



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: September 16th, 2025
Placement: Administrative Agenda
Estimated Time: NA
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services: Kirk Lagerquist, Director
Contact Info: John Green, Assistant Director

DocuSigned by:
Kirk Lagerquist
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SUBJECT: SunLight Power Purchase Agreements for Seven (7) Countywide Locations

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management, CEO

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Find, in accordance with Government Code Section 4217.12, that the anticipated cost to the County for electricity provided by the Power Purchase Agreements will be less than the anticipated marginal cost to the County of electrical or other energy that would have been consumed in the absence of the Contract, and that the terms of the Solar Services Agreement are in the best interests of the County;
- b) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Calle Real Campus, located at 439 N. San Antonio Road Santa Barbara, CA 93110 (APN 059-140-029);
- c) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Santa Maria Animal Shelter, located at 548 W. Foster Road Santa Maria, CA 93455 (APN 111-231-004);
- d) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Fire Station 34, located at 3500 Harris Grade Road Lompoc, CA 93436 (APN 097-380-043);
- e) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance,

- design, construct, and maintain solar photovoltaic systems for the New Cuyama Aquatics Center, located at 290 Wasioja St. New Cuyama, CA 93254 (APN 149-040-003);
- f) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Casa Nueva Building, located at 260 N. San Antonio Rd., Santa Barbara, CA 93110 (APN 059-140-029);
 - g) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Lompoc Health Campus, located at 301 N R St, Lompoc, CA 93436 (APN 091-040-004);
 - h) Approve and authorize the Chair to execute a Power Purchase Agreement with SL Mission Solar I, LLC (a wholly owned subsidiary of SunLight General Solar Fund III, LLC) to finance, design, construct, and maintain solar photovoltaic systems for the Santa Barbara Social Services Building, located at 234 Camino Del Remedio, Santa Barbara, CA 93110 (APN 059-140-029); and
 - i) Determine that the renewable energy projects are statutorily exempt from the provisions of CEQA pursuant to California Public Resources Code Section 21080.35 (installing solar systems on existing roofs and existing parking lots), and it is further categorically exempt from the provisions of CEQA per sections 15301 (minor alterations to existing facilities) and 15303 (limited construction of small facilities) and 15304 (minor alterations of land) of Title 14 of the California Code of Regulations and a Notice of Exemption was filed on that basis, and that the recommended actions are within the scope of that Notice of Exemption.

Summary Text:

The County is pursuing the installation of solar photovoltaic systems via Power Purchase Agreements (PPA) at the Calle Real Campus (1.4 MW ground-mounted array), Santa Maria Animal Shelter (135 kW solar carport), Fire Station 34 (70 kW solar carport), New Cuyama Aquatics Center (38 kW solar carport), Lompoc Health Campus (376 kW solar carport), Casa Nueva (113 kW solar carport), and Santa Barbara Social Services (270 kW solar carport).

Discussion:

The County is interested in expanding its renewable generation portfolio at multiple sites located throughout the County with the goal of decreasing annual electricity costs, reducing emissions, and continuing progress toward Board established sustainability goals. With that interest in mind, the County conducted a competitive RFQ/P process to identify turn-key developers to provide reduced electricity costs through reduced energy consumption by installing distributed renewable energy resources. At the conclusion of the competitive process, the County chose to partner with Endelos Energy Inc. (Endelos) to accomplish these goals.

As described in the awarded proposal's "Our Team" section, Endelos has partnered with SunLight General Capital, LLC (SunLight) to develop the Power Purchase Agreements (PPA). Since the notice of intent to award, SunLight has provided a further statement of qualifications that staff have reviewed and determined that they are qualified and will serve as great partners throughout these projects. SunLight serves as the managing member of several equity funds established for the long-term ownership of solar assets and comprised of partnerships of U.S. investors. One such fund is Sunlight General Solar Fund III, LLC, (SL Fund III). For tax and financing purposes, SL Fund III formed a wholly owned single purpose California subsidiary, SL Mission Solar I, LLC (SL Mission), which is used to hold all projects for financing and tax purposes. Through an agreement with SL Mission, Endelos will be responsible for the design, installation, and commissioning of the solar facilities, and SL Mission will fund all construction activities.

