The SEP identified opportunities for renewable energy development, including solar photovoltaic resources, as well as barriers to development. Currently, the unincorporated county supports approximately 43 megawatts (MW) of utility-scale solar generation, but the SEP identified the potential for up to 513 MW of utility-scale solar generation on agriculturally zoned lands alone (not including generation potential within other zoning designations). The SEP found that the county has the capacity for up to 2,925 MW of solar photovoltaic energy generated annually (from utility-scale and distributed/onsite solar systems combined), which would supply enough energy for all households within the county five times over.

In 2019-2020 and then again in 2021, the County Planning and Development Department (P&D) initiated development of a new and robust set of amendments to the Comprehensive Plan, zoning ordinance, and Williamson Act Uniform Rules (Uniform Rules) to encourage and allow for the development of community- and utility-scale solar facilities based on the SEP recommendations. These amendments would allow for the permitting of solar projects ranging from small community-scale facilities under 10 MW in size, to large utility-scale projects greater than 10 MW. County staff defined the desired program, performed additional research, and assessed necessary Comprehensive Plan revisions, zoning designation changes, and ordinance revisions that would allow and regulate all aspects of a new County solar program. Recent sweeping changes in State laws for renewable energy, coupled with an emphasis on local generation through the County's participation in Central Coast Community Energy and an urgent need for redundancies during hazardous events, means that this is an opportune time for the County to implement these changes.

Currently, utility-scale solar is an allowed use permitted by a Conditional Use Permit (CUP) only within the 600-acre Utility-Scale Solar Photovoltaic Overlay on lands zoned Agriculture II (AG-II) in the unincorporated Cuyama Valley Rural Region. The limited allowance for utility-scale solar is because Cuyama Valley was the county's first region that developers determined was suitable for utility-scale solar facilities due to its high solar intensity and duration. With falling solar costs, more areas are financially viable for utility-scale solar development. The Board directed County staff on July 13, 2021 to amend the County's plans and ordinances to allow utility-scale solar in as many suitable locations throughout the unincorporated county areas as reasonable. Therefore, the main emphasis of this effort is to remove the overlay boundary restrictions and allow utility-scale solar as a permitted use on lands zoned Professional and Institutional (PI), Agricultural I (AG-I), Agricultural II (AG-II), Public Utility (PU), Light Industry (M1), General Industry (M2), Industrial Research Park (M-RP), and Coastal-Related Industry (M-CR) within the Inland Area and Coastal Zone portions of the unincorporated county areas. As part of the effort to expand the lands available for utility-scale solar facility

development, this effort also requires examining and updating the County’s existing utility-scale solar definitions and development standards and retooling the permit requirements to develop a tiered, streamlined process. The tiered permitting process will also result in amendments to the Local Coastal Program (Coastal Land Use Plan and Coastal Zoning Ordinance), and the Gaviota Coast Plan to allow smaller utility-scale solar projects, termed “community-scale,” within the Coastal Zone. In particular, the County is investigating the potential for solar development at the Mariposa Reina oil processing facility site (17100 Calle Mariposa Reina in Goleta).

In some cases, the Board’s direction expanded the areas for consideration of utility-scale solar development beyond the areas recommended for consideration in the SEP. Therefore, this effort also includes amendments to the County’s Uniform Rules to facilitate development of some utility-scale solar projects on agriculturally zoned lands under agricultural preserve contracts, including potentially on prime soils. ESA will research options to provide as much allowance within the Uniform Rules as possible to facilitate utility-scale solar development, while not jeopardizing agricultural production or the ability of a landowner to meet their obligations under their agricultural preserve contract.

Finally, this effort includes amendments to the County and Montecito Land Use and Development Codes (LUDCs) and the Coastal Zoning Ordinance (CZO) to clarify and streamline permitting requirements for onsite “solar energy systems.” The SEP found that the unincorporated county areas have the potential for up to 1,103 MW of solar energy production on building rooftops and another 241 MW on existing parking lots. However, the current zoning ordinances are sometimes conflicting between documents, are unclear on definitions or development standards, or may prevent development of distributed solar energy systems (microgrids). Therefore, as described in County staff’s Board Agenda Letter dated July 13, 2021, this program will include changes to the County and Montecito LUDCs and CZO to clarify ordinance definitions, update development standards, and explore policy and development standard options to streamline solar energy system permit requirements in accordance with State requirements, the Board’s direction, and best practices.

ESA agrees with the assumptions in the RFP that a program-level environmental impact report (PEIR) will be necessary to ensure appropriate environmental analysis of the proposed amendments in accordance with the California Environmental Quality Act (CEQA). Our approach to the preparation of a PEIR is to prepare a document that will help to streamline future environmental review and application processing for utility-scale solar projects within the unincorporated county areas identified through the amendments.

The entire solar amendment effort will involve many stakeholders and amendments to several of the County’s policy and ordinance documents. Careful attention to detail will be essential to ensure that the amendments are accurate, consistent, clear, and do not result in unanticipated consequences (e.g., the existing ordinances prevent permitting of microgrids, which are an important tool in providing local energy resiliency). There may be conflicting stakeholder needs and desires with respect to the siting and permitting of utility-scale solar facilities. ESA has extensive expertise in successfully navigating multi-faceted, detailed projects and is committed to collaborating with P&D and Sustainability Division staff (Project Team) every step of the way.

ESA has assembled a high-quality team of professionals with a diverse set of accomplishments in land use planning, utility-scale solar permitting, community outreach, and environmental analysis of complex projects. ESA is the Prime contractor on the proposal for this contract. We have partnered with subcontractor Dan Klemann, former County Long Range Planning Division Deputy Director, who will provide strategic advising services. ESA Project Manager Selena Whitney and Dan Klemann have a strong history of working together on County projects since 2016. Information about the ESA and subconsultant staff qualifications appears in *Section C: Staff*.

SECTION B

Qualifications

ESA is a multidisciplinary consultant that helps our public- and private-sector clients understand, address, and solve their planning issues. Our story began in 1969 when three scientists formed the firm in Foster City, California—and we quickly gained a reputation for preparing high-quality CEQA documentation. As ESA grew, the firm moved our headquarters in the early 1980s to San Francisco, where they remain today. We have evolved into a broad-service environmental science and planning firm with 21 offices across California, the Pacific Northwest, and the Southeastern United States. ESA is a 100 percent employee-owned S Corporation (Federal ID No. 94-1698350) with a staff of over 640 professionals, including skilled land use planners who guide communities in the preparation and updating of zoning laws and long-range planning documents. Our environmental planners are experts in the preparation of legally defensible environmental documentation in compliance with CEQA, the National Environmental Policy Act (NEPA), and other state, local, and federal regulations. Our roster also includes scientists and other technical experts who support the planners as well as provide clients with direct services in air quality, biological resources, climate change and resilience, cultural and historic resources, airport planning, regulatory permitting, flood and stormwater management, landscape architecture, restoration, technology, water resources, and community outreach.

Organizational Structure

ESA is proud of our employee stock ownership program (ESOP) that allows all our staff the opportunity to become employee-owners. With every ESA employee having the mindset of an owner, we put client service first and stand behind the work that we do. Our Executive Management Team includes President and CEO Leslie Moulton-Post; Chief Operating Officer Eric Haase, PE, LEED AP; and Chief Financial Officer Albert Cuisnot, as well as our regional directors Ruta Thomas (Southern California); Lauren Abom (Northern California); Stacy Bumback (Pacific Northwest); and Julie Sullivan (Southeast). Reporting to the regional directors are business group directors who each lead a well-staffed broad ESA service area in their respective regions. Although each employee-owner is assigned to a specific region, it does not mean their work is limited to that area. We often work across regions, providing our clients with a deep bench of support.

Subconsultants

ESA will do all the work for this project with our in-house staff. To ensure the County receives the highest quality of service we have augmented our team to include Dan Klemann, who will provide strategic advice and help with the implementation of ESA's stringent quality assurance/quality control (QA/QC) program during development of the project description and initiation of the PEIR. As P&D's former Long Range Planning Division Director who has worked directly on this project and recently started a private practice, Dan has an incredible wealth of experience and knowledge that will make him a valuable asset for this effort. Further information about his experience in both the private and public sector appears in Section C.

Relevant Experience

The following projects are examples of ESA’s completed and ongoing work that demonstrate we have the experience and knowledge to support the County in this effort.

Kern County Solar Projects



ESA has prepared more than two dozen EIRs for solar photovoltaic projects in the desert region of Kern County. In addition, two of the projects are joint CEQA/NEPA documents. The project sites range from 180 acres to 5,400 acres. Many of the projects are on a “fast track” schedule with the expectation of certification in 9 to 12 months. In addition to preparing the EIRs, ESA reviews all applicant-prepared technical reports for adequacy and compliance with CEQA requirements. Technical reports have included agricultural conversion, aesthetics, air quality,

biological resources, cultural resources, greenhouse gas (GHG) emissions, health risk assessments, Phase I environmental assessments, hydrology and soils reports, noise studies, water supply assessments, and traffic.

The following is a list of projects under this contract:

- » Rosamond Solar SGS Project EIR (120 MW on 960 acres)
- » Antelope Valley Solar Project EIR (650 MW on 4,782 acres)
- » RE Distributed Solar Projects EIR (214 MW on 1,709 acres)
- » Beacon Solar Photovoltaic Project EIR (250 MW on 2,298 acres)
- » Pioneer Green Solar Project EIR (125 MW on 720-acres)
- » Kingbird Photovoltaic Project EIR (40 MW on 324 acres)
- » Fremont Solar (Springbok 2) Project EIR (350 MW on 1,350 acres)
- » Rosamond Solar Array EIR (150 MW on 1,175-acres)
- » Willow Springs Solar Array EIR (150 MW on 1,402-acres)
- » Yakima/ Clearwater Projects EIR (20 MW each on 429 acres)
- » Astoria Solar Project EIR (175 MW on 2,060 acres)
- » Redwood Cluster Solar Project EIR (135 MW on 633 acres)
- » SEPV Mojave West Solar Project EIR (20 MW on 180 acres)
- » Gaskell West Solar Project EIR (125 MW on 1,463 acre)
- » Windhub Solar Project EIR (40MW on 304 acres)
- » RE Garland Solar Project EIR (200 MW on 2,057 acres)
- » Valentine Solar EIR (115 MW on 1,430 acres)
- » Edwards AFB Solar Project EIS/EIR (600 MW on 4,000 acres)
- » RB Inyokern Solar Project EIR (32 MW on 237 acres)
- » Camino Solar Project EIR/EA (44 MW on 339 acres)
- » Apollo Solar Project EIR (60 MW on 493 acres)
- » Raceway Solar Project EIR (400 MW on 1,854 acres)
- » RE Garland Solar Project EIR (200 MW on 2,116 acres)
- » Eland 1 Solar Project EIR (500 MW on 2,652 acres)
- » Pastoria Solar Project EIR (92 MW on 648 acres)
- » Big Beau Solar Project EIR (128 MW on 2,652 acres)
- » AVEP Solar Project EIR (375 MW of 1,985 acres)
- » Sanborn Solar Project (300 MW on 2,102 acres)

Town of Mammoth Lakes General Plan and Zoning Code Updates and CEQA Analysis



ESA supported the Town of Mammoth Lakes in addressing the jurisdiction’s controversial record growth by updating the General Plan and Zoning Code. The effort began when the Town requested ESA take over preparation of the PEIR evaluating the General Plan Update (GPU), which consisted of a series of objectives, policies, implementation measures, and land use designations

aimed at creating a balance for resort development, environmental sustainability, and workforce housing.

