

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING 123 E. ANAPAMU ST. SANTA BARBARA, CALIF. 93101-2058 PHONE: (805) 568-2000 FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION HEARING OF NOVEMBER 7, 2018

RE: SEPV Cuyama Utility-Scale Solar Photovoltaic and Battery Energy Storage Facility Project; 17GPA-00000-00006, 17CUP-00000-00044

Hearing on request of the applicant, SEPV Cuyama, LLC to consider:

- a) 17GPA-00000-00006 [application filed on November 14, 2017] for the amendment of the Santa Barbara County Comprehensive Plan Land Use Element Map Comp-9 by applying the Utility-Scale Solar Photovoltaic Facility Overlay to Assessor's Parcel Number 149-150-033; and
- b) 17CUP-00000-00044 [application filed on November 14, 2017] for approval of a Conditional Use Permit to allow for the construction and operation of the SEPV Cuyama Solar Facility in compliance with County Land Use and Development Code Sections 35.59 (Utility-Scale Photovoltaic Facilities) and 35.82.060 (Conditional Use Permits).

A Programmatic EIR, Case No. 11EIR-00000-00005, was certified by the County Board of Supervisors for future utility-scale solar development within the Cuyama Valley—Rural Region. The activity proposed is within the scope of the program EIR approved earlier (11EIR-00000-00005) and the program EIR adequately describes the activity for the purposes of CEQA. The application involves Assessor Parcel No. 149-150-033, with no associated address and located approximately 0.4 miles north of Foothill Road and 0.5 miles east of Kirschenmann Road in the Cuyama Area, First Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of November 7, 2018, Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to recommend that the Board of Supervisors:

1. Recommend that the Board of Supervisors make the required findings for approval of the Comprehensive Plan Amendment (17GPA-00000-00006) and Conditional Use Permit (17CUP-

Planning Commission Hearing of November 7, 2018 SEPV Cuyama Utility-Scale Solar Photovoltaic and Battery Energy Storage Facility Project 17GPA-00000-00006, 17CUP-00000-00044 Page 2

0000-00044) as specified in Attachment A of the staff report dated October 30, 2018, including CEQA findings; and

- 2. Recommend that the Board of Supervisors, after considering the environmental review documents included as Attachments C and D [CEQA Guidelines Section 15168(c) Supplemental Document to the EIR dated October 30, 2018 together with the previously certified EIR, Case No. 11EIR-00000-00005] determine that as reflected in the CEQA findings, the project is within the scope of a previous Program EIR and no subsequent Environmental Impact Report shall be prepared for this project; and
- 3. Adopt a resolution recommending that the Board of Supervisors approve and adopt a resolution, included as Attachment F to this staff report, amending the Comprehensive Plan to add the Utility-Scale Solar Photovoltaic Facility Overlay to the 20.44-acre Project site (Resolution included as Attachment F and Board of Supervisors draft Resolution is Attachment 1 to Attachment F of the staff report dated October 30, 2018); and
- 4. Recommend that the Board of Supervisors approve Conditional Use Permit (17CUP-00000-00044) subject to the Revised Conditions of Approval included as Attachment B of this action letter and as revised at the hearing of November 7, 2018.

REVISION TO THE CONDITIONS OF APPROVAL

Condition 50 of Attachment B was added as follows:

50. Fencing for Animal Passage. During project operations the minimum distance from ground level to any fence's first rung shall be 3.5 to 6 inches to allow free movement of wildlife species across the project site as long as fencing exists on the property.

PLAN REQUIREMENTS AND TIMING: The condition shall be noted on any plans including fencing and shall be graphically depicted in fencing detail on plans prior to issuance of Zoning Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all perimeter fencing requirements are in place as required.

The attached findings and conditions reflect the Planning Commission's Recommendations of November 7, 2018.

Sincerely,

Secretary to the Planning Commission

Planning Commission Hearing of November 7, 2018 SEPV Cuyama Utility-Scale Solar Photovoltaic and Battery Energy Storage Facility Project 17GPA-00000-00006, 17CUP-00000-00044 Page 3

cc: Case File: 17GPA-00000-00006, 17CUP-00000-00044

Planning Commission File

Owner: Earl Cletus McDonnell, 1560 Ewing Road, Arroyo Grande, CA 93420

Das Williams, First District Supervisor

Michael Cooney, First District Planning Commissioner

Jenna Richardson, Deputy County Counsel

Joe Dargel, Planner

Attachments:

Attachment A - Findings

Attachment B – Revised Conditions of Approval Attachment F – General Plan Amendment Resolution

JW/dmv

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (PER CEQA SECTION 15162

1.1.1 RELIANCE ON PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR),_CONSIDERATION OF THE SUPPLEMENTAL DOCUMENT AND FULL DISCLOSURE

The Board of Supervisors has considered the Supplemental Document dated October 30, 2018 (Attachment C) together with the previously certified EIR [11EIR-00000-00005] for the SEPV Cuyama Solar project (17GPA-00000-00006 and 17CUP-00000-00044). The Supplemental Document reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA. The Supplemental Document, together with the EIR [11EIR-00000-00005], is adequate for this proposal. On the basis of the whole record, including the Supplemental Document, the previously certified CEQA document, and any public comments received, the Board of Supervisors finds that the project changes described in the Supplemental Document show that the environment effects of this project were covered in the prior Program EIR and no new environmental effects could occur and no new mitigation measures are required; therefore, the prior Program EIR along with the Supplemental Document are sufficient for this project pursuant to CEQA Guidelines Section 15168(c). As discussed in Section 6.1 of the Planning Commission staff report and the Supplemental Document, both dated October 30, 2018, herein incorporated by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 since there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

1.1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or mitigate to the maximum extent feasible the environmental effects. When the Program EIR (Case No. 11EIR-00000-00005) was certified, the Board of Supervisors also amended the County Land Use and Development Code (LUDC) to incorporate all of the Program EIR mitigation measures as development standards for utility-scale solar projects developed on agricultural lands in the Cuyama Valley Rural Region. The mitigation measures identified in 11EIR-00000-00005 for future development of utility-scale solar projects have been incorporated into the County LUDC Subsection 35.59.040 — Utility-Scale Photovoltaic Facilities. To ensure compliance with adopted mitigation measures during future project implementation, the ordinance was amended

to include development standards for each adopted mitigation measure that identify the action required to ensure compliance. Therefore, a separate mitigation monitoring and reporting program is not necessary, and the County Board of Supervisors finds the amendment to the County LUDC sufficient for a monitoring and reporting program.

1.1.4 FINDINGS ADDRESSING SUPPLEMENTA DOCUMENT ISSUE AREAS

The Supplemental Document prepared for the project addressed the following issues: Air, Agricultural, Cultural, Biological, Noise, and Traffic. The Supplemental Document dated October 30, 2018, incorporated herein by reference, finds that the previously certified EIR [11EIR-00000-00005], may be used to fulfill the environmental review requirements of the current project. Since none of the following have occurred, as discussed in Section 6.1 of the staff report to the Planning Commission dated October 30, 2018, incorporated herein by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15168(c) and 15162: there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

2.0 COMPREHENSIVE PLAN AMENDMENT FINDINGS

- 2.1 FINDINGS REQUIRED FOR APPROVAL OF AMENDMENTS (§35.104.060).