The Board of Supervisors is being asked to approve seven (7) PPAs with SL Mission to facilitate the financing, design, construction, maintenance, and ongoing operations of seven solar photovoltaic systems. The PPA term is 25 years with an opportunity to extend the contract for two (2) 5-year terms. At the expiration of each agreement, SL Mission is required to decommission and remove the equipment unless the County elects to purchase the assets at fair market value.

These seven projects represent a portfolio consisting of 2.4 MW of solar capacity. Over 30 years, it is expected that this portfolio of projects will produce over 100 million kWh of electricity. This is equivalent to powering 10 million homes for an entire year, or roughly the electricity budget for all County buildings for five consecutive years. This portfolio will offset roughly 36,350 metric tons of CO₂e and will generate an estimated \$38M in net savings.

These actions will support the County in moving forward with its energy, financial, and sustainability goals by implementing Zero-Net Energy (ZNE) strategies for existing buildings, reducing dependence on the utility grid, lowering the County's carbon footprint, improving predictability of future energy costs, and limiting the maintenance burden on County staff. For all seven of the locations proposed, the County is pursuing the Net Billing Tariff. These projects do not have any specific time requirements for completion, as opposed to the projects pursuing the Net Energy Metering 2.0 tariff.

Background:

Beginning in late 2022, General Services staff began scoping out the most viable project locations for solar photovoltaic arrays and possible battery energy storage systems (BESS). In early 2023, the Energy Division provided a presentation to the Board of Supervisors and received direction to provide the costs and financial benefits of financing, developing, and owning renewable energy systems versus entering into Power Purchase Agreements.

In January 2024, County staff hired Optony Inc. to support the development of the "Solar PV and Battery Energy Storage Design, Installation, and Operation" RFQ/RFP document. Critical information was collected and documented throughout 2024 to provide sufficient information to proposers. In October 2024, County staff solicited statements of qualifications and cost proposals from qualified entities to provide professional services for the County of Santa Barbara Facilities located at the identified sites across the County.

Proposers provided responses that included the design and engineering, procurement of materials, permitting, installation, interconnection, and all associated documentation, maintenance, and warranties of turn-key Solar PV and BESS to be located at sites within the County. To provide the best value for the County, various financing options were sought in the Proposals so that the County can select from appropriate choices including, but not limited to, direct purchase, PPA, and other cost-effective options recommended by Proposers.

In March 2025, the Board of Supervisors directed staff to move forward with PPAs for all sites. The first three sites (those with NEM 2.0 interconnection agreements) were tentatively awarded to Engie (now Opterra). Opterra partnered with Solaris to acquire the financing to execute the projects. Two of the three sites (Northern Branch Jail and Foster Road Campus) were approved by the Board of Directors on August 26th, 2025. The remaining sites were awarded to Endelos, who has partnered with SunLight to facilitate the PPAs. All remaining sites are included in the recommendations herein.

Fiscal and Facilities Impacts:

Over the course of these 25-year agreements, there will be no net cost to the County. All costs associated with the design, development, construction, project management, operations, and

maintenance are included in the cost of electricity (\$/kWh). The cost for electricity will be paid for by the tenants at each building, similar to how current electricity bills are paid.

There is no capital expenditure required to execute the PPAs. The County will not own, operate, or maintain the assets, yet will have the opportunity to buy the systems at the end of the agreement term or at an earlier date once the assets have been depreciated. On-going ownership or replacement costs of each system will be addressed when the County determines whether or not to purchase the solar arrays after the 25-year PPA concludes.

Included in the PPA rates is a one-time payment of \$215,235 for County project management services to administer these projects. These funds will be provided by SL Mission, to the County, and are factored in the rate of electricity (cost per kWh delivered). The PPA rates may be adjusted if additional funds are needed for County project management services. Staff will be presenting a budget revision to account for this funding when an overall project schedule and project management costs are finalized.