Following the Town’s certification of the PEIR and adoption of the GPU, the focus turned to the Zoning Code. The planning team had recommended replacing density limitations in the commercial districts with a floor area ratio (FAR) standard that would allow more design flexibility. So that the Town could better understand the implications of doing this, ESA conducted a land use study for an approximately 122-acre area, researched industry development standards, interviewed key stakeholders, and reviewed historical Town analyses to comparatively determine buildout. ESA presented the findings to the Town’s Planning and Economic Development Commission. ESA then prepared the PEIR evaluating potential impacts that could occur as a result of the Zoning Code amendments related to development standards. The project also included General Plan amendments, including a change to the Town’s buildout methodology from a unique measure of development—People at One Time (PAOT)—to an FAR approach. As part of the PEIR, ESA also evaluated the potential impacts that could result from the implementation of the Town’s Mobility Element Update, which was also part of the General Plan amendments.



County of Santa Barbara Housing Element Update

ESA is assisting the County with preparation of the 2023-2031 Housing Element. Selena, Shannon, and other ESA staff assisted County P&D staff with document preparation, coordination, and review necessary for P&D staff to release the Public Draft Housing Element under a tight deadline and intense scrutiny. Selena facilitated the coordination of County and other consultant staff to efficiently track the preparation, review, and formatting of the Public Draft Housing Element document. In addition, ESA has been providing on-call services to support P&D staff with public outreach needs during the Housing Element update process.

Carson GPU and EIR



As part of a team charged with updating Carson’s general plan (Carson 2040), ESA prepared a PEIR that analyzed the implementation and buildout of the document. We designed the PEIR to expedite future project review by either providing sufficient environmental clearance or by focusing future environmental documents on only those topics for which project-specific significant concerns may exist. ESA also prepared technical

analyses addressing air quality, biological resources, cultural resources, GHG emissions and climate change, energy consumption, land use, and noise and vibration. Prior to the preparation of the draft Carson 2040, ESA provided input on existing environmental conditions to inform the development of the document. ESA also worked with the planning team and City staff to identify PEIR mitigation measures that were converted, as appropriate, to general plan goals, policies, and implementation programs. The Carson City Council certified the PEIR and approved Carson 2040 in April 2023.

Culver City GPU and EIR



As a subconsultant to Raimi and Associates (Raimi), ESA is assisting the City of Culver City with the preparation of a comprehensive update to its General Plan. This is the first time all elements are being updated at the same time, aligning the entire General Plan with current and future community conditions and needs. ESA prepared an environmental existing conditions report that addressed the water resources and quality, noise, natural resource areas and biological resources, historic and cultural resources, and hazards. ESA also developed the community-wide and municipal operations GHG emissions inventory, which was used to inform the City's goals and policies related to mobility, energy, and climate hazards. In addition,

ESA compiled the public services and facilities information that was included in an existing conditions report prepared by Raimi. In addition to documenting existing conditions, these reports identify constraints and opportunities regarding each issue area. As part of this phase, ESA prepared videos that were provided on the City's website as part of the extensive public outreach program. Working closely with Raimi and participating in public meetings, ESA prepared the General Plan's Conservation, Noise, and Safety elements. ESA prepared the Initial Study and Notice of Preparation (NOP) as well as assisting the City with the scoping meeting for the General Plan. ESA is preparing the PEIR that will identify the potential environmental impacts resulting from the buildout of the General Plan. ESA will prepare the necessary technical analyses, including air quality, GHG emissions, energy, and noise, in compliance with CEQA.

East San Gabriel Valley Area Plan and PEIR



ESA worked collaboratively with the County of Los Angeles in the preparation of an Area Plan for East San Gabriel Valley (ESGV) in Los Angeles County. ESA prepared a Land Use Element and Community Plan chapters, oversaw the preparation of Economic Development and Community Character Elements, compiled all County-led and ESA-led chapters into a cohesive and comprehensive Area Plan, as well as prepared the associated PEIR. The project area consists of 24 non-contiguous unincorporated communities in ESGV. The Area Plan is a regional planning document to guide development, manage growth, and improve the sustainability and quality of life in ESGV. In addition to

preparing areawide and community-specific goals, policies and actions, the ESA team provided objective design standards to facilitate the development of multi-family development and mixed-use projects, and recommended zoning map amendments to address inconsistencies between the Area Plan and County Zoning Map. The Area Plan included extensive community outreach to each of the 24 unincorporated communities, resulting in a plan that addresses the unique and shared issues and opportunities across the region and within each community.

City of Placentia GPU and Old Town Revitalization Plan Development Standards



Shannon led the preparation of the City of Placentia GPU and the Old Town Revitalization Plan Development Standards. The GPU involved collaborating with a community-based organization that played a critical role in facilitating community outreach to the disadvantaged neighborhoods of Placentia. The project team went beyond a simple update to address deficits in recent community engagement; policy review with leadership; and inclusion of important elements like sustainability, economic development, environmental justice (EJ), climate change, and a new Health, Wellness and EJ Element (HWEJ). The resulting GPU established a strong policy framework that provides direction for improving the physical environment and creating and sustaining programs that will improve the health and

well-being of Placentia residents, particularly those within disadvantaged communities. As one of the implementation actions of the GPU, Shannon prepared a plan for Old Town Placentia, including objective development standards to facilitate a compact, walkable, and complementary mix of land uses all within a comfortable walking distance of the City's new Metrolink Station.

City of Pismo Beach GPU and Local Coastal Program Update



While at a previous firm, Shannon managed the City's General Plan and Local Coastal Program (GP/LCP) Update, including updates to the City's Land Use, Conservation/Open Space, Safety, and Noise Elements, as well as a comprehensive update to the City's Zoning Code. Being a joint GP and LCP, this project required compliance with both State Government Code for GPUs, as well as Coastal Act requirements governing updates to the LCP. For this project, Shannon directed a team of internal staff and subconsultants to prepare a sea level rise and climate change vulnerability assessment; existing conditions background reports; and goals, policies and actions for each element that proactively responds to state law, climate

change, and the desires of the community to retain a small-town atmosphere.

SECTION C

Staff

Brief profiles of our highly qualified key staff appear below. Further information about their qualifications and the qualifications of other team members can be found in *Appendix A: Resumes*. The resumes also include estimated hours for the project and percentage of total hours.

Management Team



Selena Whitney, AICP | Project Manager

Selena is a senior land use policy expert with over 15 years of experience in both the public and private sector, including nearly 10 years as a planner for the County of Santa Barbara P&D Department. She specializes in preparing long-range planning and environmental analysis documents as well as processing land use entitlements. During her tenure with the County, Selena managed initiation of the utility-scale solar ordinance amendment effort twice, so she is intimately familiar with the project, the County staff and stakeholders involved, and all project timelines and deadlines. Selena is well-suited to oversee this project to a successful and timely completion. In addition, she has experience managing the County's Natural Gas Advanced Meter Ordinance amendments and performing CEQA review for utility-scale solar and transmission line upgrade projects for utility and federal government clients. Selena's current work includes assisting with preparation of the County's sixth cycle Housing Element Update, as well as working with Caltrans, the California Coastal Commission, and the California Department of Fish and Wildlife (CDFW) on environmental review and permitting for broadband utility installation and wetland restoration.

Staff Responsibilities: Selena will oversee the entire project—from kickoff to anticipated approvals and will be responsible for day-to-day client and team communication.



Savannah Battista | Deputy Project Manager

Savannah is a sustainability professional with technical expertise in sustainability metrics, land use policy, and environmental economics. Her professional experience includes working on several projects for the County of Contra Costa. The County's GPU, including preparation of its first-ever EJ Element; the Climate Action Plan (CAP), as well as the Zoning Code update, focused on agricultural land use, rangeland and land trust coordination, and conservation easements. Her portfolio also includes technical policy writing and research climate action planning, technical assistance and analysis for carbon sequestration and mapping, as well as support and organization of GHG inventories through the Climate Registry (TCR). Savannah's current work includes CEQA section author for the NextEra Key Energy Storage Project in Fresno County, the GHG inventory and Climate Action and Sustainability Plan for AC Transit, as well as public comment review for the Sargent Ranch Quarry Project.

Staff Responsibilities: Savannah will support Selena with County and ESA staff coordination as well as other project management duties. She will also help with the writing and reviewing of documents, as needed.



Shannon Wages, AICP | Planning Lead

Shannon is a community planner with over 20 years of experience in overseeing the preparation and updating of long-range planning documents and zoning ordinances as well as working on complex land use entitlement projects. She managed the development of a blueprint for growth and preservation in the city of Upland, which included a comprehensive update to the City’s Zoning Code and General Plan as well as the formation of a CAP and Airport Land Use Compatibility Plan. Her portfolio also includes managing comprehensive updates to the City of Pismo Beach’s Zoning Code, General Plan, and Local Coastal Program (LCP) as well a comprehensive update to the

City of Placentia’s General Plan, which included an award-winning HWEJ Element that was recognized by the State Attorney General’s Office as “model policy.” Shannon’s current work includes supporting the County of Santa Barbara’s Housing Element Update and preparing the Land Use Element for the ESGV Area Plan in unincorporated Los Angeles County.

Staff Responsibilities: Shannon will lead the preparation of the amendments to the Zoning Code and all other County documents where amendments are required for project completion.



Luci Hise-Fisher, AICP | CEQA Lead

Luci is a project manager with over 26 years of experience in land use and environmental planning. She has led the preparation of CEQA, NEPA, and joint documents of all types, and is often charged with leading complex efforts requiring rigorous analysis and diligence. In addition to being an expert CEQA and NEPA practitioner, Luci has prepared General Plan amendments, as well as zoning, subdivision, and unified development ordinances for several jurisdictions as a private consultant, as well as processed general plan and ordinance amendments as a public-sector employee. Her experience-based understanding of community planning informs Luci’s ability to prepare legally defensible

CEQA documents that address long-range planning and zoning amendment efforts. She also played both roles for the Town of Mammoth Lakes when Luci managed the preparation of the GPU PEIR and conducted a land use inventory in the Town to determine buildout based on a change in the Town’s methodology, including preparation of the associated PEIR. Her recent relevant work includes serving as Project Director for the City of Carson’s GPU PEIR and overseeing ESA’s preparation of three elements of the Culver City GPU and the PEIR.

Staff Responsibilities: Luci will manage the preparation of the PEIR, including coordinating the CEQA team, writing and reviewing sections, and communicating with the County.

Additional key staff



Dan Klemann | Strategic Advisor

Dan has over 20 years of experience as a land use professional, including serving as Deputy Director of County P&D’s Long Range Planning Division from 2016 until he stepped down in 2023 to teach and enter private practice. His leadership duties for the County included managing, implementing, and processing amendments to the County’s Zoning Ordinance, General Plan, and other long-range planning documents—including the Utility Scale Solar Comprehensive Plan Amendments. With his experience-based expert knowledge, Dan will provide strategic advice and QA/QC to the ESA team and the County during the development of the project description.

Staff Responsibilities: Dan will provide strategic advice and QA/QC during the development of the project description and can be available to provide additional services during the same or later phases of the project, if needed.