 An application for an Amendment to the Comprehensive Plan, Development Code or Zoning Map may be approved only if the review authority first makes all of the following findings, as applicable to the type of Amendment.
 - A. Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.
 - 1. The request is in the interests of the general community welfare.

The SEPV Cuyama Solar Facility is a utility-scale renewable energy facility and the Energy Element of the Comprehensive Plan encourages the development of alternative or renewable energy sources. The Cuyama Valley Rural Region is appropriate for this type of development because it contains one of the highest levels of solar insolation in the County. Development of the site will result in the conversion of approximately 20 acres of currently vacant grazing land to an industrial use. As discussed in Section 6.1 of the Planning Commission staff report, dated October 30, 2018 and incorporated herein by reference, the suspension of potential agricultural use on 20 acres of a vacant agriculture parcel for the purpose of developing alternative energy balances the County's goals, policies, and regulations. As such, the request is in the interests of the general community welfare as it will provide a source of renewable energy to the electrical grid, ultimately helping to meet County as well as State goals for renewable energy production.

2. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

On October 7, 2014, as part of the Cuyama Solar Array project, the County Board of Supervisors adopted a Resolution that amended the County's Comprehensive Plan Land Use Element (Case No. 13GPA-00000-00002) to allow utility-scale solar photovoltaic facilities on up to 600 acres within the Cuyama Valley Rural Region on lands designated Agriculture II (A-II) and zoned Agriculture II (AG-II). The project site is located within the Cuyama Valley Rural Region on lands designed A-II. The request is consistent with the County's Comprehensive Plan including, but not limited to, the Land Use Element, the County Land Use and Development Code, and State planning and zoning laws as discussed in these Findings and in Section 6 of the staff report, dated October 30, 2018 and incorporated herein by reference.

3. The request is consistent with good zoning and planning practices.

The project is consistent with good zoning and planning practices as it is consistent with local and state planning regulations, as discussed in Section 6 of the staff report, dated October 30, 2018 and incorporated herein by reference. Further, the modification of the Comprehensive Plan Utility-Scale Solar Photovoltaic Facility Overlay to include the 20-acre parcel is consistent with the intent of the overlay, which allows conversion of up to 600 acres of agricultural land within the Cuyama Valley Rural Region to utility-scale solar development. The approval of this Comprehensive Plan Amendment will constitute the second utility-scale solar project in the Cuyama Valley Rural Region and will bring the total acreage of the overlay to 347 acres. This will result in further development of renewable energy resources in a location that has the highest levels of solar insolation in the County, and therefore is consistent with good zoning and planning practices.

B. Additional finding for Comprehensive Plan Amendments.

1. If the request is for an amendment to the Comprehensive Plan, then the review authority shall also find that the request is deemed to be in the public interest.

The Comprehensive Plan Amendment is in the interest of actively promoting and responding to State and federal mandates to reduce greenhouse gas emissions, including Global Warming Solutions Act of 2006 (AB 32) and the California Renewable Energy Resources Act, which requires all California utilities to procure 33 percent of their electricity from renewable sources by 2020, with intermediate targets of 20 percent by the end of 2013, and 25 percent by end of 2016. The project contributes to achieving renewable energy goals to address public concerns related to greenhouse gas emissions and climate change, energy security, and fossil fuel dependence.

The Comprehensive Plan Amendment will allow for the development of a utility-scale solar photovoltaic facility on 20 acres of land designated A-II and zoned AG-II-40 in the Rural Area of the Cuyama Valley Rural Region. As discussed in 11EIR-00000-00005, development of future utility-scale solar facilities would realize beneficial impacts to greenhouse gases, energy supply, and hydrology and water quality in the Cuyama Valley. Development standards established in the County Land Use and Development Code, along with a discretionary permit

process, are intended to reduce adverse impacts to environmental resources and services for projects such as this in the Cuyama Rural Region.

3.0 CONDITIONAL USE PERMIT FINDINGS

3.1 FINDINGS REQUIRED FOR ALL CONDITIONAL USE PERMITS.

In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings, as applicable:

1. The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed;

The proposed site is located on 20 acres of agricultural land and is adequate in terms of location, physical characteristics, shape and size to accommodate a 3 MWac solar photovoltaic facility. The site has been selected to accommodate the size and use of the project, including physical characteristics such as topography, existing roadway infrastructure, and proximity to the adjacent 327-acre Cuyama Solar site and associated PG&E infrastructure. Therefore, this finding can be made.

2. Environmental impacts.

a. Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.

Section 6.1 of the Planning Commission Staff Report dated October 30, 2018, and incorporated herein by reference, discusses the impact analysis in the Supplemental Document to Environmental Impact Report [11EIR-00000-00005] and analyzes potential impacts associated with the development of the SEPV project. Impacts associated with visual and agricultural resources and land use compatibility as analyzed in the Cuyama Utility-Scale Solar Programmatic EIR could not be mitigated to less than significant levels. Seventeen development standards were identified as mitigation measures in 11EIR-0000-00005 and were incorporated into the LUDC to mitigate impacts associated with the future utilityscale solar development in the Cuyama Valley Rural Region to the maximum extent feasible. The project conditions of approval, included as Attachment B to the Planning Commission staff report dated October 30, 2018, and incorporated herein by reference, will ensure that the impacts assessed under 11EIR-00000-00005 are mitigated as intended by the EIR. These include: implementing aesthetic design treatment features; reducing night time lighting; reducing day time glare; locating utility-scale solar facilities away from scenic or eligibly scenic highways; and requiring preparation of a Demolition and Reclamation Plan and financial assurances necessary to guarantee removal of the facility and allow the use of the land to return to agricultural uses or be consistent with current land use plans, policies, and zoning requirements in place at the time of removal. Therefore, this finding can be made.

3. Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

Because the project will be operated and monitored remotely, long term traffic is not expected to increase as a result of the project. During construction, it is expected that a maximum of 33 workers will be employed, and daily construction trips will peak at 35 daily trips. As described in the Traffic Impact Analysis dated April 19, 2012 for the Cuyama Solar Array project, 378 average daily traffic trips were counted along Kirschemann Road near the project site. Additionally, Traffic Impact Analysis shows the intersection of Kirschemann Road and SR-166 was measured at Level of Service A, which is considered a free-flow condition. Therefore, daily traffic volumes will be well below the roadway operational design standard and this finding can be made.

4. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

The project will not result in an increase in population, and thus will not have a significant impact on existing police protection, fire protection, or health care services. Additionally, the applicant has provided a Can and Will Serve Letter from the Cuyama Community Services District, who will provide metered water delivery to the site for temporary construction activities. Once operational, the project will not result in water demand, will not be connected to sanitary, or have the need for wastewater disposal. Therefore, this finding can be made.

5. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

The Project site is located in an agricultural area used for cultivated agriculture purposes and scattered rural residences. Human activity is limited in this area; therefore, noise levels are typically limited. Short-term nuisance factors associated with the project, including construction traffic, construction noise, and construction dust generation will be addressed by proposed conditions of approval.

During the operational phase, the project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood. Operation of the project site will not create Right-to-Farm or other nuisance impacts to adjacent productive agricultural operations because the project will not result in a significant amount of particulates after the construction phase is complete and will include a Pest and Weed Management Plan. Additionally, the project will tolerate dust, pesticides, and herbicides from nearby agricultural operations. Night time lighting and day time glare will be addressed to the extent possible by application of standard project conditions. Specifically, project conditions will require aesthetic design treatments, board of architectural review, low intensity lighting, and low-glare materials and will provide compatibility of the project with the existing agricultural landscape. Additionally, the proposed project does not have the potential to generate factors such as smoke, odors or noise, which will be incompatible with the surrounding area or that will be detrimental to the comfort, convenience, general welfare, health and safety of the surrounding area.

Therefore, this finding can be made.

6. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

As discussed in Sections 6.2 and 6.3 of the Planning Commission Staff Report dated October 30, 2018, and incorporated herein by reference, the proposed project is in compliance with all applicable laws, rules, regulations and development standards of the County's zoning ordinances and Comprehensive Plan. Therefore, this finding can be made.

7. Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The project is located adjacent to a 327-acre utility-scale solar photovoltaic facility and will be compatible with the surrounding development. However, as analyzed in the programmatic and project specific EIR (11EIR-00000-00005) and discussed further in the Supplemental Document to the EIR, mitigation measures will require aesthetic design treatments, low-intensity lighting, and reduction of glare, which will minimize the visual intrusion of the proposed project.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 30, 2018, and incorporated herein by reference, LUDC Development Standards AV-1 through AV-4 address avoidance of significant visual impacts to designated or eligible designated scenic highways through appropriate project siting, aesthetic design treatments, low-intensity lighting, and minimization of glare, which will minimize the visual intrusion of new solar facilities. With the implementation of the proposed conditions of approval, the proposed project is consistent with Development Standards AV-1 through AV-4 and the project is compatible with the rural character of the area, to the maximum extent feasible in consideration of technical requirements. Finally, the proposed project has been designed in a manner that is compatible with the rural and scenic character of the area. Adherence to the project conditions of approval will ensure that the solar arrays will not result in grading scars, will not be prominently visible from SR-166 and SR-33, and will not obstruct scenic views of the mountains located south and west of the project site as seen from these highways. Therefore, this finding can be made.

ATTACHMENT B

REVISED CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT

LAND USE AND DEVELOPMENT CODE, CHAPTER 35

CASE NO. 17CUP-00000-00044

SEPV Cuyama Solar Project Conditional Use Permit

A. A Conditional Use Permit is Hereby Granted:

TO: SEPV Cuyama, LLC.

APN: 149-150-033

PROJECT ADDRESS: Not Assigned

ZONE: AG-II-40

AREA/SUPERVISORIAL DISTRICT: First

FOR: SEPV Cuyama Solar Project

- B. This permit is subject to compliance with the following condition(s):
- 1. Proj Des-01 Project Description. This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-I, dated October 30, 2018, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The request is for a Conditional Use Permit and Comprehensive Plan Amendment to construct and operate a solar photovoltaic (PV) electricity generating facility with the capacity to generate, store and deliver up to 3 megawatts (MWac) of renewable electrical energy during peak periods of production. A Comprehensive Plan Amendment is required to place the parcel with the Utility-Scale Solar Photovoltaic Overlay designation depicted on the Land Use Element Comp-9 Map. The facility, called SEPV Cuyama, would be designed to operate year-round and would generate and store electricity during the daylight hours when local electricity demand from Pacific Gas and Electric (PG&E) customers is typically at its peak. The facility would also include an optional energy storage capability utilizing lithium ion batteries stored in up to three 40-foot long shipping containers located on-site and connected to the PV system with underground electrical conduit. The battery storage system would be designed to charge during off-peak periods and discharge

during peak periods. Electricity generated by the project would be interconnected to the PG&E electrical distribution system at an existing PG&E 21 kV line that runs north-south along the western boundary line of the property. The PG&E Substation is approximately 2.5 miles northwest of the SEPV Cuyama project site.

The major components of the facility would be PV modules, single-axis sun tracking support structures, battery storage and electronic/electrical equipment. The PV modules would be mounted to steel support structures designed and installed to properly position the PV modules to maximize the amount of sunlight that can land upon their surfaces. The single-axis sun tracking arrays (a row of PV modules) would be oriented along a north-south axis to allow the PV modules to rotate from east to west in order to track or follow the sun's path throughout a day. These support structures would be mounted on foundations of steel beams or tubes directly embedded into the ground to a depth of five to eight feet depending upon loading and soil conditions. These structural elements are typically driven into the earth with vibratory or hydraulic press-in methods. The PV modules, at their highest point of the solar tracking during the day, would be less than nine feet above the ground surface. The battery energy storage containers would be 9.5 feet above ground surface.

The direct current (DC) electrical output from the PV modules and battery storage units would be transferred to inverters which convert the DC energy to high quality utility grade alternating current (AC) electricity. Electrical transformers would be used to boost the AC voltage output of the inverters to the 21 kV level required to interconnect to PG&E's existing overhead distribution circuit that runs adjacent to the west side of the project site. The produced energy from the SEPV Cuyama solar plant would be routed through an underground electrical line to customer metering and switchgear units located on four separate poles, then to an existing pole mounted PG&E metering and switchgear unit for interconnection to the 21 kV PG&E overhead line.

The facility would be accessed from the existing un-named road along the westerly line of the property with on-site perimeter and center line compacted dirt roads for fire access and facility operations. A six foot tall chain-link security fence would be installed around the perimeter of the site to restrict public access during construction and operations. A remotely monitored security system would be installed to discourage and record any incidents of vandalism and/or trespassing. The facility would be remotely operated, controlled and monitored and with no requirement for daily on-site employees. Local and remote operations and maintenance staff would be on-call to respond to any alerts generated by the monitoring systems, and would be present on the site periodically to perform maintenance. A maintenance staff of two to three people would be responsible for performing all routine and emergency operational and maintenance activities and would be on-site infrequently for brief periods of time. Such activities include inspections, equipment servicing, site and landscape clearing, and periodic washing of the PV modules if needed (up to four times per year) to increase the performance of the panels.