1. Calle Real Campus:

For the Calle Real Campus site, the agreed upon cost for electricity (PPA Rate) is \$0.1933 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$9,984,968 over the term with \$34,636,080 in program savings and total net savings of \$24,651,113 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$514,195 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Calle Real Campus site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Calle Real Campus 1,401.20 kWdc					
	Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.1933	0.2600	2,192,876	\$ 570,148	\$ 423,883	\$ 146,265
2	0.1933	0.2730	2,181,912	\$ 595,662	\$ 421,764	\$ 173,898
3	0.1933	0.2867	2,171,002	\$ 622,318	\$ 419,655	\$ 202,663
4	0.1933	0.3010	2,160,147	\$ 650,167	\$ 417,557	\$ 232,610
5	0.1933	0.3160	2,149,347	\$ 679,262	\$ 415,469	\$ 263,793
6	0.1933	0.3318	2,138,600	\$ 709,658	\$ 413,391	\$ 296,267
7	0.1933	0.3484	2,127,907	\$ 741,416	\$ 411,324	\$ 330,091
8	0.1933	0.3658	2,117,267	\$ 774,594	\$ 409,268	\$ 365,326
9	0.1933	0.3841	2,106,681	\$ 809,257	\$ 407,221	\$ 402,036
10	0.1933	0.4033	2,096,148	\$ 845,471	\$ 405,185	\$ 440,286
11	0.1933	0.4235	2,085,667	\$ 883,306	\$ 403,159	\$ 480,147
12	0.1933	0.4447	2,075,239	\$ 922,834	\$ 401,144	\$ 521,691
13	0.1933	0.4669	2,064,862	\$ 964,131	\$ 399,138	\$ 564,993
14	0.1933	0.4903	2,054,538	\$ 1,007,276	\$ 397,142	\$ 610,134
15	0.1933	0.5148	2,044,265	\$ 1,052,351	\$ 395,157	\$ 657,195
16	0.1933	0.5405	2,034,044	\$ 1,099,444	\$ 393,181	\$ 706,263
17	0.1933	0.5675	2,023,874	\$ 1,148,644	\$ 391,215	\$ 757,430
18	0.1933	0.5959	2,013,755	\$ 1,200,046	\$ 389,259	\$ 810,787
19	0.1933	0.6257	2,003,686	\$ 1,253,748	\$ 387,312	\$ 866,436
20	0.1933	0.6570	1,993,667	\$ 1,309,853	\$ 385,376	\$ 924,478
21	0.1933	0.6899	1,983,699	\$ 1,368,469	\$ 383,449	\$ 985,020
22	0.1933	0.7244	1,973,780	\$ 1,429,708	\$ 381,532	\$ 1,048,177
23	0.1933	0.7606	1,963,912	\$ 1,493,688	\$ 379,624	\$ 1,114,064
24	0.1933	0.7986	1,954,092	\$ 1,560,530	\$ 377,726	\$ 1,182,804
25	0.1933	0.8385	1,944,322	\$ 1,630,364	\$ 375,837	\$ 1,254,527
26	0.1933	0.8805	1,934,600	\$ 1,703,323		\$ 1,703,323
27	0.1933	0.9245	1,924,927	\$ 1,779,547		\$ 1,779,547
28	0.1933	0.9707	1,915,302	\$ 1,859,181		\$ 1,859,181
29	0.1933	1.0192	1,905,726	\$ 1,942,380		\$ 1,942,380
30	0.1933	1.0702	1,896,197	\$ 2,029,301		\$ 2,029,301
TOTAL:				\$ 34,636,080	\$ 9,984,968	\$ 24,651,113

