



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

Department Name: Planning and  
Development  
Department No.: 053  
For Agenda Of: April 3, 2012  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: 4/5

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**TO:** Board of Supervisors

**FROM:** Department Glenn Russell, Ph.D., Director, (805) 568-2085  
Director(s) Planning and Development  
Contact Info: Doug Anthony, Deputy Director, (805) 568-2046  
Energy Division

**SUBJECT:** **Authorization of Agreement for Services with ICF Jones & Stokes, Inc., to Prepare an Environmental Impact Report for the Cuyama Solar Array Project and Amendments to the County Land Use and Development Code. The Cuyama Solar Array project is located in the First Supervisorial District and the amendments to the County Land Use and Development Code affects all districts.**

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**County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

1. Approve and authorize an Agreement for Services with ICF Jones & Stokes, Inc. (not a local contractor) to prepare an Environmental Impact Report for the Cuyama Solar Array Project and Amendments to the County Land Use and Development Code for the period April 3, 2012 through July 1, 2013 in an amount not to exceed \$275,162, which includes a base cost of \$239,271 as proposed by the contractor and a 15 percent contingency cost of \$35,891. The Agreement for Services is included as Attachment A.
2. Approve the budget revision in Attachment B, increasing Account 7460, Professional & Special Services in Planning and Development in the amount of \$275,162.

**Summary Text:**

The Cuyama Solar Array Project and Board-initiated amendments to the County Land Use and Development Code (Chapter 35) are subject to the California Environmental Quality Act (CEQA). The

applicant and the Planning and Development Department (P&D) agreed that the project may have a significant effect on the environment and, therefore, an Environmental Impact Report (EIR) is required under Section 15064 of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines). At the applicant's request, P&D sent a Request for Proposals for preparing the EIR to five consulting firms. After the County evaluated the proposals for adequacy, the applicant selected ICF Jones & Stokes, Inc. (ICF) to prepare the EIR, consistent with the selection procedures in the County's CEQA Guidelines. Although ICF is not a local contractor, this firm has extensive experience in preparing EIRs for utility-scale solar projects in California. Additionally, ICF is subcontracting with AMEC, a local contractor, for specific services that focus on agricultural resources and Santa Barbara County Land Use policies. The Agreement for Services contract is not to exceed \$275,162. Exhibit A of the attached Agreement includes the technical and cost proposal, which comprises the Scope of Work for preparing the EIR. Board authorization of the Agreement is required because the cost of preparing the EIR will exceed \$100,000.

**Background:**

In October of 2011, P&D deemed the applicant's application for the Cuyama Solar Array Project and Amendments to the County Land Use and Development Code complete. The proposed project has two components. First, the Cuyama Solar Array portion of the project is a request for a Conditional Use Permit (10CUP-00000-00008) to construct a utility-scale solar photovoltaic (PV) project that would produce approximately 40 Megawatts of electric power on approximately 327 acres of agricultural land located southeast of Cuyama, in rural northeastern Santa Barbara County (APN 149-150-029, -030, -031, -032, and a portion of 149-140-076 ). Other zoning permits are associated with the Cuyama Solar Array portion of the project, such as consistency rezone for four parcels (10RZ-00000-00001), a lot line adjustment for three parcels (10LLA-00000-00004), and removal of approximately 167 acres from an Agricultural Preserve Contract (10AGP-00000-00002).

The second component of the project is proposed amendments to the County's Land Use and Development Code (10ORD-00000-00001). This portion of the project would allow for the permitting of utility-scale solar PV projects in the inland Ag-II area of the County with a Major Conditional Use Permit. On April 12, 2011, the Board of Supervisors adopted a Resolution initiating these amendments to the Santa Barbara County Land Use and Development Code.

Consistent with Section 15087 of the CEQA Guidelines, once the Board approves the Agreement for Services, P&D will oversee preparation of the EIR that analyzes the project and circulate the EIR for public review and comment.

**Fiscal and Facilities:**

All costs for this project are fully reimbursed by the project applicant. The cost of the EIR for the Cuyama Solar Array Project and Amendments to the County Land Use and Development Code is for an amount not to exceed \$275,162. Approval of the attached budget revision in the amount of \$275,162 will provide budget authorization to fund the Agreement.

The applicant has deposited the full amount of the EIR Agreement for Services with P&D to pay the costs for ICF to prepare the EIR. P&D will continue to invoice the applicant for all staff time necessary to administer the Agreement for Services and related planning actions. These funds are budgeted in the Operating Expenditures of the Energy Division on page D-324 of the County of Santa Barbara Fiscal Year 2011 – 2012 Operating Plan.

**Special Instructions:**

The Clerk of the Board will forward a copy of the Agreement for Services and Minute Order to P&D, Energy Division, attention Kathy Pfeifer.

**Attachments:**

Attachment A: Agreement for Services between the County of Santa Barbara and ICF Jones & Stokes, Inc. for the Cuyama Solar Array Project and Amendments to the County Land Use and Development Code

Attachment B: Budget Revision

**Authored by:**

Kathy Pfeifer, Energy Division Planner, (805) 568-2507

## Attachment A

Agreement for Services  
between the County of Santa Barbara and ICF Jones & Stokes, Inc.  
for the Cuyama Solar Array Project and  
Amendments to the County Land Use and Development Code

## Attachment B

### Budget Revision