The proposed solar project site is to the east of the existing 40 MWac Cuyama Solar Array project site. Grading would be minimal and include 3,388 cubic yards of cut and fill. One eucalyptus tree and two scrub pine trees are proposed for removal. The parcel would be served by the Santa Barbara County Fire District. Access would be provided off of the existing un-named road running north-south along the westerly line of the property. The property is a 20.44-acre (net) parcel zoned AG-II-40 and shown as Assessor's Parcel Number 149-150-033, with no associated address and located approximately 0.4 miles north of Foothill Road and 0.5 miles east of Kirschenmann Road in the Cuyama Area, 1st Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. Proj Des-02 Project Conformity. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

PROJECT SPECIFIC CONDITIONS

3. Demolition and Reclamation Plan. The Project owner/operator shall submit a Demolition and Reclamation Plan to allow the use of the land to return to agricultural uses or be consistent with current land use plans, policies, and zoning requirements in place at the time.

TIMING: The Owner/Applicant shall submit the Demolition and Reclamation Plan to P&D for review and approval prior to issuance of zoning clearance.

MONITORING: P&D staff shall perform site inspections throughout demolition and reclamation activities to ensure implementation and compliance of the approved Demolition and Reclamation Plan.

4. Financial Assurance for Demolition and Reclamation. The Owner/ Applicant shall submit to the Director:

An itemized cost estimate for removal of all structures and equipment and reclamation of the project site and an estimate from a qualified party of the reclamation value of the solar facility infrastructure. The bases for all estimates shall be identified and documented. The estimates shall be revised and updated and resubmitted to P&D every five years.

The Project owner/operator shall submit to P&D a financial assurance mechanism acceptable to P&D for the cost of removal of structures and equipment and reclamation of the project site. The amount of the assurance shall be based on the itemized cost estimate. The financial security shall be in place for the life of the Project. P&D will release the security upon successful completion of structure and equipment removal and site reclamation, as determined by P&D.

TIMING: The financial assurance for demolition and reclamation shall be submitted to P&D for review and approval prior to issuance of zoning clearance. The permittee shall update and resubmit the financial assurance amount to P&D every five years.

MONITORING: P&D staff shall monitor successful completion of structure and equipment removal and site reclamation. County shall release financial assurance upon determination that all structures and equipment have been removed and the site reclaimed pursuant to the approved Demolition and Reclamation Plan.

5. Standard Condition AG-05. Buyer Notification. The Owner/Applicant shall provide a signed document indicating the following:

"This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. The Board of Supervisors has determined that it is in the public interest to preserve agricultural land and operations within the County of Santa Barbara and specifically to protect these lands for exclusive agricultural use. Any inconvenience or discomfort from properly conducted agricultural operations, including noise, odors, dust, and chemicals will not be deemed a nuisance per Section 3-23, Article V, Chapter 3 of the County Code. In the event that the property and/or project is sold, the Owner/Applicant shall notify the future owner of this condition."

TIMING: The Owner/Applicant shall submit a signed copy of the buyer notification prior to zoning clearance.

MONITORING: P&D processing planner shall verify that the notification conforms to permit condition requirements.

6. Aesthetic Design Treatments. The exterior of the inverter boxes and the exterior of structures, lighting fixtures and poles, above ground poles/ towers will be factory treated with a non-specular dull finish or using standard environmental coloring to minimize contrast with the existing landscape to the extent feasible. If infeasible, written proof of infeasibility shall be provided to NBAR and subject to NBAR approval. All galvanized surfaces shall be treated to minimize reflective properties using poly bonded vinyl coating, powder coating, or special non-specular dulling treatment. Surfaces shall include, but not limited to fences, PV panel support structures, brackets and pins to the extent feasible. Battery storage containers shall be painted to match the existing surroundings in non-reflective paint.

PLAN REQUIREMENTS: The Owner/Applicant shall prepare an Aesthetic Design Treatment Plan, including sample materials and paint/treatment palettes, and submit that Plan to the North County Board of Architectural Review (NBAR) and P&D staff for review and approval.

TIMING: The Owner/Applicant shall submit the Aesthetic Design Treatment Plan to P&D staff and NBAR for review and approval prior to issuance of zoning clearance.

MONITORING: P&D staff shall ensure the plan is implemented prior to issuance of occupancy permits.

7. Low Intensity Lighting. All construction and operational lighting shall include use of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots.

PLAN REQUIREMENTS: The Owner/Applicant shall prepare a lighting plan depicting the low-intensity lighting specifications noted above and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: The lighting plan shall be submitted to P&D staff for review and approval prior to issuance of zoning clearance.

MONITORING: P&D staff shall confirm implementation of the low-intensity lighting plan prior to issuance of occupancy permits.

8. Minimize Glare. Solar panels and hardware shall be designed to minimize glare and spectral highlighting to the extent feasible.

PLAN REQUIREMENTS: This site plan shall include the specifications above.

TIMING: The Owner/Applicant shall submit site plans shall to P&D staff for review and approval prior to issuance of zoning clearance.

MONITORING: P&D staff shall confirm implementation of approved solar equipment prior to issuance of occupancy permits.

9. Fire Prevention Plan. The Owner/Applicant shall submit a Fire Prevention Plan to P&D that has been approved by the Santa Barbara County Fire Department to identify sources of fire hazards and methods to mitigate for fire hazards during construction and throughout operation of the project.

TIMING: Prior to issuance of a zoning clearance, the Owner/Applicant shall submit the Plan as approved by County Fire Department to the P&D permit processing planner.

MONITORING: P&D compliance monitoring staff shall confirm compliance in the field.

PLAN REQUIREMENTS: This condition shall be included on building and grading plans.

10. Pest and Weed Management Plan. The Owner/Applicant shall submit a Pest and Weed Management Plan to P&D for review and approval so invasive species are not introduced to adjacent agricultural lands during construction and throughout operation of the project.

TIMING: Prior to issuance of a zoning clearance, the Owner/Applicant shall submit the Plan to the P&D permit processing planner for review and approval. The Plan shall be implemented during construction and throughout operation of the facility.

MONITORING: P&D compliance monitoring staff shall confirm compliance in the field.

PLAN REQUIREMENTS: This condition shall be included on building and grading plans.

11. Standard Condition Noise-02 Construction Hours. The Owner/Applicant, including all contractors and subcontractors, shall limit noise generating construction activity (those activities exceeding 65 dBA (L_{eq} 10-min) within 1,600 feet of sensitive receptors, including associated outside activity areas), including equipment maintenance and site preparation, to the hours between 7 a.m. and 4 p.m., Monday through Friday. No noise generating construction activities shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, painting, module installation and dust control activities are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post signs stating these restrictions at construction site entries. The 1,600 foot limit shall be printed on approved grading and building plans.

TIMING: The Owner/Applicant shall provide grading and building plans indicating the 1,600 foot limit to P&D staff for review and approval prior to issuance of zoning clearance. Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and P&D permit compliance staff shall confirm compliance in the field and respond to complaints.

12. Noise Reduction Plan. The Applicant, in conjunction with a qualified acoustical consultant, shall develop a Noise Reduction Plan for the site acceptable to P&D to ensure that construction noise does not exceed 65 dBA (L_{eq} 10-min) at residences, including associated outside activity areas, located within 1,600 feet of the site. The plan shall specify the type, location, and length of noise barriers.