2. Santa Maria Animal Shelter:

For the Santa Maria Animal Shelter site, the agreed upon cost for electricity (PPA Rate) is \$0.3275 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$1,618,581 over the term with \$4,129,607 in program savings and total net savings of \$2,511,026 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$102,283 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Santa Maria Animal Shelter site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Animal Shelter 135.14 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.3275	0.3240	209,808	\$ 67,978	\$ 68,712	\$ (734)
2	0.3275	0.3402	208,759	\$ 71,020	\$ 68,369	\$ 2,651
3	0.3275	0.3572	207,715	\$ 74,198	\$ 68,027	\$ 6,171
4	0.3275	0.3751	206,677	\$ 77,518	\$ 67,687	\$ 9,832
5	0.3275	0.3938	205,643	\$ 80,987	\$ 67,348	\$ 13,639
6	0.3275	0.4135	204,615	\$ 84,612	\$ 67,011	\$ 17,600
7	0.3275	0.4342	203,592	\$ 88,398	\$ 66,676	\$ 21,721
8	0.3275	0.4559	202,574	\$ 92,354	\$ 66,343	\$ 26,011
9	0.3275	0.4787	201,561	\$ 96,486	\$ 66,011	\$ 30,475
10	0.3275	0.5026	200,553	\$ 100,804	\$ 65,681	\$ 35,123
11	0.3275	0.5278	199,551	\$ 105,315	\$ 65,353	\$ 39,962
12	0.3275	0.5541	198,553	\$ 110,028	\$ 65,026	\$ 45,002
13	0.3275	0.5819	197,560	\$ 114,952	\$ 64,701	\$ 50,251
14	0.3275	0.6110	196,572	\$ 120,096	\$ 64,377	\$ 55,719
15	0.3275	0.6415	195,590	\$ 125,470	\$ 64,056	\$ 61,415
16	0.3275	0.6736	194,612	\$ 131,085	\$ 63,735	\$ 67,350
17	0.3275	0.7073	193,639	\$ 136,951	\$ 63,417	\$ 73,534
18	0.3275	0.7426	192,670	\$ 143,080	\$ 63,100	\$ 79,980
19	0.3275	0.7797	191,707	\$ 149,482	\$ 62,784	\$ 86,698
20	0.3275	0.8187	190,748	\$ 156,172	\$ 62,470	\$ 93,702
21	0.3275	0.8597	189,795	\$ 163,161	\$ 62,158	\$ 101,003
22	0.3275	0.9027	188,846	\$ 170,462	\$ 61,847	\$ 108,615
23	0.3275	0.9478	187,902	\$ 178,090	\$ 61,538	\$ 116,552
24	0.3275	0.9952	186,962	\$ 186,060	\$ 61,230	\$ 124,830
25	0.3275	1.0449	186,027	\$ 194,386	\$ 60,924	\$ 133,462
26	0.3275	1.0972	185,097	\$ 203,085	\$ -	\$ 203,085
27	0.3275	1.1520	184,172	\$ 212,173	\$ -	\$ 212,173
28	0.3275	1.2096	183,251	\$ 221,667	\$ -	\$ 221,667
29	0.3275	1.2701	182,334	\$ 231,587	\$ -	\$ 231,587
30	0.3275	1.3336	181,423	\$ 241,951	\$ -	\$ 241,951
TOTAL:				\$ 4,129,607	\$ 1,618,581	\$ 2,511,026

3. Fire Station 34:

For the Fire Station 34 site, the agreed upon cost for electricity (PPA Rate) is \$0.358 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$939,981 over the term with \$2,132,982 in program savings and total net savings of \$1,193,001 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$58,542 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Fire Station 34 site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Fire Station 34 69.76 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.3580	0.3150	111,464	\$ 35,111	\$ 39,904	\$ (4,793)
2	0.3580	0.3308	110,907	\$ 36,682	\$ 39,705	\$ (3,022)
3	0.3580	0.3473	110,352	\$ 38,324	\$ 39,506	\$ (1,182)
4	0.3580	0.3647	109,801	\$ 40,039	\$ 39,309	\$ 730
5	0.3580	0.3829	109,252	\$ 41,831	\$ 39,112	\$ 2,719
6	0.3580	0.4020	108,705	\$ 43,703	\$ 38,917	\$ 4,786
7	0.3580	0.4221	108,162	\$ 45,658	\$ 38,722	\$ 6,936
8	0.3580	0.4432	107,621	\$ 47,702	\$ 38,528	\$ 9,173
9	0.3580	0.4654	107,083	\$ 49,836	\$ 38,336	\$ 11,501
10	0.3580	0.4887	106,547	\$ 52,066	\$ 38,144	\$ 13,922
11	0.3580	0.5131	106,015	\$ 54,396	\$ 37,953	\$ 16,443
12	0.3580	0.5388	105,485	\$ 56,831	\$ 37,764	\$ 19,067
13	0.3580	0.5657	104,957	\$ 59,374	\$ 37,575	\$ 21,799
14	0.3580	0.5940	104,432	\$ 62,031	\$ 37,387	\$ 24,644
15	0.3580	0.6237	103,910	\$ 64,807	\$ 37,200	\$ 27,607
16	0.3580	0.6549	103,391	\$ 67,707	\$ 37,014	\$ 30,693
17	0.3580	0.6876	102,874	\$ 70,737	\$ 36,829	\$ 33,908
18	0.3580	0.7220	102,359	\$ 73,902	\$ 36,645	\$ 37,257
19	0.3580	0.7581	101,848	\$ 77,209	\$ 36,461	\$ 40,748
20	0.3580	0.7960	101,338	\$ 80,664	\$ 36,279	\$ 44,385
21	0.3580	0.8358	100,832	\$ 84,274	\$ 36,098	\$ 48,176
22	0.3580	0.8776	100,328	\$ 88,045	\$ 35,917	\$ 52,128
23	0.3580	0.9215	99,826	\$ 91,985	\$ 35,738	\$ 56,248
24	0.3580	0.9675	99,327	\$ 96,102	\$ 35,559	\$ 60,543
25	0.3580	1.0159	98,830	\$ 100,402	\$ 35,381	\$ 65,021
26	0.3580	1.0667	98,336	\$ 104,895	\$ -	\$ 104,895
27	0.3580	1.1200	97,844	\$ 109,589	\$ -	\$ 109,589
28	0.3580	1.1760	97,355	\$ 114,493	\$ -	\$ 114,493
29	0.3580	1.2348	96,868	\$ 119,617	\$ -	\$ 119,617
30	0.3580	1.2966	96,384	\$ 124,970	\$ -	\$ 124,970
TOTAL:				\$ 2,132,982	\$ 939,981	\$ 1,193,001