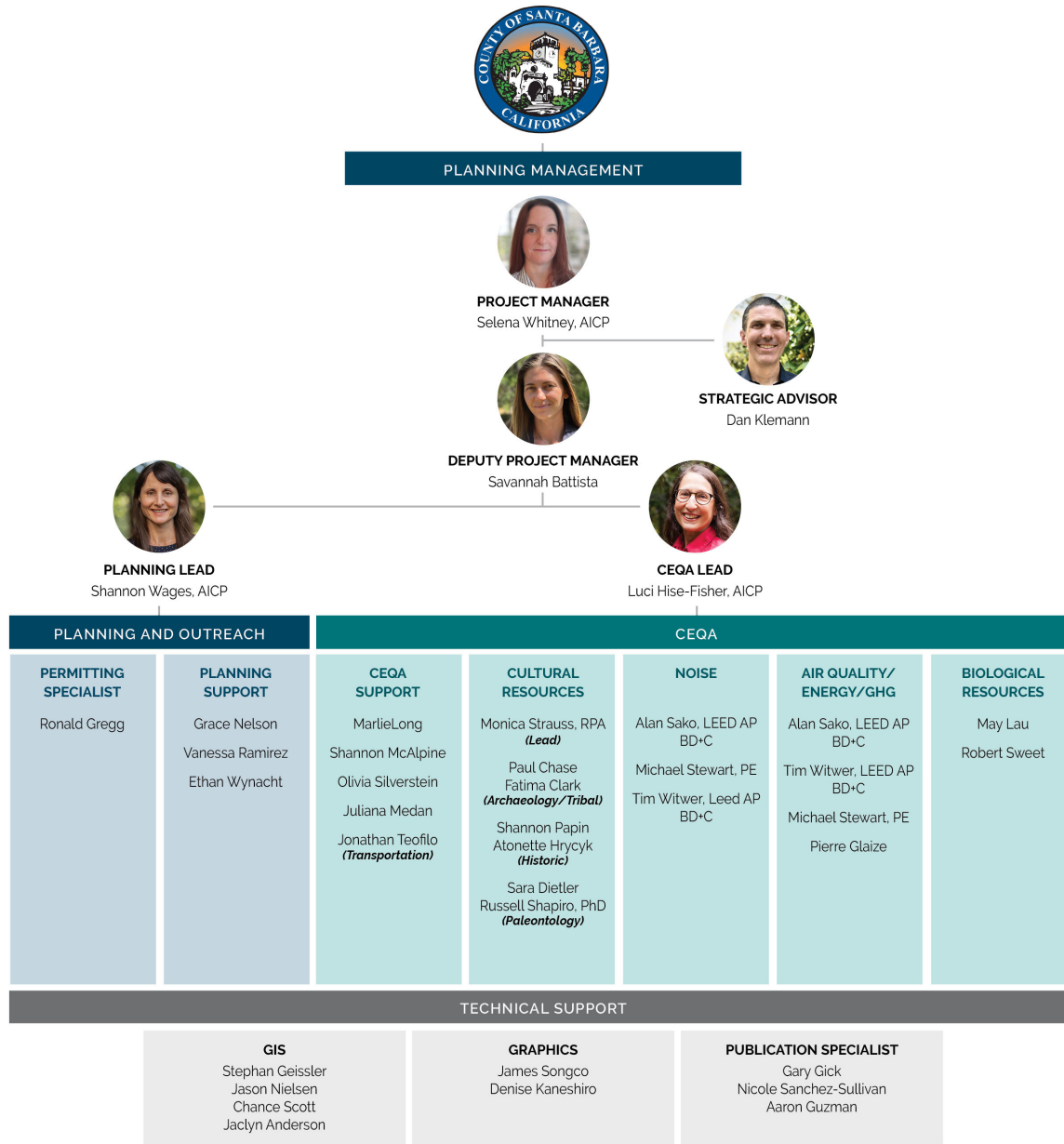


Ronald E. Gregg | Permitting

Ronald is an environmental scientist with over 40 years of experience in planning, managing, and preparing surveys and mitigation for energy projects, crude oil and natural gas pipelines, transmissions lines, and conventional and renewable energy projects. As a biologist with extensive experience in energy development in Southern California, Ronald has expertise with surveys and mitigation programs for biological, cultural, and paleontological resources for energy projects. Prior to ESA he managed environmental review and permitting for dozens of utility-scale solar projects, including over 30 in southern California alone. He also served as a Section Chief with the United States Environmental Protection Agency for a decade. Currently he serves as the Project Director for the Driftwood solar development project in Kern County.

Staff Responsibilities: Ron will be an integral part of the Planning team by researching and providing expertise on appropriate permitting tiers and development standards for different sizes of utility-scale solar projects.

Organizational Chart



SECTION D

Required Tasks and Deliverables

The overall work effort with the necessary detail is described in the four tasks within the two phases below. Under Phase 1, the ESA team will work closely with County staff to initiate the project and draft the planning amendments (e.g., ordinance, comprehensive plan, and Williamson Act Uniform Rules) to allow and facilitate utility-scale solar

development in the unincorporated County. Phase 1 includes Tasks 1 and 2. Task 1 encompasses project initiation and then regular coordination and project management required to see the effort through to a successful completion. The majority of the effort needed to amend the Comprehensive Plan, zoning ordinance, and Uniform Rules documents are contained within Task 2.

Phase 2 of the project involves the appropriate environmental review and assistance with public hearings during adoption and certification of the amendments. Phase 2 includes Tasks 3 and 4. Task 3 includes the effort required to complete the PEIR, and Task 4 involves ESA effort to support County staff with adoption and certification hearings. The deliverables for each Task are listed at the end of each task description, and any assumptions are included within each task.

Phase 1 : Project Kickoff and Planning Amendments

Task 1: Project Kickoff and Management

Task 1a Phase 1 Kickoff; Data Collection and Review

ESA will coordinate with the Project Team to schedule and facilitate a virtual kickoff meeting within 10 working days of authorization to commence work. The kickoff meeting will allow the Project Team to review the project objectives and scope of work, establish communication and document review protocols, and review the project schedule. To prepare for the kickoff meeting, ESA will review the relevant portions of the following County and State documents that will be amended, or on which ESA must rely, as part of this project, and will identify any additional information and/or data required for the project:

- SEP
- County Land Use and Development Code
- Montecito Land Use and Development Code
- Local Coastal Program (Coastal Land Use Plan and Article II Coastal Zoning Ordinance)
- Community and Area Plans
- Comprehensive Plan Elements
- County Williamson Act Uniform Rules
- County Environmental Thresholds and Guidelines Manual
- County Guidelines for the Implementation of CEQA
- State CEQA Guidelines
- Department of Conservation Guidance on Solar Use Easements
- Documents from the Board's July 21, 2022 Hearing

The ESA team uses the Egnyte file sharing and co-authoring software which we use to store and exchange data, documents, and other shared files. All data and deliverables for the project will be stored in a shared folder for access by the team throughout the project.

Kickoff meeting assumptions:

- 6 ESA staff plus subconsultant
- 2-hour virtual meeting
- ESA Project Manager (PM) to prepare internal kickoff meeting memo, to streamline ESA + subconsultant staff preparation prior to meeting (4 hours)
- 2 hours preparation time for each ESA staff + subconsultant prior to meeting
- 2 hours to finalize/send meeting minutes, update project schedule, data needs list

Task 1b Project Coordination and Management

The ESA team will coordinate with our internal team and with County staff with regular communications, and meetings, as needed over the course of Phase 1 to review the status and ensure that objectives and milestones are tracked with the project schedule. ESA will set up bi-weekly virtual calls with the project team using Microsoft Teams or Zoom, to be used as working sessions to address team questions and recommendations. ESA will prepare a meeting agenda and a meeting summary with action items for each meeting. Pursuant to the RFP, ESA shall meet the project schedule approved in the final contract and communicate any possible subsequent changes to the project timeline to the County project manager. ESA will also prepare monthly invoices.

Dan Klemann will provide final quality assurance/quality control review of documents related to the project description (e.g., policy, ordinance, and Williamson Act amendments). ESA's publications team will thoroughly edit and format all work products before submittal to County staff. As requested in the RFP, all documents shall be written following The Chicago Manual of Style and using the formatting, style of prose, etc., of the County documents that will be amended as part of this project (e.g., zoning ordinances and general plan elements).

Biweekly Meeting Assumptions:

- 20 meetings per year, assume 1 year
- 1 hour per meeting on average
- Average of 3 ESA staff attending
- 0.5 hour to finalize/send meeting summary with action items (DPM)

Project Coordination/Management Assumptions:

- 1 hour/week of Project Team coordination (PM)
- 1 hour/month for project invoicing (PM/Project Accountant)

Task 1 Deliverables:

- Coordinate, schedule, and lead one virtual kickoff meeting with the Project Team, and prepare the meeting agenda, minutes, and data needs.
- Coordinate, schedule, and facilitate bi-weekly meetings with the Project Team, and prepare the meeting agendas and minutes.

Task 2: Preparation of Project Description

The final product of Task 2 will be a fully developed and vetted project description, with draft amendments to relevant County documents, for the Project Team to initiate CEQA review under Task 3. Task 2 has two main components:

- Task 2a: ESA will prepare a draft project description that includes the draft amendments for the Project Team's review/approval.
- Task 2b: ESA will work with County staff to support the County's public outreach efforts. Both tasks are discussed in detail, below.

Task 2a: Develop Draft Amendments

Task 2a encompasses potential amendments to the following County documents. The subsequent sections describe the potential amendments to each document.

- County Land Use and Development Code (LUDC)
- Montecito LUDC
- Article II, Coastal Zoning Ordinance (CZO)
- County Comprehensive Plan Land Use Element
- Coastal Land Use Plan
- Gaviota Coast Plan and potentially other Community Plans
- Williamson Act Uniform Rules

Draft County and Montecito Land Use and Development Code Amendments and Article II, CZO Amendments

As the first step, ESA will research best practices, model ordinances, and the County’s planning documents and previous project research to inform the proposed amendments, particularly the permit tiering system and suggestions for Uniform Rules amendments. ESA and subconsultant staff will use the research and information gathered on the proposed project to prepare draft amendments to the County Land Use and Development Codes (LUDC), Montecito LUDC, and CZO. The draft amendments will include changes to existing text, or creation of new text, with accompanying maps, tables, and/or images to fully describe and effectuate the amendments. The amendments will accomplish the following goals as described in the RFP:

- Amend the County and Montecito LUDCs and the CZO to remove or amend the existing Utility-Scale Solar Photovoltaic Overlay and to allow utility-scale solar in the zones listed below, as well as the Mariposa Reina site which is zoned “Coastal Dependent Industry” (M-CD).
 1. AG-I (Agricultural I)
 2. AG-II (Agricultural II)
 3. PI (Professional and Institutional)
 4. PU (Public Utility)
 5. M1 (Light Industry)
 6. M2 (General Industry)
 7. M-RP (Industrial Research Park)
 8. M-CR (Coastal-Related Industry)

ESA will draft revised ordinance language to revise or amend the existing overlay and propose utility-scale solar facilities as a permitted use within the above zoning districts and the identified site.

- ➔ Amend the County and Montecito LUDCs and the CZO, as applicable, to revise applicable utility-scale and community-scale solar facility definitions.