PLAN REQUIREMENTS: The Owner/Applicant shall submit the Noise Reduction Plan for the site to P&D. The 1,600-foot noise mitigation zone shall be clearly shown on all approved grading and building plans. The plans shall incorporate requirements of the P&D approved Noise Reduction Plan.

TIMING: The Owner/Applicant shall submit the Noise Reduction Plan to P&D staff for review and approval prior to issuance of zoning clearance. Noise Reduction Plan measures shall be implemented prior to commencement of construction activities within 1,600 feet of residences and remain in the designated location during construction activities within the 1,600-foot zone.

MONITORING: The Owner/Applicant shall demonstrate that the Noise Reduction Plan is fully implemented prior to commencement of construction activities within 1,600 feet of residences. P&D staff shall perform site inspections throughout the construction phase to ensure compliance.

- 13. Traffic Control Plan. The Owner/Applicant shall prepare and implement a traffic control plan to reduce construction-related impacts on roadway operation, safety hazards, alternative transportation, parking, and emergency access. Construction traffic control plans typically include the following.
 - 1. A street layout showing the location of construction activity and surrounding streets to be used as detour routes, including special signage.
 - 2. A tentative start date and construction duration period for each phase of construction.
 - 3. The name, address, and emergency contact number for those responsible for maintaining the traffic control devices during the course of construction.
 - 4. Written approval to implement traffic control from local agencies with jurisdiction, as needed.

Additionally, the construction traffic control plan will include the following stipulations.

- 1. Provide access for emergency vehicles at all times.
- 2. Avoid creating additional delay at intersections currently operating at congested conditions, either by choosing routes that avoid these locations or limiting construction activities to nonpeak hours.
- 3. Maintain access for driveways and private roads, except for brief periods of construction, in which case property owners will be notified.
- 4. Provide adequate off-street parking areas at designated staging areas for construction-related vehicles.

- 5. Maintain pedestrian and bicycle access and circulation during Project construction where safe to do so. If construction encroaches on a sidewalk, a safe detour will be provided for pedestrians at the nearest crosswalk. If construction encroaches on a bike lane, warning signs will be posted that indicate bicycles and vehicles are sharing the roadway.
- 6. Use traffic controls that include flag persons wearing Occupational Safety and Health Administration—approved vests and using a "Stop/Slow" paddle to warn motorists of construction activity.
- 7. Maintain access to transit services and ensure that public transit vehicles are detoured.
- 8. Post standard construction warning signs in advance of the construction area and at any intersection that provides access to the construction area.
- 9. Post construction warning signs in accordance with local standards or those set forth in the California MUTCD (Caltrans 2010) in advance of the construction area and at any intersection that provides access to the construction area.
- 10. During lane closures, notify local police and fire departments of construction locations to ensure that alternative evacuation and emergency routes are designed to maintain response times during construction periods, if necessary.
- 11. Provide written notification to contractors regarding appropriate routes to and from construction sites, and weight and speed limits for local roads used to access construction sites. Submit a copy of all such written notifications to the local agencies with jurisdiction.
- 12. Repair or restore the road right-of-way to its original condition or better upon completion of work.

PLAN REQUIREMENTS: A Construction Traffic Control Plan shall be prepared and submitted to P&D and Public Works.

TIMING: The Owner/Applicant shall submit the Traffic Control Plan to P&D and Public Works for review and approval prior to issuance of zoning clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D staff Traffic Control Plan implementation. Field inspection will be conducted by P&D staff to ensure that the plan is being implemented throughout the construction phase.

- 14. Standard Condition Air-01: Dust Control. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
 - a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.

- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off- site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:

Seed and water to re-vegetate graded areas; and/or

Spread soil binders; and/or

Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who shall have the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to issuance of grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building Department shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

15. Erosion and Sediment Control Plan. Where required by the latest edition of the Califomia Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite, and implement BMPs to prevent all non-stormwater discharges (dust suppression, dewatering, wastewater, etc.). The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on these requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm) refer to Erosion and

Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. Example SWPPP and typical design for site-appropriate BMPs are available from Caltrans (SWPPP-WPCP Templates) and the California Stormwater Quality Association (California Stormwater BMP Handbook – Construction).

PLAN REQUIREMENTS: The grading and drainage plans SWPPP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP/ESCP measures shall be implemented prior to the commencement of grading and remain in place throughout the year, as appropriate. The SWPPP/ESCP requirements for the rainy season shall be implemented between November 1st and April 15th of each year; all other pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

- 16. Standard Condition WatConv-01: Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:
 - 1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
 - 2. Apply concrete, asphalt, and seal coat only during dry weather.
 - 3. Store, handle and dispose of construction materials and waste such as stockpiles of soil or gravel, paint, mortar, concrete slurry, fuels, wastewater, contaminated runoff, etc. in a manner which controls pollutant discharges, prevents any discharges from the construction site, and protects from exposure of construction materials and waste to storm water.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site Best Management Practices are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

17. Standard Condition WatConv-07: Construction General Permit. The Owner/Applicant will submit proof of exemption or a copy of the NOI to obtain coverage under the Construction General Permit of the NPDES issued by the RWQCB.

TIMING: Prior to issuance of grading permit the Owner/Applicant will submit proof of exemption or a copy of the NOI and will provide a copy of the required SWPPP to Planning and Development. The Owner/Applicant will keep a copy of the SWPPP on the Project site during grading and construction activities.

MONITORING: The Planning and Development permit processing planner will review the documentation prior to approval of the grading permit. Planning and Development compliance monitoring staff will inspect the site during construction for compliance with the SWPPP.

- 18. Standard Condition NPDES-23: SWQMP-Operation. The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the drainage system after development. The SWQMP shall identify:
 - 1. A combination of structural and non-structural BMPs from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
 - 2. Potential pollutant sources that may affect the quality of the storm water discharges;
 - 3. Design and placement of structural and non-structural BMPs to address identified pollutants;
 - 4. Inspection and maintenance program;
 - 5. Method for ensuring maintenance of all BMPs over the life of the project.

PLAN REQUIREMENTS: The Owner/Applicant shall (1) submit the SWQMP to P&D for review and approval prior to final plan approval; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to final plan approval to ensure installation and maintenance.

TIMING: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The Owner/Applicant shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff annually between October 1 and 31. The Owner/Applicant shall record a buyer notification that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.

MONITORING: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

19. Standard Condition SolidW-02. Solid Waste-Recycle. The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling.

PLAN REQUIREMENTS: The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins.

TIMING: Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

20. Standard Condition SolidW-03. Solid Waste-Construction Site. The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction.

TIMING: Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

21. Standard Condition Aest-09 Construction Clean-up. The developer shall clear the project site of all excess construction debris.

PLAN REQUIREMENT: This requirement shall be noted on final building plans.