4. New Cuyama Aquatics Center:

For the New Cuyama Aquatics Center, the agreed upon cost for electricity (PPA Rate) is \$0.429 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$572,991 over the term with \$1,033,361 in program savings and total net savings of \$460,370 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$38,573 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the New Cuyama Aquatics Center site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Joseph Centeno Cuyama Aquatics Center 38.42 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.4290	0.3000	56,701	\$ 17,010	\$ 24,325	\$ (7,314)
2	0.4290	0.3150	56,417	\$ 17,771	\$ 24,203	\$ (6,432)
3	0.4290	0.3308	56,135	\$ 18,567	\$ 24,082	\$ (5,515)
4	0.4290	0.3473	55,855	\$ 19,398	\$ 23,962	\$ (4,564)
5	0.4290	0.3647	55,575	\$ 20,266	\$ 23,842	\$ (3,576)
6	0.4290	0.3829	55,297	\$ 21,173	\$ 23,723	\$ (2,550)
7	0.4290	0.4020	55,021	\$ 22,120	\$ 23,604	\$ (1,484)
8	0.4290	0.4221	54,746	\$ 23,110	\$ 23,486	\$ (376)
9	0.4290	0.4432	54,472	\$ 24,144	\$ 23,369	\$ 775
10	0.4290	0.4654	54,200	\$ 25,224	\$ 23,252	\$ 1,973
11	0.4290	0.4887	53,929	\$ 26,353	\$ 23,135	\$ 3,218
12	0.4290	0.5131	53,659	\$ 27,533	\$ 23,020	\$ 4,513
13	0.4290	0.5388	53,391	\$ 28,765	\$ 22,905	\$ 5,860
14	0.4290	0.5657	53,124	\$ 30,052	\$ 22,790	\$ 7,262
15	0.4290	0.5940	52,858	\$ 31,397	\$ 22,676	\$ 8,721
16	0.4290	0.6237	52,594	\$ 32,802	\$ 22,563	\$ 10,239
17	0.4290	0.6549	52,331	\$ 34,270	\$ 22,450	\$ 11,820
18	0.4290	0.6876	52,069	\$ 35,803	\$ 22,338	\$ 13,465
19	0.4290	0.7220	51,809	\$ 37,405	\$ 22,226	\$ 15,179
20	0.4290	0.7581	51,550	\$ 39,079	\$ 22,115	\$ 16,964
21	0.4290	0.7960	51,292	\$ 40,828	\$ 22,004	\$ 18,824
22	0.4290	0.8358	51,036	\$ 42,655	\$ 21,894	\$ 20,761
23	0.4290	0.8776	50,781	\$ 44,564	\$ 21,785	\$ 22,779
24	0.4290	0.9215	50,527	\$ 46,558	\$ 21,676	\$ 24,882
25	0.4290	0.9675	50,274	\$ 48,642	\$ 21,568	\$ 27,074
26	0.4290	1.0159	50,023	\$ 50,818	\$ -	\$ 50,818
27	0.4290	1.0667	49,773	\$ 53,092	\$ -	\$ 53,092
28	0.4290	1.1200	49,524	\$ 55,468	\$ -	\$ 55,468
29	0.4290	1.1760	49,276	\$ 57,951	\$ -	\$ 57,951
30	0.4290	1.2348	49,030	\$ 60,544	\$ -	\$ 60,544
TOTAL:				\$ 1,033,361	\$ 572,991	\$ 460,370