ESA will draft amended ordinance language to revise and update the definitions of different types of utility-scale solar facilities in accordance with the Board of Supervisors’ direction, including utility-scale solar facilities and smaller community-scale solar facilities. Both utility-scale and community-scale are large facilities that generate wholesale power and are not primarily used for onsite activities. Smaller onsite energy generating systems (e.g., on parking structures, rooftops, and standalone facilities to heat pools, barns, etc.) are currently called “Solar Energy Systems” in the County zoning ordinances and are addressed separately below. For utility-scale solar facilities, ESA will work closely with County staff to determine the thresholds and/or conditions appropriate for each type of solar facility. As indicated by County P&D staff who previously researched best practices for defining and regulating solar photovoltaic systems, zoning codes should avoid regulating the “use” of electricity, including: who can use the electricity (e.g., a building

inhabitant or a public utility); where the electricity can be used (e.g., “on-site” versus “off-site,” or “front-of-the-meter” versus “behind the meter”); and the amount of electricity produced by a system or facility. Instead, best practices recommend focusing on the impacts of solar photovoltaic systems, expediting those that result in negligible or minimal impacts and adopting development standards that avoid or minimize impacts from larger systems.

Therefore, ESA will work with County staff to amend definitions of utility-scale solar to reflect differences by their land use/community impacts rather than by the end use of the electricity produced by such systems.

➔ Complete and Include a Tiered Streamlined Permitting Process for County Review

ESA will work with County staff to create a tiered, streamlined path for permitting utility-scale solar facilities. The tiers will be proposed based upon model/example ordinances, types of land use impacts, etc. This path will identify solar facilities that are ministerial and exempt from CEQA; those that require a Minor CUP, and those that require a Major CUP. ESA will ensure consistency in permitting procedures across all three ordinances (County LUDC, Montecito LUDC and CZO).

➔ Provide Solar Development Standards for Each Category/Tier of Utility-Scale Solar Facility

ESA will draft a set of revised or new solar development standards for each category or tier of solar facilities to be permitted in unincorporated County areas. These development standards will be designed to mitigate impacts to land use, the community, and the environment. Development standards will be objective and will cover, among other topics, requirements for their siting, planning, and design process. ESA will use the existing development standards within the Utility-Scale Solar Photovoltaic Facilities chapter of the County LUDC (Chapter 35.359) as the starting point and will draft amendments consistently across the three zoning ordinances (County LUDC, Montecito LUDC and CZO).

Development standards and requirements used in other California jurisdictions will be reviewed and incorporated into the draft standards. ESA has been working in solar permitting in California since 2010 and is familiar with the development standards of the major solar energy counties including Kern, Fresno, Los Angeles, Riverside, and others. ESA is working with several solar facilities presently in the design, development, permitting, and environmental review process.

The existing requirements provided in the County LUDC for Solar Energy Systems in Section 35.30.160, for Wind Energy Systems in Section 35.57, and the existing requirements for Utility Scale Photovoltaic Systems in Section 35.59 will also be reviewed and considered for applicability to the new proposed development standards, and the draft amendments will match existing standards as closely as feasible. Resource and land use issues will be addressed, as applicable, by the new/revised development standards for each solar facility category/tier. ESA assumes that the existing development standards in County LUDC Section 35.59 are comprehensive in both scope and detail to be used as the starting point to craft development standards for smaller utility-scale solar tiers (e.g., community-scale systems).

The existing requirements for Major and Minor Conditional Use Permits (CUPs) given in the County’s ordinances will also be reviewed and considered for applicability to the new proposed development standards.

➔ Draft Solar Energy System Amendments

Solar energy systems generate electricity for onsite use. According to the County zoning ordinances, they include “rooftop solar energy systems” and “freestanding solar energy systems.” Solar energy systems are typically stand-alone facilities for an individual building or property, but may also be part of a microgrid system. Solar energy systems are allowed within the entire unincorporated county and are exempt from planning permits except that freestanding systems in the Coastal Zone require a Coastal Development Permit (CDP). The County zoning ordinances do not limit the size of rooftop or freestanding solar energy systems based on the square footage or generating capacity (e.g., MW) of the system.

This effort will include an update of the definitions for solar energy systems within the County and Montecito LUDCs and the CZO to clarify what types of solar energy systems are exempt from zoning permit requirements and create consistency across the three ordinances. Previous County documents such as the SEP and the Board Agenda Letter dated July 13, 2021, provide extensive guidance on this subject and will be utilized in considering the updated definitions.

ESA, in coordination with the Project Team, will develop updated zoning ordinance regulations to streamline the permitting of solar energy systems in accordance with current State requirements:

- on built environments such as rooftops, carports, or commercial buildings;
- as part of freestanding systems on the ground surface that have negligible adverse land use and/or insignificant environmental impacts; and
- as part of a microgrid system, which is distinct from a utility-scale solar system.

Draft Comprehensive Plan and Coastal Land Use Plan Amendment

ESA and subconsultant staff will use the information gathered to draft amendments to the County's Comprehensive Plan (Land Use Element) and the Coastal Land Use Plan for consistency with zoning designation and development standard changes to be made to the LUDCs and CZO. Amendments to the Land Use Element would include amending Land Use Development (LUD) Policy 15 to allow for utility-scale solar outside of the existing Utility-Scale Solar Photovoltaic Overlay area. Amendments to the Coastal Land Use Plan would include changing the land use and zoning designations for the Mariposa Reina oil processing facility site (17100 Calle Mariposa Reina, Goleta, CA). Currently, the Mariposa Reina site is zoned "Coastal Dependent Industry" (M-CD) with a land use designation of Coastal Dependent Industry. ESA will work with County staff to explore appropriate land use and zoning designations for the property given the development priorities in the Coastal Act.

Draft Gaviota Coast Plan Amendments and potentially other Community Plans

Amendments to the Gaviota Coast Plan would be required in order to effectuate the Coastal Land Use Plan and CZO amendments to allow community-scale or utility-scale solar in the Gaviota Coast Plan Area. Gaviota Coast Plan Action TEI-7 recommends that the County "extend the enabling ordinance for community-scale solar energy into the Coastal Zone, west of the Gaviota Pass viewshed," if results from studies show that there are appropriate renewable energy resources. The SEP did not recommend utility-scale or community-scale solar in this area, primarily because the lands with some solar energy potential are far from existing transmission line corridors and often under agricultural preserve contracts. However, ESA expects to reexamine the potential for community-scale solar in this area, based on the Board's direction.

The Board also directed staff to include the Mariposa Reina oil processing facility in the utility-scale solar project scope, which is within the Gaviota Coast Plan Area (east of the Gaviota Pass viewshed). The County released a Request for Proposals in winter of 2023 to perform a solar feasibility study at the Mariposa Reina oil processing facility, and to perform a Facilities and Infrastructure Asset Assessment if the solar feasibility study shows sufficient solar energy generation potential. For purposes of this project scope, ESA assumes that the solar feasibility study and asset assessment will be successful and that community-scale solar would need to be allowed on the property through rezoning or other amendments to the Local Coastal Program and Gaviota Coast Plan.

Regarding amendments to community plans other than the Gaviota Coast Plan, County staff will identify which plans need updating and which sections will apply. ESA staff will carry over applicable language from the Comprehensive Plan amendments to update necessary language in up to two other community plans.

Draft Williamson Act Uniform Rules Amendments

The Williamson Act, officially known as the California Land Conservation Act, was established in 1965 to incentivize the preservation of farmland and open space land by providing property tax relief to landowners in exchange for 10-year contracts that require that the land not be developed or converted to another use for the duration of the contract. Longer 20-year contracts can be established for greater tax benefits on prime agricultural land, known as Farmland Security Zones. In Santa Barbara County the Williamson Act is enforced via the Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules). Land that is preserved for agricultural purposes under the Williamson Act is difficult to develop on and requires forfeiting tax deductions. Although cancellation of a contract is possible, it requires submitting documentation demonstrating the need for cancellation as well as payment of a cancellation fee equal to 25% of the land value and is therefore generally prohibitively expensive.

The Uniform Rules do not generally allow utility-scale solar projects on Williamson Act land. The Williamson Act can function as a barrier to utility-scale solar development in two different ways: 1) it prevents the alternate use of preserved land for the contract duration; and 2) it provides a strong alternative revenue stream through tax relief that limits the value of solar lease payments to the landowner.

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ESA has collaborated with many solar developers who are proposing development on land under agricultural preserve contracts. The ESA team will research best practices and talk with stakeholders to draft Uniform Rules amendments that can accommodate utility-scale solar to the extent feasible, without compromising the landowner's ability to retain their agricultural preserve contract. Solar use easements allowing limited utility-scale solar development as a compatible and dual-use on non-prime and prime soils will be examined and incorporated into the amendments. Lands which have prime soils (e.g., lands subject to Williamson Act/Land Conservation Act contracts) will be included in the plan revisions if research and consultation with stakeholders, the Agricultural Preserve Advisory Committee (APAC), and/or the Department of Conservation (DOC) conclude that utility-scale solar on prime farmland is a viable consideration. ESA stays current on development in California and other states where "dual use" (i.e., agricultural uses and utility-scale solar) programs are working. ESA will provide information on these programs and make suggestions to the County on ways these programs can work locally.

The following recommendations provide best practices for enabling judicious development of utility-scale solar on Williamson Act land. These reflect recommendations provided in County staff's briefing to the Agricultural Preserve Advisory Committee (APAC) on September 13, 2021. ESA and subconsultant staff will review these suggested practices, develop additional ideas from other county programs, and provide a draft set of recommendations to the County to finalize and include in the CEQA Project Description.

- 1) Amend the Uniform Rules to incorporate solar-use easement provisions consistent with Government Code sections 51190-51192.2, which allow owners with land that is no longer agriculturally productive to rescind their contracts with a fee equal to only 6.25% of the assessed value of the land. These are used in utility solar development on Williamson Act land in several California counties.
- 2) Amend Uniform Rules to allow community-scale solar (projects 1-10 MW) as a compatible use, provided all the following conditions are met:
 - Facility is located on non-prime land
 - Does not exceed 30 acres
 - Confined to single lot
 - Sited to minimize land taken out of Agricultural Preserve
 - Consistent with Principles of Compatibility A-D (Uniform Rules Section 2-1.1) (Williamson Act Section 51238-1.)
 - Board of Supervisors finding that the facility provides a substantial benefit to the agricultural community and the public.
- 3) Amend Uniform Rules to allow larger community-scale or utility-scale solar as a compatible use on non-prime land if it qualifies as a “dual-use” project which can co-exist with shade tolerant crops or smaller grazing animals. The following conditions need to be met to qualify as dual-use:
 - The land must be in continuous agricultural production over the period of the Agricultural Preserve or Farmland Security Zone contract
 - An agricultural study is conducted to ensure the crops or grazing animals on the land are compatible with reduced levels of sunlight
 - Does not exceed 50 acres
 - Confined to single lot
 - Consistent with Principles of Compatibility (Uniform Rules Section 2-1.1).
- 4) ESA, with the County, will explore the application of Recommendation 3 to prime land, as well, pending a further review of research indicating that dual-use solar development does not impact the long-term productivity of prime agricultural land. ESA has researched the dual use approach for dual use solar/agricultural sites and found that it is viable, that there are federal grants for projects, and that it generally applies to smaller facilities.

The first recommendation is geared towards aligning the Santa Barbara Uniform Rules with state law that already permits Williamson Act land contracts to be rescinded for solar use easements. The second and third recommendations are methods through which the County can amend its Uniform Rules to relax the restrictions for solar development while maintaining the objective of the Williamson Act. The fourth recommendation would work towards a “cohabitation” of solar and agriculture to increase total land productivity, when and where possible. These proposed changes do not require amending the Williamson Act itself, only the County’s Uniform Rules.