TIMING: Debris clearance shall occur prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

22. BR-1. Worker Environmental Awareness Program. The applicant shall prepare a Worker Environmental Awareness Program that shall be presented to all construction personnel and employees before any ground-disturbing activities commence at the site. This presentation shall include information on special status species with potential to occur at the site, including habitat needs, protection status, and required mitigation measures. Each worker shall be provided with a hand-out of pertinent information.

TIMING: Training shall be presented to all construction personnel and employees before any ground-disturbing activities commence at the site.

MONITORING: Sign-in sheets documenting the trainings shall be maintained by the applicant and submitted to the County monthly.

23. BR-2. Conduct Nesting Bird Surveys. If seasonal avoidance of nesting birds is not feasible and construction activities are scheduled to occur during the nesting season (March 15 to August 15 or as determined by the County), a qualified biologist shall conduct a preconstruction survey of the project site and the area within 100 feet of the site, including denuded areas, within seven days prior to the start of ground-disturbing activities. A qualified biologist shall also conduct periodic surveys of the project site, during the nesting season, after the start of construction and at weekly intervals, until such time that no potential nesting habitat remains onsite (e.g. vegetation clearing has been completed). If nesting birds are found within the survey area, an appropriate buffer around the nest shall be identified by the qualified biologist to ensure compliance with Fish and Game Code Sections 3503 and 3513, and no new activities would be allowed within the buffer until the

young have fledged from the nest, as determined by the qualified biologist, or until the nest fails for reasons unrelated to the project. Preconstruction survey reports shall be submitted to the County.

PLAN REQUIREMENTS: The Owner/Applicant shall retain a qualified biologist to conduct nesting surveys prior to the start of construction. This condition shall be included on grading plans, and the results of the survey shall be submitted to P&D prior to initiation of grading activities. The name and contact information for the qualified biologist shall be provided to P&D prior to the survey.

TIMING: The surveys shall be conducted no sooner than 7 days prior to the start of construction. P&D shall be notified prior to the survey of the proposed survey date. The nesting bird surveys shall be submitted to P&D staff for review and approval prior to the initiation of grading activities.

MONITORING: P&D shall review the results of the survey prior to initiation of grading activities, and P&D staff shall confirm compliance in the field prior to initiation of grading activities.

24. BR-3. Preconstruction Survey for Special Status Reptiles. Preconstruction surveys for the presence of San Joaquin coachwhip and California glossy snake shall be conducted immediately prior to start of ground or vegetation disturbing construction activities during spring and summer months (April through August). The surveys shall be conducted by qualified biologists and shall include complete visual coverage of the ground surface to be disturbed. If special status species are found, a qualified biologist with approval from CDFW (Memorandum of Understanding or other written approval) shall move them to the nearest safe location.

PLAN REQUIREMENTS: The Owner/Applicant shall retain a qualified biologist to conduct reptile surveys prior to the start of construction. This condition shall be included on grading plans, and the results of the survey shall be submitted to P&D prior to initiation of grading and vegetation disturbing activities. The name and contact information for the qualified biologist shall be provided to P&D prior to the survey.

TIMING: The surveys shall be conducted immediately prior to the start of ground or vegetation disturbing construction activities. The reptile survey(s) shall be submitted to P&D permit compliance staff upon completion.

MONITORING: P&D permit compliance staff shall confirm compliance in the field at the preconstruction meeting and shall review the results of the survey(s) when provided by the owner/applicant.

25. BR-4. Preconstruction Survey for Special Status Mammals. Within 30 days prior to start of construction, a preconstruction survey shall be conducted throughout the project site for mammal dens suitable for use by American badger and/or San Joaquin kit fox. The survey shall be conducted such that complete visual inspection of the ground surface is completed. If no dens suitable for badger or kit fox are identified, construction may commence after acceptance of a preconstruction survey report by the County. If dens suitable for either species are located, the dens shall be monitored with tracking medium and/or remote cameras for three days to determine if they are occupied, and by which species. Occupied American badger dens shall be protected by a 50-foot buffer. Active badger maternity dens shall be protected by a 100-foot buffer. Badger dens or other dens suitable for use by kit fox but showing no sign of current or past use by kit fox may be excavated by a qualified biologist when not occupied (refer to USFWS 2011 Standard Recommendations for Protection of the Endangered San Joaquin Kit Fox prior to or during Ground

Disturbance). If San Joaquin kit fox or sign of kit fox is detected in the Study Area, the applicant shall consult with CDFW and USFWS for appropriate protection measures.

PLAN REQUIREMENTS: The Owner/Applicant shall retain a qualified biologist to conduct special status mammal surveys prior to the start of construction. This condition shall be included on grading plans, and the results of the survey shall be submitted to P&D prior to initiation of grading and vegetation clearance activities. The name and contact information for the qualified biologist shall be provided to P&D prior to the survey.

TIMING: The survey shall be conducted no sooner than 30 days prior to the start of construction. P&D shall be notified prior to the survey of the proposed survey date. The survey shall be submitted to P&D staff for review and approval prior to the initiation of grading and vegetation clearance activities.

MONITORING: P&D permit compliance staff shall review the results of the survey prior to initiation of grading and vegetation clearance activities and shall confirm compliance in the field.

26. BR-5. Biological Monitoring. A biological monitor shall be present during initial site preparation activities (e.g., grading, mowing, and removal of large waste debris) to relocate wildlife out of harm's way. The monitor shall be qualified to identify, capture and relocate non-listed special status species that are found during construction. If species listed under FESA or CESA are found, all work shall stop and the applicant shall consult with CDFW and/or USFWS, as appropriate. The Biological Monitor shall have the authority to temporarily stop work if special status species are encountered.

PLAN REQUIREMENTS: This condition shall be included on grading plans, and the results of the monitoring shall be submitted to P&D. The name and contact information for the qualified biologist shall be provided to P&D prior to the preconstruction meeting.

TIMING: Results of the biological monitoring shall be provided to P&D permit compliance staff within 30 days of completion of initial site preparation activities.

MONITORING: P&D permit compliance staff shall review the monitoring report and shall confirm compliance in the field.

27. CUL 1: Archaeological Monitoring. The applicant shall fund and arrange for a qualified archaeologist and an approved Native American monitor to be present during and/or immediately following brush clearing and grubbing activities for the entire project area.

PLAN REQUIREMENTS: This condition shall be included on grading plans, and the results of the monitoring shall be submitted to P&D. The name and contact information for the qualified archaeologist and Native American monitor shall be provided to P&D prior to the preconstruction meeting.

TIMING: Results of the archaeological monitoring shall be provided to P&D permit compliance staff within 30 days of completion of brush clearing and grubbing activities for the entire project area.

MONITORING: P&D permit compliance staff shall review the monitoring report and shall confirm compliance in the field.