5. Casa Nueva Building:

For Casa Nueva, the agreed upon cost for electricity (PPA Rate) is \$0.315 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$1,294,403 over the term with \$3,073,247 in program savings and total net savings of \$1,778,844 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$82,427 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Casa Nueva site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Casa Nueva 113.40 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.3150	0.2900	174,445	\$ 50,589	\$ 54,950	\$ (4,361)
2	0.3150	0.3045	173,573	\$ 52,853	\$ 54,675	\$ (1,823)
3	0.3150	0.3197	172,705	\$ 55,218	\$ 54,402	\$ 816
4	0.3150	0.3357	171,841	\$ 57,689	\$ 54,130	\$ 3,559
5	0.3150	0.3525	170,982	\$ 60,271	\$ 53,859	\$ 6,411
6	0.3150	0.3701	170,127	\$ 62,968	\$ 53,590	\$ 9,378
7	0.3150	0.3886	169,277	\$ 65,786	\$ 53,322	\$ 12,463
8	0.3150	0.4081	168,430	\$ 68,729	\$ 53,055	\$ 15,674
9	0.3150	0.4285	167,588	\$ 71,805	\$ 52,790	\$ 19,015
10	0.3150	0.4499	166,750	\$ 75,018	\$ 52,526	\$ 22,492
11	0.3150	0.4724	165,916	\$ 78,375	\$ 52,264	\$ 26,112
12	0.3150	0.4960	165,087	\$ 81,883	\$ 52,002	\$ 29,880
13	0.3150	0.5208	164,261	\$ 85,547	\$ 51,742	\$ 33,805
14	0.3150	0.5468	163,440	\$ 89,375	\$ 51,484	\$ 37,892
15	0.3150	0.5742	162,623	\$ 93,375	\$ 51,226	\$ 42,149
16	0.3150	0.6029	161,810	\$ 97,553	\$ 50,970	\$ 46,583
17	0.3150	0.6330	161,001	\$ 101,919	\$ 50,715	\$ 51,204
18	0.3150	0.6647	160,196	\$ 106,480	\$ 50,462	\$ 56,018
19	0.3150	0.6979	159,395	\$ 111,245	\$ 50,209	\$ 61,035
20	0.3150	0.7328	158,598	\$ 116,223	\$ 49,958	\$ 66,265
21	0.3150	0.7695	157,805	\$ 121,424	\$ 49,708	\$ 71,715
22	0.3150	0.8079	157,016	\$ 126,858	\$ 49,460	\$ 77,398
23	0.3150	0.8483	156,231	\$ 132,534	\$ 49,213	\$ 83,322
24	0.3150	0.8907	155,449	\$ 138,465	\$ 48,967	\$ 89,499
25	0.3150	0.9353	154,672	\$ 144,662	\$ 48,722	\$ 95,940
26	0.3150	0.9820	153,899	\$ 151,135		\$ 151,135
27	0.3150	1.0311	153,129	\$ 157,899		\$ 157,899
28	0.3150	1.0827	152,364	\$ 164,965		\$ 164,965
29	0.3150	1.1368	151,602	\$ 172,347		\$ 172,347
30	0.3150	1.1937	150,844	\$ 180,059		\$ 180,059
TOTAL:				\$ 3,073,247	\$ 1,294,403	\$ 1,778,844