The project team will incorporate comments, complete a draft set of rules, and assist County staff in obtaining Board approval for the revised rules.

Task 2a Assumptions:

- ESA staff assumes the following:
 - County staff would provide ESA with any prior research performed in preparation of the project description thus far (e.g., prior research into model ordinances and amendments to County planning documents).
 - ESA would use up to 12 hours to draft amendments for up to two additional Community Plans, if needed, other than the Gaviota Coast Plan. County staff will identify the other plans to be updated and identify the

sections/policies to be updated prior to ESA preparing draft amendments. This scope does not include time to convene or attend Planning Advisory Committee meetings, if needed.

- Preparation of the public draft amendments would occur prior to initiation of Task 2b, Phase II for County decisionmaker review of the draft project description.
- Two rounds of County review and ESA team editing would occur:
 - » After preparation of the administrative draft amendments, to prepare the public draft amendments
 - » After conclusion of Task 2b, Phase II before initiation of Task 3
- The Task 2a schedule assumes expedient (one week) turnaround on review of draft deliverables
- County staff on the Project Team will coordinate and consolidate all County staff review of ESA draft documents prior to returning them to ESA for revision.
- ESA assumes that no additional sites within the Coastal Zone would be included within the project description.
- County staff will update the official versions of all plans, codes, guidelines, and maps as needed after Board adoption of the amendments.
- County staff will ensure that the draft solar amendments are in alignment with other County Comprehensive Plan Elements and Element updates, such as the Energy Element, Environmental Justice Element, and the Safety Element Update.
- During preparation of the draft amendments, County GIS staff will prepare any draft Comprehensive Plan, zoning ordinance, or Community Plan maps.

Task 2a Deliverables:

- Administrative draft project description that sets forth the draft amendments for County staff’s review, of the following:
 - (1) County Land Use and Development Code (LUDC)
 - (2) Montecito LUDC
 - (3) Article II, CZO
 - (4) Williamson Act Uniform Rules
 - (5) County Comprehensive Plan Land Use Element and Coastal Land Use Plan
 - (6) Gaviota Coast Plan and potentially other Community Plans
- Public draft version of the project description that sets forth the draft amendments, with County staff’s comments and edits on the administrative draft project description addressed/incorporated.

Task 2b: Confirmation of Project Description

ESA will support County staff in organizing and facilitating the necessary outreach to support development of the draft amendments (draft project description). This scope assumes that County staff will prepare the outreach plan. ESA will provide feedback and suggestions on County staff’s draft outreach plan, which may include virtual or in-person meetings with the following:

- Agricultural Stakeholders and Agricultural Communities
- Subject Matter Experts
 - Department of Conservation staff
 - Solar industry representatives
- County’s Subject Matter Experts
 - Agricultural Advisory Committee (AAC)
 - Agricultural Preserve Advisory Committee (APAC)
- Public Decision-Makers
 - County and Montecito Planning Commissions

- Board of Supervisors

Prior to each outreach meeting, ESA staff will provide County staff with information available from Task 2a to assist in the preparation of meeting materials (e.g., draft amendment documents, summary project description text). Up to three ESA staff will attend virtual meetings, and one local ESA staff person will attend in-person meetings, to present portions of the materials, answer questions, and record feedback to fold into the draft amendments as needed.

This scope assumes that each outreach meeting would last one hour long, with 1 hour of preparation/coordination time per attendee. The schedule assumes that the docketing process for each hearing takes 10 weeks total, but the hearing docketing schedules could overlap.

Task 2b Assumptions:

- County staff will prepare the public outreach plan and schedule.
- County staff will schedule, organize, and facilitate all outreach meetings. County staff will prepare all meeting materials (e.g., presentations, handouts, memorandums, staff reports), will prepare all noticing materials (e.g., display ads, website updates, email newsletters, social media posts), and will provide Spanish-language translation and interpretation services.
- ESA assumes that the County has, or will, initiate and coordinate all tribal consultation.
- Up to six virtual outreach meetings and up to three in-person meetings.
- Concurrent staff report/docketing schedules for the Montecito PC, County PC, and Board.
- County staff will print all necessary documents/handouts/display boards for in-person meetings.

Task 2b Deliverables:

- ESA feedback on County's draft public outreach plan.
- Support in preparation of, and attendance at, outreach meetings to solicit feedback on the draft amendments.

Phase 2: Environmental Review and Adoption

Task 3: Preparation of CEQA Environmental Document

ESA will prepare a PEIR in compliance with CEQA and the State CEQA Guidelines. Our approach to preparing the PEIR will be to prepare a programmatic analysis of the Comprehensive Plan, zoning ordinance, and Uniform Rules amendments with the goal of establishing performance standards that will streamline future environmental review and application processing for utility-scale solar projects within the areas identified through the amendments. The following provides the scope of work for the CEQA process.

Task 3a: Phase 2 Kickoff and Project Management

This task includes project management for the duration of Phase 2, which consists of:

- scheduling and facilitating a virtual kickoff meeting
- budget and schedule management
- regular progress reports/communication with County staff
- quality control
- staff management

The kickoff meeting will allow the PEIR team to review the draft project description, scope of work and schedule, and other initial communication and data protocols as needed. The ESA team assumes the kickoff meeting will include up to 6 ESA staff plus subconsultant for a two-hour virtual meeting, including time to prepare for and disseminate pertinent information after the meeting.

The ESA team will coordinate with our internal team and with County staff with regular communications, and meetings, as needed over the course of Phase 2 to review the status and ensure that objectives and milestones are tracked with the project schedule. ESA will set up bi-weekly virtual calls with the project team using Microsoft Teams or Zoom, to be used as working sessions to address team questions and recommendations. ESA will prepare a meeting agenda and a meeting summary with action items for each meeting. Pursuant to the RFP, ESA shall meet the project schedule approved in the final contract and communicate any possible subsequent changes to the project timeline to the County project manager. ESA will also prepare monthly invoices.

Luci Hise-Fischer will provide final quality assurance/quality control review of the CEQA documents. ESA's publications team will thoroughly edit and format all work products before submittal to County staff. As requested in the RFP, all documents shall be written following The Chicago Manual of Style and using the formatting, style of prose, etc., of the County documents that will be amended as part of this project (e.g., zoning ordinances and general plan elements).

Biweekly Meeting Assumptions:

- 20 meetings per year, assume 1 year
- 1 hour per meeting on average
- Average of 3 ESA staff attending
- 0.5 hour to finalize/send meeting summary with action items (DPM)

Project Coordination/Management Assumptions:

- 1 hour/week of Project Team coordination (PM)
- 1 hour/month for project invoicing (PM/Project Accountant)

Task 3b: Scoping Document Initial Study/Notice of Preparation

An Initial Study Scoping Document and Notice of Preparation (NOP) will be prepared for the proposed Comprehensive Plan, zoning ordinance, and Uniform Rules amendments. CEQA Guidelines Section 15060(d) indicates that an Initial Study is not required in cases where the lead agency can determine that an EIR will be clearly required. The Initial Study Scoping Document will describe expected issues and analyses to be provided in the PEIR and the reasons for determining that certain environmental effects, if any, will not be significant. For the purposes of this scope of work, it is anticipated that the issues to be carried forward for evaluation in the PEIR will include the following: aesthetics, agriculture/forestry resources, air quality, biological resources, cultural resources, energy, GHG emissions, land use/planning, noise, transportation, tribal cultural resources, and utilities and services systems (specific to electrical infrastructure). As such, impacts related to geology/soils, hazards and hazardous materials, hydrology/water quality, mineral resources, population/housing, public services, recreation, and wildfire are assumed to be **fully** addressed within the Initial Study Scoping Document and further analysis, if necessary, will be provided in the Effects Found Not To Be Significant section of the PEIR (CEQA Guidelines Section 15128)-of these topics in the PEIR will not be required.

The content and format of the Initial Study Scoping Document will follow the County approach conform to CEQA Guidelines Section 15063(d) and (f), respectively. The NOP will indicate that an EIR will be prepared, and request input from agencies and the public regarding the scope and content of the PEIR. The NOP will include a brief description of the project and will identify the process for completing the PEIR. The draft Initial Study Scoping Document and NOP will be submitted to the County staff for review. Based on County staff comments, ESA will revise the documents once prior to distribution by the County.

The PEIR for the proposed project will be subject to CEQA requirements for a scoping meeting. The scoping meeting will occur prior to the end of the NOP 30-day public review period. The purpose of the scoping meeting will be to provide agencies and the public with the opportunity to have input into the proposed content of the EIR. ESA assumes that the scoping meeting will be held virtually and that County staff will schedule, prepare notices and presentation materials for, and conduct the public scoping meeting in compliance with Public Resources Code Section 21083.9. ESA also assumes that County staff will compile all scoping meeting comments received and provide them to ESA. Two ESA staff will attend the scoping meeting virtually.

Task 3c: Prepare Draft PEIR

ESA will prepare a comprehensive, accurate, and objective program-level EIR for the Comprehensive Plan, zoning ordinance, and Uniform Rules amendments (proposed amendments) that analyzes potential impacts of the potential solar facilities that may be developed and operated in the areas in which the amendments occur. Our approach to preparing the Draft PEIR will be to prepare a programmatic analysis of the whole proposed project with the goal of establishing performance standards that will streamline future environmental review and application processing for subsequent projects within the affected plan areas. It is assumed that the environmental topics to be addressed in the PEIR include aesthetics, agriculture/forestry resources, air quality, biological resources, cultural resources, energy, GHG emissions, land use/planning, noise, transportation, tribal cultural resources, and utilities and services systems (specific to electrical infrastructure). A discussion of each of the sections and related issues to be addressed in the PEIR is provided below.

Each technical section of the Draft PEIR will describe the existing physical conditions, relevant federal, state, and local laws and regulations, the methods of analysis and standards of significance used for determining the impacts of the proposed project, including any assumptions necessary to understand the conclusions of the analyses. The document will be as free as possible of jargon so that the information it contains is accessible to the County and the public. The methodology and criteria used for determining the impacts of the project will be clearly and explicitly described in each section of the PEIR, including any assumptions, models, or modeling techniques used in the analysis.

In addition, the Draft PEIR will evaluate alternatives as required in CEQA Guidelines Section 15126.6. In order to accurately define alternatives, ESA will work with the County to first clearly articulate project objectives. The PEIR can then most effectively assess alternatives in light of CEQA's mandate to reduce significant project impacts while meeting the project's basic objectives. ESA proposes a two-tiered approach to the alternatives analysis, which is to (1) describe the alternatives screening process and (2) describe and analyze those alternatives selected for detailed study. This will allow the PEIR to demonstrate the consideration given to a sufficiently broad range of alternatives. ESA will work closely with County staff to develop up to three alternatives to the proposed project, including the No Project Alternative, which will assume no amendments to the County plans and zoning code. The alternatives will be defined in a sufficient level of detail for comparison with the project. Each alternative will be evaluated with respect to each key impact category. The advantages and disadvantages of each alternative will also be discussed, and the environmentally superior alternative will be identified.

