



CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 7, 2019

Dana Eady, Senior Planner
Santa Barbara County Planning and Development
624 West Foster Road, Suite C
Santa Maria, CA 93455

Subject: Scope of Work and Budget to Complete Peer Reviews of Technical Reports and Preparation of Supplemental Environmental Impact Report Sections

Dear Ms. Eady:

Per our previous discussions, the following is LSA's proposed scope of work and budget to complete a peer review of the Paleontology Report, a second round of peer review of the technical reports, and preparation of the greenhouse gas emissions, energy, and paleontology Supplemental Environmental Impact Report (EIR) sections.

LSA is requesting a scope and budget augment to complete the tasks that are not a part of LSA's approved scope and budget.

SCOPE OF WORK

Paleontology Report Peer Review

A senior-level LSA paleontologist with an advanced degree in that field will provide third-party peer review of the Applicant-submitted paleontological resources technical report and provide technical comments to the County of Santa Barbara (County). These comments will focus on identifying any deficiencies in the report that need to be addressed in order for the report to be used as supporting documentation for the Supplemental EIR being prepared for the project. As such, the peer review will verify that the report has been appropriately prepared and is adequate with respect to the applicable requirements of the California Environmental Quality Act. As needed, LSA will request clarification of any ambiguous or unclear issues and will make recommendations for revisions and/or additions as warranted. LSA will summarize the findings of this peer review in a memorandum and will conduct one follow-up technical review to assure all comments were adequately addressed.

Budget: \$1,170

Second Round of Technical Report Peer Review

LSA's approved scope and budget assumed that the Applicant-prepared technical reports would be adequate for preparation of the Supplemental EIR and that only one round of peer reviews would be required. However, as detailed in the technical report peer review memoranda submitted to the County on May 31, 2019, the technical reports analyzed full buildout of the project site rather than the project as proposed, which will leave a 4.7-acre area on the western portion of the site undeveloped. Because the Supplemental EIR is required to analyze the proposed project, the

technical reports need to be revised to include an analysis of the proposed project, which is a substantial revision that was not anticipated in LSA's original scope and budget.

LSA will make every effort to conduct a majority of the peer reviews in this second round within the original scope and budget; however, additional budget is required for a second peer review for the following technical reports where the revision from analysis of full build out to analysis of the proposed project would substantially change the content of the technical report, including revised modeling for the proposed project:

- Air Quality, Greenhouse Gas Emissions, and Energy Study
- Noise and Vibration Study
- Traffic Impact Analysis

Budget: \$6,200 (\$2,800 for the Air Quality, Greenhouse Gas Emissions, and Energy, \$1,200 for the Noise and Vibration Study, and \$2,200 for the Traffic Impact Analysis)

Paleontology Supplemental EIR Section

Once LSA has received a revised and final paleontological technical report that addresses LSA's peer-review comments and any additional comments from the County, LSA will prepare the paleontological resources section of the Supplemental EIR. This section will incorporate the findings of the paleontological technical report, discuss potential impacts, and include mitigation measures if appropriate. LSA will revise the section per County comments on the Administrative Draft Supplemental EIR and prepare it for inclusion in the Pre-Print and Public Review Draft Supplemental EIR.

Budget: \$2,040

Greenhouse Gas Emissions Supplemental EIR Section

Once LSA has received a revised and final Air Quality, Greenhouse Gas Emissions, and Energy Study that addresses LSA's peer-review comments and any additional comments from the County, LSA will prepare the greenhouse gas emissions section of the Supplemental EIR, revise the section per County comments on the Administrative Draft Supplemental EIR, and prepare it for inclusion in the Pre-Print and Public Review Draft Supplemental EIR. The information provided in this section of the Supplemental EIR will follow the outline provided in LSA's proposal, including the following components:

Describe Existing Environmental Setting

LSA will summarize up-to-date information related to global climate change, along with the climate/meteorological conditions in the project vicinity, and the State, regional, and local setting.

Describe the Existing Regulatory Framework

The existing regulatory framework for global climate change will identify applicable federal, State, SBCAPCD, and Santa Barbara County policies, regulations, and programs.

Assess project greenhouse gas emissions

LSA will compare the quantitative assessment of greenhouse gas emissions associated with all relevant sources related to the project, including construction activities, new vehicle trips, energy consumption, and water usage to significance thresholds established by the SBCAPCD.

Determine the project's consistency with adopted plans

LSA will review adopted plans related to clean air and the reduction of greenhouse gas emissions in the State of California, SBCAPCD, and Santa Barbara County and determine the project's consistency with these plans.

Identify mitigation measures

LSA will identify, where necessary, practical mitigation measures to address any significant project or cumulative impacts. LSA will provide a summary, to the extent information is available, of the expected percentage reduction of GHG emissions from the recommended mitigation measures and project features.

Residual Impacts

LSA will discuss the level of significance of project impacts after the application of prescribed mitigation measures.

Budget: \$4,950

Energy Supplemental EIR Section

Once LSA has received a revised and final Air Quality, Greenhouse Gas Emissions, and Energy Study that addresses LSA's peer-review comments and any additional comments from the County, LSA will prepare the Energy section of the Supplemental EIR, will revise the section per County comments on the Administrative Draft Supplemental EIR, and will prepare it for inclusion in the Pre-Print and Public Review Draft Supplemental EIR.

LSA will incorporate the project's impacts related to energy use for both construction and operation of the proposed project based on the peer-reviewed technical report.

LSA will incorporate the findings of the technical report related to construction-period energy usage for diesel fuel use for off-road construction equipment and diesel and gasoline fuel use for on-road construction vehicles. Once operational, the project's energy consumption would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the proposed project. LSA will incorporate the estimated natural gas and energy consumption and energy intensities by building type based on the technical report findings. Fuel use associated with vehicle trips generated by the proposed project will be reported based on the trip generation rates and vehicle fuel consumption provided in the technical report.

This analysis will also address the project's compliance with applicable energy efficiency standards and will cross-reference the discussion provided in the greenhouse gas emissions discussion as

necessary. For purposes of this analysis, impacts to energy resources will be considered to be significant if the project would result in the wasteful, inefficient or unnecessary consumption of fuel or energy, and conversely if the project would not incorporate renewable energy or energy efficiency measures into building design, equipment use, transportation or other project features.

Budget: \$3,450

BUDGET

LSA proposes to provide the above-mentioned scope of work for a total of \$17,810, for a total contract amount, without the contingency, of \$166,490. LSA's contingency would increase by \$1,780 for a total contract amount, including the contingency, of \$183,138. It is LSA's understanding that the County will process a budget amendment to increase the total amount of LSA's existing contract to pay for these additional services. Please let me know if you have any questions or suggested adjustments to LSA's scope of work.

Thank you.

Sincerely,

LSA Associates, Inc.



Nicole West
Project Manager