28. CUL 2: Unanticipated Archaeological Resources Discovery. If archaeological resources are discovered during earth moving activities, all construction activities within 50 feet of the find shall

cease until a County of Santa Barbara approved archaeologist evaluates the significance of the resource. In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design for recovery of the resources in accordance with state CEQA guidelines. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to issuance of zoning clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

29. CUL 3: Archaeological Preconstruction Conference. Prior to the beginning of construction activities, an archaeologist will brief all available construction personnel of the possible presence of buried archaeological material within the project area, the nature of cultural materials that could be exposed during grading and excavation, and the legal and conditional requirements to stop work in the vicinity of the discovery, along with the consequences of not doing so. An archaeologist should be on call to respond to such discoveries within 24 to 48 hours, however unlikely that may be.

PLAN REQUIREMENTS: This condition and the name and contact information for the on-call archaeologist shall be included on grading plans.

TIMING AND MONITORING: The applicant/owner shall provide the name and contact number for the "on-call" archaeologist prior to the preconstruction meeting.

30. CUL 4: Unanticipated Discovery of Human Remains. In the unlikely event human remains are encountered, construction in the area of the finding will cease and the Santa Barbara County Coroner will be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the Native American Heritage Commission will be contacted to determine necessary procedures for protection and preservation of the remains, including reburial, as provided in the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series, and consistent with the applicable sections of the California Health and Safety Code (Sections 7050.5 et seq.).

PLAN REQUIREMENTS: This condition shall be included on grading plans.

CONDITIONAL USE PERMIT CONDITIONS

- 31. Rules-01 Effective Date-Not Appealable to CCC. This Conditional Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020].
- 32. Rules-05 Acceptance of Conditions. The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

- 33. Rules-12 CUP Expiration. The Owner/Applicant shall obtain the required zoning clearance within the 18 months following the effective date of this Conditional Use Permit. If the required zoning clearance is not issued within 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the Land Use Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
- 34. Rules-17 CUP-Void. This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.82.060(G)(4) of the Land Use Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any zoning clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
- 35. Rules-21 CUP Revisions-Change of Use. Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.
- 36. Rules-23 Processing Fees Required. Prior to issuance of zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 37. Rules-37 Time Extensions-All Projects. The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

COUNTY RULES AND REGULATIONS

- 38. Rules-03 Additional Permits Required. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 39. Rules-04 Additional Approvals Required. Approval of this Conditional Use Permit is subject to the Board of Supervisors approval of the required Comprehensive Plan amendment to apply the Utility-Scale Solar Photovoltaic Facility Overlay to the subject site (APN 149-150-033).

- 40. Rules-08 Sale of Site. Any sale, lease or financing of the project site and any portions thereof shall be in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 41. Rules-09 Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Land Use Development Code.
- 42. Rules-20 Revisions to Related Plans. The Owner/Applicant shall request a revision for any proposed changes to the approved Storm Water Quality Management Plan (SWQMP) and Storm Water Pollution Prevention Plan (SWPPP). Substantial conformity shall be determined by the Director of P&D.
- 43. Rules-25 Signed Agreement to Comply. Prior to issuance of zoning clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
- 44. Rules-29 Other Dept Conditions. Compliance with Departmental/Division letters required as follows:
 - a. Fire Department, dated September 17, 2018; and
 - b. Flood Control, dated January 26, 2018.
- 45. Rules-30 Plans Requirements. The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 46. Rules-31 Mitigation Monitoring Required. The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of zoning clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance

Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

- 47. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 48. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 49. Rules-35 Limits-Except DPs. This approval does not confer legal status on any existing structures(s) or use(s) on the property unless specifically authorized by this approval.
- 50. Fencing for Animal Passage. During project operations the minimum distance from ground level to any fence's first rung shall be 3.5 to 6 inches to allow free movement of wildlife species across the project site as long as fencing exists on the property.

PLAN REQUIREMENTS AND TIMING: The condition shall be noted on any plans including fencing and shall be graphically depicted in fencing detail on plans prior to issuance of Zoning Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all perimeter fencing requirements are in place as required.

Memorandum

DATE:

September 17, 2018

TO:

Joe Dargel

Energy, Minerals & Compliance Division

Planning and Development

County of Santa Barbara - Santa Barbara

FROM:

Glenn Fidler, Captain

Fire Department

SUBJECT:

APN: 149-150-033; Permit: 17GPA-00006 and 17CUP-00044

Site: Foothill Road, Cuyama

Project: General Plan Amendment and Conditional Use Permit -

New Utility-Scale Solar Project

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

NO CONDITIONS FOR GENERAL PLAN AMENDMENT

CONDITIONS FOR CONDITIONAL USE PERMIT

- 1. The area under the arrays shall remain vegetation free to remove any chance of a malfunctioning system spreading fire throughout the system.
- 2. Access shall be as shown on plans dated June 6, 2018.
 - · Access way shall be unobstructed.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- 3. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
- 4. Stationary lead-acid battery systems having an electrolytic capacity of more than 50 gallons used for facility standby power, emergency power or uninterrupted power supplies shall be in accordance with current-adopted California Fire Code, Section 608.
- 5. Address numbers shall be a minimum height of 12 inches.
 - · Address number locations shall be approved by the fire department.
 - · Address numbers shall be a color contrasting to the background color.
 - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.



SEPV Cuyama Solar Photovoltaic and Battery Energy Storage Facility Project Case No's 17GPA-00000-00006 & 17CUP-00000-00044 Page B-20

- 2 149-150-033 / 17GPA-00006 and 17CUP-00044
- The numbers shall be visible from the access road when travelling in either direction.
- If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
- 6. Access way entrance gates shall conform to current fire department requirements.
- 7. When access ways are gated, a fire department approved Knox locking system shall be installed. Reference Santa Barbara County Development Standard #7.*

ADVISORY

CONDITIONS FOR THE PROPOSED PROJECT General Information

- 8. All standard fire department conditions and current codes shall apply at time of development.
- 9. Fire Protection Certificates(s) will be required.
- 10. Recorded addressing is required by the fire department.*

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.



Santa Barbara County Public Works Department Flood Control & Water Agency & Project Clean Water

1/26/2018

Joseph Dargel, Planner County of Santa Barbara Planning & Development Department 123 E. Anapamu St. Santa Barbara, CA 93101

Re: 17CUP-00000-00044; SEPV Cuyama Solar

APN: 149-150-033; Cuyama

Dear Mr. Dargel:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans the District for review and approval.
 - Project plans show the limits of the FEMA Special Flood Hazard Area (floodplain).
 - All development within the floodplain shall meet the requirements of the Chapter 15A (Floodplain Management) of the County Ordinance.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

SEPV Cuyama Solar Photovoltaic and Battery Energy Storage Facility Project Case No's 17GPA-00000-00006 & 17CUP-00000-00044 Page B-22

- d. The applicant shall submit the scour calculations and pile/post depth for the solar arrays located within the Special Flood Hazard Area. Provide this on both drainage report and plans.
- e. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, and drainage studies on a compact disc.
- 3. Prior to Occupancy Clearance
 - a. The applicant shall submit an Elevation Certificate (FEMA Form 086-0-33) to the District's Floodplain Manager for any proposed structures located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Y. Therence.