Aesthetics – The areas of the County affected by the proposed comprehensive plan amendments include land zoned as PI (Professional and Institutional), AG-I (Agricultural I), AG-II (Agricultural II), PU (Public Utility), M1 (Light Industry), M2 (General Industry), M-RP (Industrial Research Park), and M-CR (Coastal-Related Industry), with many of the potential sites considered for utility-scale solar installations located in rural areas. Portions of the project area may be located near designated scenic routes in the Santa Barbara County General Plan Circulation Element or eligible scenic corridors designated by Caltrans. Development of the proposed project would alter views from nearby roadways and publicly accessible open space areas and trails. The extent of the changes to the physical environment and whether such changes would be visible from publicly accessible viewpoints will be evaluated in the PEIR. The evaluation will also include an

analysis of the potential impacts on the existing visual character of the project area as well as potential nighttime light and glare impacts.

Agriculture/Forestry Resources – This section of the PEIR will discuss potential impacts to agricultural resources associated with the proposed amendments that would change the existing agricultural zoning designations in affected portions of the project area, potential impacts to agricultural land under Williamson Act contracts, as well as potential physical impacts associated with conversion of agricultural land to non-agricultural use. Because the portions of the County affected by the proposed amendments do not contain any designated forest land, the proposed project is not anticipated to result in an adverse impact on forest land.

Air Quality – ESA will conduct a program-level air quality analysis that will identify potential air quality impacts associated with construction and operational activities from implementation and buildout of projects that could occur as a result of adoption and implementation of the proposed amendments. ESA will ensure the analysis meets the applicable requirements of the Santa Barbara County Air Pollution Control District (SBCAPCD) *Scope and Content of Air Quality Sections in Environmental Documents and Guidelines for the Implementation of the California Environmental Quality Act* as well as the Santa Barbara County *Environmental Thresholds and Guidelines Manual*.

ESA understands that subsequent environmental review may occur as future project-specific development proposals are initiated. ESA will summarize the existing regional air quality setting, attainment status with respect to the federal and state ambient air quality standards, local ambient pollutant concentrations based on SBCAPCD and California Air Resources Board (CARB) air quality data from monitoring station(s) in the project area, and applicable Air Quality Attainment Plans and emission reduction policies and strategies relevant to the proposed amendments.

Future development allowed by the proposed amendments could generate criteria air pollutant and ozone precursor emissions from construction and operational activities. The primary sources of emissions during construction would be from heavy-duty construction equipment, haul trucks and vehicles, and fugitive dust. The primary sources of emissions during operational activities would be from motor vehicles traveling to and from the solar facilities and from energy demand from any ancillary buildings, evaporative sources (e.g., use of paints and consumer products), landscaping activities, and potentially windblown fugitive dust if vegetated areas are cleared to accommodate new utility-scale solar facilities.

Specific construction emissions cannot be accurately quantified because individual projects are not being proposed at this time and an overall construction schedule is not available. Therefore, the analysis of construction impacts will be based on consistency with recommended construction best management practices and best control measures, including compliance with SBCAPCD Rule 303 (Nuisance) and Rule 345 (Control of Fugitive Dust from Construction and Demolition Activities), which includes measures to reduce fugitive dust, and other local and State regulations and strategies to reduce emissions particularly from trucks and heavy-duty equipment. Operational impacts will be assessed based on estimated potential amount of new utility-scale solar facilities and associated support buildings, locations of potential opportunity sites for new utility-scale solar facilities, and potential growth in employment and employee vehicle miles traveled. In addition, ESA will evaluate the potential regional air quality benefits of renewable energy that could be available to offset grid-supplied energy.

The potential for the proposed amendments to result in the exposure of sensitive individuals to localized concentrations of criteria air pollutants and toxic air contaminants (TACs), particularly those near areas subject to the proposed plan amendments, will be evaluated based on locations of potential opportunity sites for new utility-scale solar facilities, proximity to sensitive receptor locations, and potential emissions. ESA will reference pertinent information from the SBCAPCD *Modeling Guidelines for Health Risk Assessments*, as appropriate. ESA will review the transportation analysis for the proposed amendments and provide a screening carbon monoxide (CO) hotspots analysis to determine whether local CO concentrations at roadway intersections could potentially exceed the ambient air quality standards.

Similarly, sensitive individuals may be exposed to nuisance odors if located directly upwind from odorous emissions. The CARB *Air Quality and Land Use Handbook* and above-referenced SBCAPCD guidelines include a list of common sources of odors. Sensitive receptors in proximity to opportunity sites could potentially experience odor/nuisance impacts. ESA will review the proposed amendments and evaluate the potential for odorous emissions that may impact a substantial number of people.

Cumulative air quality impacts will be assessed based on the conformance of the proposed amendments with existing emissions reduction programs and plans, including the most recent Ozone Plan and growth projections.

If potentially significant impacts are identified, ESA will recommend applicable and feasible mitigation measures that future implementing projects may rely on to reduce the impacts. The air quality analysis will be summarized in the PEIR with supporting documentation included as an appendix.

Biological Resources – ESA will conduct a CEQA-level review of the biological resources present within and adjacent to areas considered for utility-scale solar development. ESA will conduct a literature review of biological reports/documents, such as the Santa Barbara County’s Comprehensive Plan’s Conservation Element (2010), that would be summarized, as applicable and appropriate, in the biological resources section of the PEIR. In addition, an ESA biologist will conduct a desktop evaluation of biological resources within the areas. Digitizing of vegetation/habitat mapping will not be conducted as part of the desktop evaluation; however, existing mapping that may be available from the County or from a vegetation mapping database will be used as appropriate. A review will be conducted of database queries such as the California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) regarding sensitive biological resources that have the potential to occur in the identified areas. The Biological Resources section will provide the following: (1) a discussion of the existing site conditions based on the literature and database review and desktop evaluation; (2) an evaluation of the potential for sensitive species and their habitats to occur; (3) a discussion of potential impacts to biological resources including aquatic resources resulting from future development resulting from the proposed amendments; and (4) mitigation measures to avoid, minimize, and/or mitigate potential impacts. It is assumed that any relevant biological data and/or reports can be provided to ESA in GIS format to support figures that may be included in the PEIR.

Cultural Resources (Archaeological, Historic, and Paleontological Resources) – A program-level CEQA analysis will be conducted to address potential cultural resources impacts, including archaeological and historic architectural resources, associated with construction and operational activities from implementation and buildout of projects that could occur as a result of adoption and implementation of the proposed amendments. This cultural resources program-level CEQA analysis will include an inventory of resources included in the National Register of Historic Places, California Register of Historical Resources, National Historic Landmarks, California Historic Landmarks, County of Santa Barbara Historic Landmarks, and any other available relevant resource databases. Mitigation measures will be developed that ensure identification and assessment of the potential for impacts to cultural resources prior to a particular solar development. The results of the inventory, impacts analysis, and mitigation measures will be documented in the Cultural Resources section of the PEIR

The program-level CEQA analysis will also address potential paleontological resources impacts associated with construction and operational activities from implementation and buildout of projects that could occur as a result of adoption and implementation of the proposed amendments. Mitigation measures will be developed that ensure identification and assessment of the potential for impacts to paleontological resources prior to a particular solar development. The results of the geologic map review, impacts analysis, and mitigation measures will be documented in the Geology and Soils section of the PEIR.

Energy – The potential effects on energy resources, including but not limited to measures reducing the wasteful, inefficient, and unnecessary consumption of energy, will be analyzed in the Energy section of the PEIR based on the findings of the Energy and GHG Emissions Analysis described below under GHG Emissions. ESA will provide a summary of the anticipated energy needs during construction and buildout conditions, impacts, and conservation measures, as well as a qualitative review of potential electricity generation and offsets to non-renewable energy sources. ESA will also describe policies, design standards, and mitigation measures that would reduce the wasteful, inefficient, and unnecessary consumption of energy. This discussion will be included in the PEIR, and the energy calculation outputs will be included as an appendix.

GHG Emissions – ESA will conduct program-level energy and GHG emissions analyses that will identify potential impacts associated with construction and operational activities from development and operation of solar projects that could occur as a result of adoption of the proposed amendments. ESA will ensure the analyses meet the applicable requirements of the SBCAPCD *Scope and Content of Air Quality Sections in Environmental Documents and Guidelines for the Implementation of the California Environmental Quality Act* as well as the Santa Barbara County *Environmental Thresholds and Guidelines Manual*.

ESA will review the existing GHG and energy conditions and relevant plans, goals, objectives, and policies related to GHG emissions and energy efficiency as a foundation for the analysis of the comprehensive plan amendments. ESA will also summarize relevant GHG regulations and reduction plans, such as Assembly Bill 32 and Senate Bill 32 (California Global Warming Solutions Act of 2006 and 2016) and the CARB *2022 Scoping Plan for Achieving Carbon Neutrality* as well as the County's *Strategic Energy Plan for the County of Santa Barbara*. The County has also released the draft *2030 Climate Action Plan*, which is currently available for public review and comment.

The generation of GHG emissions from future development under the proposed amendments would primarily result from construction activities and motor vehicles. GHG emission benefits would result from renewable energy that could be available to offset grid-supplied energy. Specific GHG emissions from all sources cannot be accurately quantified because individual projects are not being proposed. However, some quantification may be provided based on available data such as GHG benefits from renewable energy potential to offset grid-supplied energy.

In addition to an emission-based analysis, the State CEQA Guidelines require projects to evaluate its consistency with applicable plans, policies, and regulations that have been adopted for the purpose of reducing GHG emissions. The analysis will consider the applicable policies and measures proposed for the proposed amendments and compare them with applicable GHG reduction measures recommended by the State (e.g., CARB *2022 Scoping Plan for Achieving Climate Neutrality*) and the County, including the draft *2030 Climate Action Plan*, if adopted. If significant impacts are identified, ESA will recommend applicable and feasible mitigation measures to reduce the impacts and reassess the project after mitigation.

With respect to energy, Section 21100(b) of the State CEQA Guidelines requires that an EIR include a detailed statement setting forth mitigation measures proposed to minimize a project's significant effects on the environment, including but not limited to measures to reduce the wasteful, inefficient, and unnecessary consumption of energy. Appendix F of the State CEQA Guidelines states that, in order to ensure that energy implications are considered in project decisions, the potential energy implications of a project shall be considered in an EIR, to the extent relevant and applicable to the project. In accordance with Appendix F of the State CEQA Guidelines, ESA will include relevant information and analyses that address the energy implications of the comprehensive plan amendments. ESA will provide a summary of the anticipated renewable energy potential to offset grid-supplied energy as well as a qualitative discussion of temporary and long-term energy demand (i.e., construction equipment, building energy demand, employee vehicle miles traveled.). ESA will also describe policies, design standards, and mitigation measures that would reduce the wasteful, inefficient, and unnecessary consumption of energy. The energy and GHG analyses will be summarized in the PEIR with supporting documentation included as an appendix.

Land Use/Planning – The future expansion of utility-scale solar installations throughout the County requires amendments to the County’s Comprehensive Plan and other affected planning and policy documents associated with construction and operation of solar facilities and associated infrastructure. ESA will review the policies and plans that are applicable to the proposed project and assess the proposed project’s consistency with them. The land use section will also include a description of the existing land uses, intensities, and land use patterns in the proposed amendment areas as well as the compatibility of the proposed land use amendments with the adjacent existing uses. ESA will evaluate potential features associated with utility-scale solar facilities and their potential to minimize conflicts and compatibility between the future solar facilities and surrounding or other proximate land uses.

Noise – Adoption of the proposed amendments may result in new construction and operational activities that would constitute additional noise sources that could affect existing and/or future noise-sensitive receptors in the identified areas. A noise impact analysis will be prepared to support the proposed amendments. The analysis will reference existing noise background data from the County’s Comprehensive Plan Noise Element to describe the existing noise conditions that will inform the PEIR and will also be used to define the noise foundation for the analysis of the comprehensive plan amendments. We will ensure the analysis meets the applicable requirements of the Santa Barbara County *Environmental Thresholds and Guidelines Manual*.