6. Lompoc Health Campus:

For the Lompoc Health Campus, the agreed upon cost for electricity (PPA Rate) is \$0.2955 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$3,921,262 over the term with \$8,736,782 in program savings and total net savings of \$4,815,520 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$249,422 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Lompoc Health Campus site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Lompoc Campus 375.84 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.2955	0.2688	563,336	\$ 151,440	\$ 166,466	\$ (15,026)
2	0.2955	0.2823	560,520	\$ 158,217	\$ 165,634	\$ (7,417)
3	0.2955	0.2964	557,717	\$ 165,297	\$ 164,805	\$ 491
4	0.2955	0.3112	554,928	\$ 172,694	\$ 163,981	\$ 8,713
5	0.2955	0.3268	552,154	\$ 180,422	\$ 163,161	\$ 17,261
6	0.2955	0.3431	549,393	\$ 188,496	\$ 162,346	\$ 26,150
7	0.2955	0.3603	546,646	\$ 196,931	\$ 161,534	\$ 35,397
8	0.2955	0.3783	543,913	\$ 205,744	\$ 160,726	\$ 45,017
9	0.2955	0.3972	541,193	\$ 214,951	\$ 159,923	\$ 55,028
10	0.2955	0.4170	538,487	\$ 224,570	\$ 159,123	\$ 65,447
11	0.2955	0.4379	535,795	\$ 234,619	\$ 158,327	\$ 76,292
12	0.2955	0.4598	533,116	\$ 245,118	\$ 157,536	\$ 87,583
13	0.2955	0.4828	530,450	\$ 256,088	\$ 156,748	\$ 99,339
14	0.2955	0.5069	527,798	\$ 267,547	\$ 155,964	\$ 111,583
15	0.2955	0.5323	525,159	\$ 279,520	\$ 155,185	\$ 124,336
16	0.2955	0.5589	522,533	\$ 292,029	\$ 154,409	\$ 137,620
17	0.2955	0.5868	519,921	\$ 305,097	\$ 153,637	\$ 151,460
18	0.2955	0.6162	517,321	\$ 318,750	\$ 152,868	\$ 165,882
19	0.2955	0.6470	514,734	\$ 333,014	\$ 152,104	\$ 180,910
20	0.2955	0.6793	512,161	\$ 347,917	\$ 151,344	\$ 196,573
21	0.2955	0.7133	509,600	\$ 363,486	\$ 150,587	\$ 212,899
22	0.2955	0.7489	507,052	\$ 379,752	\$ 149,834	\$ 229,918
23	0.2955	0.7864	504,517	\$ 396,746	\$ 149,085	\$ 247,661
24	0.2955	0.8257	501,994	\$ 414,500	\$ 148,339	\$ 266,161
25	0.2955	0.8257	499,484	\$ 412,428	\$ 147,598	\$ 264,830
26	0.2955	0.8257	496,987	\$ 410,365		\$ 410,365
27	0.2955	0.8257	494,502	\$ 408,314		\$ 408,314
28	0.2955	0.8257	492,029	\$ 406,272		\$ 406,272
29	0.2955	0.8257	489,569	\$ 404,241		\$ 404,241
30	0.2955	0.8257	487,121	\$ 402,219		\$ 402,219
TOTAL:				\$ 8,736,782	\$ 3,921,262	\$ 4,815,520

7. Santa Barbara Social Services:

For the Santa Barbara Social Services site, the agreed upon cost for electricity (PPA Rate) is \$0.298 per kWh. There is a 0% escalator, so this cost for electricity will remain consistent over the 25-year term. Total PPA Payments will be \$2,918,328 over the term with \$7,071,580 in program savings and total net savings of \$4,153,252 over a 30-year period. Savings are calculated utilizing a 5% annual escalation for utility-provided electricity. Over the past decade, electricity costs have increased by 70% with a year-over-year average of 5.45%.

Estimated Buy-Out Cost:

The estimated buyout price after the 25-year term is \$183,428 and may be negotiated at an earlier date if the County elects to own the asset before the end of the term. The cash-flow analysis for the Santa Barbara Social Services site is shown below. The cash-flow analysis does not include the potential buy-out price or the maintenance and operation costs associated with ownership.