Noise generated by off-road equipment and on-road vehicles during construction and operational activities associated with implementation of the proposed amendments would affect the ambient noise environment based upon various factors: 1) the proximity of noise-sensitive uses (e.g., residences and schools), 2) the character of future project noise sources (impulsive versus constant), 3) the temporal distribution of project-related noise (e.g., daytime versus nighttime), 4) the presence or absence of intervening structures, 5) existing ambient noise levels, and 6) the importance of “quiet” to community areas as reflected in the noise/land use compatibility guidelines contained in the County’s General Plan. ESA will assess potential noise impacts with reference to the potential change in noise levels at noise-sensitive locations that may be impacted by future development of utility-scale solar facilities, and with reference to noise/land use compatibility guidelines contained in the Comprehensive Plan and significance thresholds in the Santa Barbara County *Environmental Thresholds and Guidelines Manual*. Noise from representative types of construction equipment will be based on data from the Federal Highway Administration *Roadway Construction Noise Model*. Operational noise will be discussed for mobile sources (i.e., maintenance and employee vehicle traffic) and stationary sources (i.e., mechanical equipment, high-voltage transmission lines, etc.).

Based on County noise policies and standards, if potentially significant impacts are identified, feasible mitigation measures (e.g., barrier locations and heights) will be identified. The noise impact analysis will be summarized in the PEIR with supporting documentation included as an appendix.

As specific development projects are not proposed at this time, site-specific ambient noise measurements are not included in this scope of work. In addition, post-project approval noise monitoring is not included in this scope of work. These services can be provided upon request under a separate scope and fee proposal.

Transportation – Drawing from ESA’s extensive experience with environmental documents for solar power facilities in California, ESA’s Transportation Planner will evaluate the potential impacts of the proposed amendments on transportation. Using the Santa Barbara County Environmental Thresholds and Guidelines Manual (Chapter 18 – Thresholds of Significance for Transportation Impacts), ESA will address all four transportation threshold questions identified in CEQA Guidelines Appendix G. To answer these four transportation threshold questions, ESA will analyze the proposed amendments’ consistency with plans, programs, ordinances, or policies related to transportation; consistency with CEQA Guidelines Section 15064.3(b) (vehicle miles traveled); potential to introduce new or increase existing hazards to the transportation network; and potential to impede or substantially delay emergency access. Based on ESA’s experience, operational vehicle trips generated by solar facilities would be minimal (i.e., routine and infrequent maintenance) and, therefore, the transportation analysis will focus on the potential impacts that would result from

construction activities of future projects resulting from the proposed amendments. The transportation section of the PEIR will summarize the existing environmental setting, regulatory setting, impact analysis, and mitigation measures (if applicable) with any supporting information included as an appendix to the PEIR, if necessary.

Tribal Cultural Resources – A program-level CEQA analysis will be conducted to address potential tribal cultural resources impacts associated with potential future solar facilities that could occur as a result of adoption and implementation of the proposed amendments. A Sacred Lands File (SLF) search will be requested from the California Native American Heritage Commission (NAHC) in order to solicit information on sensitive or undocumented traditional/cultural sites in the vicinity. ESA will review and compile documentation resulting from the County’s Assembly Bill (AB) 52 and Senate Bill (SB) 18 consultations and will document the methods and results of the consultations in the Tribal Cultural Resources section of the PEIR.

ESA’s cultural resources staff will assess the potential for impacts to tribal cultural resources in the PEIR. This section will include the results of the Sacred Land File search through the Native American Heritage Commission, County outreach efforts to California Native American tribes per AB 52 and SB 18, and results of Native American consultation, following State CEQA Guidelines and in accordance with the confidentiality requirements of AB 52 and SB 18. The section will also assess the potential of the comprehensive plan amendments to impact tribal cultural resources, and will identify mitigation measures to minimize impacts, as necessary or as requested by the consulted tribes.

Utilities and Services Systems – This section of the PEIR will focus on impacts related to the adequacy of existing electrical transmission and distribution infrastructure associated with implementation of the proposed comprehensive plan amendments. More specifically, the analysis will summarize the existing electrical infrastructure serving the project area and qualitatively address potential impacts associated with the construction of new or expanded transmission lines, substations, and related facilities necessary to allow for operation of future utility-scale solar installations throughout the County. Mitigation measures will be recommended to address potential impacts, where applicable.

Draft Document Preparation

Once comments on the Administrative Draft PEIR have been received, ESA will incorporate all comments and submit (electronically) a Screencheck Draft PEIR to the County for review. ESA assumes County comments will be light and that no revisions to the technical analyses will be necessary. The estimated budget for revisions is \$11,796 (68 hours). If any County comments on the Administrative Draft PEIR require additional discussion, ESA recommends meetings with all pertinent reviewing parties present to make edits in real time to address any potential conflicts and resolutions immediately, thus potentially eliminating the need for subsequent revisions. ESA has found this approach is successful and can save a substantial amount of time. This scope assumes that the ESA PEIR Project Manager will participate in up to two (2) 1.5-hour working meetings with County staff.

After County review of the Screencheck Draft PEIR, ESA will prepare the print-ready (proof copy) for County review. ESA will make any final changes, if necessary and provide the Draft PEIR. ESA will provide the public version of the Draft PEIR to the County for public release. ESA assumes that the County will distribute the Draft PEIR and associated notices. During the 45-day public review period, the ESA PEIR Project Manager will virtually attend one (1) community meeting on the Draft PEIR to be hosted by County staff.

Task 3d: Final PEIR

Task 3d.1. Screencheck Final PEIR

Following conclusion of the 45-day public review period, in coordination with County staff, ESA will catalog, bracket, and categorize all comments received on the Draft PEIR; prepare responses to public comments received on the Draft PEIR; and identify revisions to the Draft PEIR text ~~via an Errata~~, if necessary, using underline/strikethrough in the text. ~~The text of the Draft PEIR will not be revised.~~ For

purposes of cost estimation, this proposal assumes that a moderate number of comments on the Draft PEIR will be submitted that require written responses. As such, this scope of work assumes that a total of up to 40 technical staff hours will be required to adequately respond to all public and agency comments received. If more than 40 staff hours are required, an amended scope shall be prepared for County approval to address additional comments. ESA will prepare topical responses for recurring issues, if appropriate. The preparation of topical responses can help achieve schedule and cost efficiencies.

Task 3d.2. Final PEIR and Mitigation Monitoring and Reporting Program

Based on comments from County staff, ESA will prepare the Final PEIR for certification, which will include the final responses to comments, ~~errata,~~ and Mitigation Monitoring and Reporting Program (MMRP) and the revised Draft PEIR. The MMRP will include each mitigation measure identified in the Final PEIR, the party responsible for the monitoring, scheduling, and reporting requirements and effectiveness criteria. Mitigation measures contained in the Final PEIR will be developed in consideration of future monitoring requirements and written in sufficient detail to address the impacts of all phases of project development, referencing the appropriate implementing permits, such as grading permits, final maps, and landscape plans.

ESA will assemble the Final EIR and provide the digital files to County staff to take the Final PEIR through the hearing process to certification (no hard copies are included in this proposal). ESA assumes that there will be one Screencheck round of administrative review and one proofcheck for the Final PEIR before finalizing the document for certification. The Final PEIR ~~and responses to comments~~ will be submitted to the County for distribution. It is assumed that copies for the County and Montecito PCs and the Board will be provided via CDs, an FTP site, or other County-approved file sharing program.

ESA assumes the County will prepare the Findings of Fact as well as a Statement of Overriding Considerations, if necessary.

Task 3 Assumption(s):

- Infrastructure data to support the PEIR will be provided by the County.
- The project description is not expected to be revised in terms of changes to any elements of the overall proposed amendments. If new issues arise or the scope of the proposed project is modified substantially, a contract amendment may be necessary.
- This scope is based on using the County's Significance Determination Thresholds and the 2023 State CEQA Guidelines.
- The County will conduct a maximum of two (2) screencheck draft reviews of the Draft PEIR and one (1) Screencheck draft review of the Final PEIR.
- ESA will file the Draft PEIR with the State Clearinghouse. It is assumed that filing of notices and payment of filing fees for the Notice of Availability, Notice of Completion, and Notice of Determination at the Santa Barbara County Clerk's office (including CDFW fees, currently \$3,839.25, subject to annual increases) and any additional fees associated with noticing or distributing the NOP and Draft PEIR will be the responsibility of the County.
- ESA can only ensure compliance with schedule milestones that are fully under our control (i.e., preparation of work products).
- This scope of work does not include revisions due to project changes or additional requirements of the County. Additional work, if needed, will be conducted according to fee schedules in effect at the time additional work is requested, via an amendment to this scope of work.
- The environmental hearing for the Draft PEIR will be combined with the County and Montecito PC hearings for decision-maker review of the draft amendments.

Task 3 Deliverable(s):

- Draft and Final [Scoping Document](#)/NOP in MS Word/PDF format
- 1st Screencheck Draft PEIR in MS Word format
- 2nd Screencheck Draft PEIR in MS Word format
- Print-ready Draft PEIR in MS Word/PDF format
- Administrative Draft Final PEIR in MS Word format
- Final PEIR in MS Word format
- Print-ready Final PEIR in MS Word/PDF format
- Attendance at one (1) Draft PEIR Scoping Meeting
- Attendance in up to two (2) 1.5-hour working meetings with County staff
- Attendance at one (1) Draft PEIR Community Meeting

Task 4: Decision-Maker Adoption Hearings

ESA understands that attendance at decision-maker hearings, or other technical support, might be required to assist County staff with activities associated with Board adoption of the amendments and PEIR. Due to the size and complexity of this project, it is difficult to project the exact timeline and scope that the adoption process will require. Therefore, ESA has proposed a cost estimate for Task 4 based on the assumptions described below. However, ESA is willing to discuss scoping and budget options for Task 4 to give County staff flexibility in using ESA's assistance to support Board adoption. For example, Task 4 could be structured as an on-call, time + materials manner to provide County staff flexibility depending on the adoption hearing processes and requirements.

For purposes of providing an educated guess as to what services County staff may need to support the adoption processes, ESA assumes the following:

Task 4a Preparation for and attendance at County decision-maker hearings

Following completion of Tasks 2 and 3, ESA would support County staff at public decision-maker hearings for adoption and certification of the proposed amendments and PEIR, as follows:

- (1) Public Hearings. The ESA Project Manager and PEIR Project Manager will attend up to three public hearings, which are assumed to include one Montecito PC hearing, one County PC hearing, and one Board hearing regarding adoption of the amendments and certification of the Final PEIR. ESA will attend the hearings and provide support to County staff by contributing to hearing presentations and answering questions regarding the proposed amendments, PEIR, and CEQA process. For budgeting purposes, this scope of work assumes up to 8 hours of time per ESA staff person will be required, including preparation, local travel time, and hearing attendance, for a total of 16 hours, plus local travel costs if required. ESA assumes that that County staff would prepare the necessary staff reports and board letters for the adoption hearings.
- (2) Revised Draft Amendments. Revising the draft amendments based on decision-makers' direction (up to 24 ESA staff hours have been allocated to this task).

Task 4 Assumptions:

- Concurrent (not sequential) staff report/docketing schedules for the Montecito and County PCs and the Board.
- County staff will prepare the PC staff reports and Board Agenda Letter using previously prepared materials and would prepare all noticing materials.

- If there are unforeseen scheduling or hearing delays, ESA will coordinate with County staff as soon as unforeseen scheduling or hearing delays become apparent, to collaborate on the best course of action going forward and ensure County staff approval before making schedule changes that could result in scope or budget changes.

Task 4 Deliverables:

- Attendance at one (1) Montecito Planning Commission hearing, one (1) County Planning Commission hearing, and one (1) Board of Supervisors hearing.
- Up to two revisions of the draft amendments.

~~Contingency~~

~~This proposal includes a seven (7) percent contingency, for additional work to potentially occur as part Phase 2, but unanticipated in the scope. ESA would receive prior approval of any additional work, not included Tasks 1-4 above, that would be charged to contingency funds before initiating the additional work. Possible additional work tasks could include:~~

- ~~• ESA review of County staff draft documents (e.g., staff reports, PEIR Findings of Fact and Statements of Overriding Consideration)~~
- ~~• ESA preparation for and/or attendance at California Coastal Commission meetings regarding LCP amendment certification.~~

~~SECTION E~~

~~Cost Proposal~~

ESA's proposed cost for this project, based on our understanding of the project and our knowledge of projects similar to this effort, is \$499,906. The fee per task breakdown is shown in Table 1 below, and the estimated cost per contract year is shown in Table 2, below.

TABLE 1. ESTIMATED COST PER PHASE AND TASK

Task 1— Project Kickoff and Management	\$49,924
Task 2— Preparation of Project Description	-
Task 2a— Develop Draft Amendments	\$118,730
Task 2b— Confirmation of Project Description	\$13,827
<i>Subtotal</i>	<i>\$182,481</i>
Reimbursable Expenses	\$362
Subconsultant Costs	\$16,856
Contingency	-
<i>PHASE 1 TOTAL</i>	<i>\$199,699</i>
Task 3— Preparation of CEQA Environmental Document	\$228,377
Task 4— Decision Maker Adoption Hearings and Coastal Commission Certification	\$8,568
<i>Subtotal</i>	<i>\$236,945</i>
Reimbursable Expenses	\$362
Subconsultant Costs	\$1,806
Contingency (7%)	\$16,500
<i>PHASE 2 TOTAL</i>	<i>\$255,613</i>
<i>TOTAL</i>	<i>\$455,312</i>

All anticipated work will be performed in-house by ESA staff except for specific tasks allocated to subconsultant staff. Our staff's hourly rates (inclusive of administrative and overhead expenses) and number of anticipated hours to complete the project are included in *Appendix B: Cost Details*. Also included are ESA's non-labor expenses as well as our subconsultant's total fee.

SECTION F

Schedule

The schedule to accomplish the tasks described in Section D is provided on the next page. The 30-month schedule estimates completion of each task by the following month and year:

Phase 1:

- Task 1 (Project Kick-Off and Management):
 - Kickoff meeting in November, 2023

Task 2 (Preparation of Project Description):

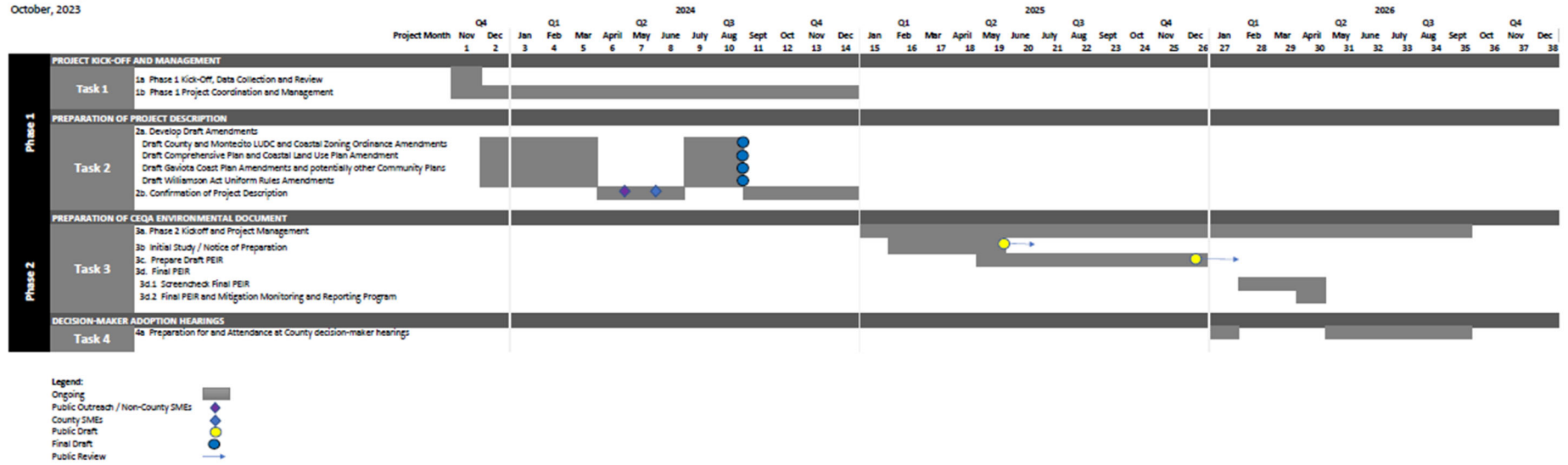
- Develop Draft Amendments by August, 2024
- Confirmation of Project Description by December, 2024

Phase 2:

- Task 3 (Programmatic Environmental Impact Report):
 - Draft PEIR by December, 2025
 - Final PEIR by April, 2026, 2025
- Task 4 (Decision-Maker Adoption Hearings) by September, 2026

Project Schedule

Santa Barbara County Utility-Scale Solar Amendments and Environmental Review
 Estimated Project Schedule
 October, 2023



SECTION G

References

The following references can speak to our team’s excellent work on projects that have a comparable scope of work to what is being requested by the County. Descriptions of the projects can be found in Section B.

Client: County of Kern

Project: Kern County Solar Projects

Reference: Lorelei Oviatt, Planning and Natural Resources Director | 661.862.8866 | kerncd@kerncounty.com

Client: Town of Mammoth Lakes

Project: GPU and Zoning Code Updates and CEQA Analysis

Reference: Sandra Moberly, Community & Economic Development Director | 760.965.3633 | smoberly@townofmammothlakes.ca.gov

Client: City of Carson

Project: GPU and EIR

Reference: Saied Nasseh, Community Development Director | 310.952.1810 | snaaseh@carson.ca.us

Client: City of Culver City

Project: Culver City GPU and EIR

Reference: Troy Evangelho, AICP, Advance Planning Manager | 310.253.5744 | troy.evangelho@culvercity.org

Client: County of Los Angeles

Project: East San Gabriel Valley Area Plan and PEIR

Reference: Mi Kim, Supervising Regional Planner | 213.974.6425 | mkim@planning.lacounty.gov

Client: City of Placentia

Project: GPU

Reference: Joseph Lambert, Director of Development Services | 714.993.8124 | jlambert@placentia.org

Client: City of Pismo Beach

Project: GPU and LCP Update

Reference: Matthew Downing, Community Development Director | 805.773.4658 | mdowning@pismobeach.org

SECTION H

Insurance

ESA's insurance coverage meets or exceeds each of the minimum requirements noted in Exhibit C of the RFP. A summary of our coverage is shown in the table below, and our certificate of insurance is included in *Appendix C: Proof of Insurance*. Our subconsultant/strategic advisor Dan Klemann has made arrangements to obtain the proper insurance and will provide a certificate of proof prior to the execution of our team's contract with the County.

Coverage Type	ESA's Coverage Amount	RFP Minimum Requirement
Commercial General Liability	\$2 million per occurrence and \$4 million aggregate	\$1 million per occurrence and \$2 million aggregate
Automobile Liability	\$1 million per accident (bodily injury and property damage)	\$1 million per accident (bodily injury and property damage)
Workers Compensation	\$1 million per accident for bodily injury or disease	\$1 million per accident for bodily injury or disease
Professional Liability	\$5 million per claim and \$5 million aggregate	\$2 million per claim and \$2 million aggregate

~~ADDITIONAL CONTENT~~

~~Acceptance of Conditions in RFP~~

~~ESA understands that submission of this proposal indicates we accept the conditions contained in this RFP unless clearly and specifically noted in the proposal submitted and confirmed in the agreement between the County and ESA following the selection of our firm as the County's consultant for this project.~~

~~We propose the following modifications to the Sample Agreement included in the RFP as Attachment A:~~

~~1. Standard of Performance, Page 20~~

~~**STANDARD OF PERFORMANCE**~~

~~CONTRACTOR represents that it has the skills, expertise, and licenses/permits necessary to perform the services required under this Agreement. Accordingly, CONTRACTOR shall perform all such services in the manner and according to the standards of care observed by a competent practitioner of the same profession in which CONTRACTOR is engaged under similar circumstances. All work products of whatsoever nature, which CONTRACTOR delivers to COUNTY pursuant to this Agreement, shall be prepared in a manner consistent with in a first class and workmanlike manner and shall conform to the standards of quality normally observed by a person practicing in CONTRACTOR's profession under similar circumstances. CONTRACTOR shall correct or revise any errors or omissions falling below the foregoing standard of care, at COUNTY'S request without additional compensation. Permits and/or licenses shall be obtained and maintained by CONTRACTOR without additional compensation.~~

2. Ownership of Documents and Intellectual Property

OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

COUNTY shall be the owner of the following items ~~prepared or created by CONTRACTOR in the performance of services under incidental~~ to this Agreement upon production, whether or not completed: all data collected, ~~work product all documents of any type whatsoever~~, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. ~~CONTRACTOR shall not release any of such items to other parties except after prior written approval of COUNTY.~~

Unless otherwise specified in Exhibit A, ~~and excluding Pre Existing Intellectual Property (defined below)~~, CONTRACTOR hereby assigns to COUNTY all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by CONTRACTOR pursuant to this Agreement (collectively referred to as "Copyrightable Works and Inventions"). COUNTY shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions; ~~provided, COUNTY acknowledges that its alteration of CONTRACTOR's work product without the consent of CONTRACTOR, or use of the work product for any purpose other than the work described in this Agreement is at COUNTY's sole risk and without liability to CONTRACTOR.~~ CONTRACTOR agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder. ~~CONTRACTOR warrants that any Copyrightable Works and Inventions and other items provided under this Agreement will not infringe upon any intellectual property or proprietary rights of any third party. CONTRACTOR at its own expense shall defend, indemnify, and hold harmless COUNTY against any claim that any Copyrightable Works or Inventions or other items provided by CONTRACTOR hereunder infringe upon intellectual or other proprietary rights of a third party, and CONTRACTOR shall pay any damages, costs, settlement amounts, and fees (including attorneys' fees) that may be incurred by COUNTY in connection with any such claims. This Ownership of Documents and Intellectual Property provision shall survive expiration or termination of this Agreement.~~

~~Nothing in this Section shall be deemed to give COUNTY an ownership interest in, or copyright to, any standard details, drawings, source code, specifications or other intellectual property rights of CONTRACTOR that were in existence prior to the effective date of this Agreement ("Pre Existing Intellectual Property"); provided however that CONTRACTOR grants to COUNTY a limited, non-exclusive, royalty free license to use such Pre Existing Intellectual Property in accordance with this Agreement to the extent included in any work product.~~