Year	Social Services 270.54 kWdc					
	PPA Rate (\$/kWh)	Utility Rate (\$/kWh)	Solar Production (kWh)	Program Savings (\$)	PPA Payments (\$)	Net Savings (\$)
1	0.2980	0.2800	415,736	\$ 116,406	\$ 123,889	\$ (7,483)
2	0.2980	0.2940	413,657	\$ 121,615	\$ 123,270	\$ (1,655)
3	0.2980	0.3087	411,589	\$ 127,057	\$ 122,653	\$ 4,404
4	0.2980	0.3241	409,531	\$ 132,743	\$ 122,040	\$ 10,703
5	0.2980	0.3403	407,483	\$ 138,683	\$ 121,430	\$ 17,254
6	0.2980	0.3574	405,446	\$ 144,890	\$ 120,823	\$ 24,067
7	0.2980	0.3752	403,418	\$ 151,373	\$ 120,219	\$ 31,155
8	0.2980	0.3940	401,401	\$ 158,147	\$ 119,618	\$ 38,530
9	0.2980	0.4137	399,394	\$ 165,224	\$ 119,020	\$ 46,205
10	0.2980	0.4344	397,397	\$ 172,618	\$ 118,424	\$ 54,194
11	0.2980	0.4561	395,410	\$ 180,343	\$ 117,832	\$ 62,511
12	0.2980	0.4789	393,433	\$ 188,413	\$ 117,243	\$ 71,170
13	0.2980	0.5028	391,466	\$ 196,845	\$ 116,657	\$ 80,188
14	0.2980	0.5280	389,509	\$ 205,654	\$ 116,074	\$ 89,580
15	0.2980	0.5544	387,561	\$ 214,857	\$ 115,493	\$ 99,363
16	0.2980	0.5821	385,623	\$ 224,471	\$ 114,916	\$ 109,556
17	0.2980	0.6112	383,695	\$ 234,516	\$ 114,341	\$ 120,175
18	0.2980	0.6418	381,777	\$ 245,011	\$ 113,770	\$ 131,242
19	0.2980	0.6739	379,868	\$ 255,975	\$ 113,201	\$ 142,775
20	0.2980	0.7075	377,969	\$ 267,430	\$ 112,635	\$ 154,796
21	0.2980	0.7429	376,079	\$ 279,398	\$ 112,071	\$ 167,326
22	0.2980	0.7801	374,198	\$ 291,901	\$ 111,511	\$ 180,390
23	0.2980	0.8191	372,327	\$ 304,963	\$ 110,954	\$ 194,010
24	0.2980	0.8600	370,466	\$ 318,610	\$ 110,399	\$ 208,212
25	0.2980	0.9030	368,613	\$ 332,868	\$ 109,847	\$ 223,021
26	0.2980	0.9482	366,770	\$ 347,764		\$ 347,764
27	0.2980	0.9956	364,937	\$ 363,327		\$ 363,327
28	0.2980	1.0454	363,112	\$ 379,585		\$ 379,585
29	0.2980	1.0976	361,296	\$ 396,572		\$ 396,572
30	0.2980	1.1525	359,490	\$ 414,318		\$ 414,318
TOTAL:				\$ 7,071,580	\$ 2,918,328	\$ 4,153,252

Special Instructions:

Please provide a Minute Order and copies of the signed Power Purchase Agreements to Brandon Kaysen, General Services, 260 N San Antonio Road – Casa Nueva, Santa Barbara, CA 93110-1315 and email a copy to bkaysen@countyofsb.org.

Attachments:

Attachment A – Power Purchase Agreement – Calle Real Campus

- Attachment B** – Power Purchase Agreement – Santa Maria Animal Shelter
- Attachment C** – Power Purchase Agreement – New Cuyama Aquatics Center
- Attachment D** – Power Purchase Agreement – Fire Station 34
- Attachment E** – Power Purchase Agreement – Lompoc Health Campus
- Attachment F** – Power Purchase Agreement – Casa Nueva
- Attachment G** – Power Purchase Agreement – Santa Barbara Social Services
- Attachment H** – CEQA Notice of Exemption – Calle Real Campus
- Attachment I** – CEQA Notice of Exemption – Santa Maria Animal Shelter
- Attachment J** – CEQA Notice of Exemption – New Cuyama Aquatics Center
- Attachment K** – CEQA Notice of Exemption – Fire Station 34
- Attachment L** – CEQA Notice of Exemption – Lompoc Health Campus
- Attachment M** – CEQA Notice of Exemption – Casa Nueva
- Attachment N** – CEQA Notice of Exemption – Santa Barbara Social Services

Contact Information:

Brandon Kaysen

General Services Energy Manager

bkaysen@countyofsb.org