Yoganathan Thierumaran, P.E., CFM
Development Review Engineer

Cc: Earl McDonell, 263 Jupiter Drive, Nipomo, CA 93444
Carina Styer, 1560 Ewing Road, Arroyo Grande, CA 93420
SEPV Cuyama LLC, San Vicente Blvd Suite 41, Los Angeles, CA 90049

ATTACHMENT F

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

| IN THE MATTER OF RECOMMENDING TO THE |) | |
|---|---|-----------------------|
| BOARD OF SUPERVISORS THE ADOPTION OF |) | |
| AN AMENDMENT TO THE COMPREHENSIVE PLAN |) | RESOLUTION NO. 18- 23 |
| LAND ELEMENT MAP FOR THE CUYAMA VALLEY |) | |
| (COMP-9) TO APPLY THE UTILITY-SCALE SOLAR |) | CASE NO: |
| PHOTOVOLTAIC FACILITY OVERLAY TO |) | 17GPA-00000-00006 |
| ASSESSOR'S PARCEL NO.149-150-033. |) | |

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. On April 12, 2011, the Board of Supervisors adopted Resolution No. 11-178 and Resolution 11-179 initiating amendments to Section 35-1, the County Land Use Development Code, of Chapter 35, Zoning, of the County Code, to allow for large and small scale solar photovoltaic projects to be located on land zoned Agriculture-II, 40 acre minimum lot area (AG-II-40).
- C. On October 7, 2014, by Resolution No. 14-234, the Board of Supervisors of the County of Santa Barbara adopted amendments to Section 35-1, the County Land Use Development Code, by amending Article 35.2, Zones and Allowable Land Uses, Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, and Article 35.11, Glossary, to add regulations regarding the development of Utility-Scale Solar Photovoltaic Facilities.
- D. During the environmental analysis of the above-referenced initiated amendments to the Land Use Development Code, the proposed Comprehensive Plan amendments and the limitation of utility-scale solar photovoltaic facilities on up to 600 acres of land zoned Agriculture-II (AG-II) in the Cuyama Valley Rural Region were developed in order to comply with Government Code Section 65860 that requires that County zoning ordinances shall be consistent with the General Plan.
- E. The proposed amendment is consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws.
- F. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- G. The County initiated consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- H. This County Planning Commission has held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendment was explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. The Planning Commission now finds that it is in of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt a Resolution (Case No. 17GPA-00000-00006) amending the Cuyama Valley Area (COMP-9) Map of the Comprehensive Plan Land Use Element, to designate Assessor's Parcel No. 149-150-033 with the Utility-Scale Solar Photovoltaic Facility Overlay.

Said Resolution is attached hereto as Attachment 1 and is incorporated by reference.

- 3. This County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission, based on the findings included as Attachment A of the Planning Commission Staff report dated October 30, 2018.
- 4. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
- 5. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this November 7, 2018 by the following vote:

AYES:

Cooney, Brown, Parke, Ferini, Blough

NOES:

ABSTAIN:

ABSENT:

DANIEL BLOUGH, Chair

Santa Barbara County Planning Commission

ATTEST:

SON

Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI

COUNTY COUNSEL

Ву Deputy County Counsel

ATTACHMENT:

1. Board of Supervisors Resolution

ATTACHMENT 1

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



ATTACHMENT 1

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

| IN THE MATTER OF ADOPTING AN AMENDMENT) | |
|--|---|
| TO THE COMPREHENSIVE PLAN LAND USE ELEMENT) | RESOLUTION NO. 18- |
| MAP FOR THE CUYAMA VALLEY (COMP-9) TO) | *************************************** |
| APPLY THE UTILITY-SCALE SOLAR PHOTOVOLTAIC) | |
| FACILITY OVERLAY TO ASSESSOR'S PARCEL NO.) | CASE NO: |
| 149-150-033. | 17GPA-00000-00006 |

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. On April 12, 2011, the Board of Supervisors adopted Resolution No. 11-178 and Resolution 11-179 initiating amendments to Section 35-1, the County Land Use Development Code, of Chapter 35, Zoning, of the County Code, to allow for large and small scale solar photovoltaic projects to be located on land zoned Agriculture-II, 40 acre minimum lot area (AG-II-40).
- C. On October 7, 2014, by Resolution No. 14-234, the Board of Supervisors of the County of Santa Barbara adopted amendments to Section 35-1, the County Land Use Development Code, by amending Article 35.2, Zones and Allowable Land Uses, Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, and Article 35.11, Glossary, to add regulations regarding the development of Utility-Scale Solar Photovoltaic Facilities.
- D. During the environmental analysis of the above-referenced initiated amendments to the Land Use Development Code, the proposed Comprehensive Plan amendments and the limitation of utility-scale solar photovoltaic facilities on up to 600 acres of land zoned Agriculture-II (AG-II) in the Cuyama Valley Rural Region were developed in order to comply with Government Code Section 65860 that requires that County zoning ordinances shall be consistent with the General Plan.
- E. The proposed amendment is consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws.
- F. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- G. The County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- H. The County Planning Commission held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the

amendment was explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.

H. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- Whereas the Board of Supervisors now finds consistent with the authority of Government Code Section 65358 that it is in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Land Use Element of the Santa Barbara County Comprehensive Plan's as follows:
 - A. Amend the Cuyama Valley Area (COMP-9) Map to designate Assessor's Parcel No. 149-150-033 with the Utility-Scale Solar Photovoltaic Facility Overlay as shown on attached Exhibit B.
- 3. In compliance with the provisions of Section 65356 of the Government Code, the above described change is hereby adopted as an amendment to the Land Use Element of the Santa Barbara County Comprehensive Plan.
- 4. Pursuant to provisions of Government Code Section 65357(a), the Clerk of the Board is hereby directed to send copies of the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, to all public entities specified in Government Code Section 65352 and any other public entities that submitted comments on the amendment to the general plan during its preparation.
- 5. Pursuant to provisions of Government Code Section 65357(b), the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
- 6. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.

| PASSED, APPROVED, AND ADO Barbara, State of California, this | - | soard of Supervisors of the County of Santa , 2019 by the following vote: |
|--|--------|--|
| AYES: NOES: ABSTAIN: ABSENT: | | |
| DAS WILLIAMS, CHAIR | one de | |

| BOARD OF SUPERVISORS |
|--|
| COUNTY OF SANTA BARBARA |
| ATTEST: |
| MONA MIYASATO, COUNTY EXECUTIVE OFFICER |
| CLERK OF THE BOARD |
| By |
| Deputy Clerk |
| APPROVED AS TO FORM: |
| MICHAEL C. GHIZZONI |
| COUNTY COUNSEL |
| By |
| Deputy County Counsel |
| EXHIBITS: |
| A. 17GPA-00000-00006 Cuyama Valley Area (COMP-9) Map |

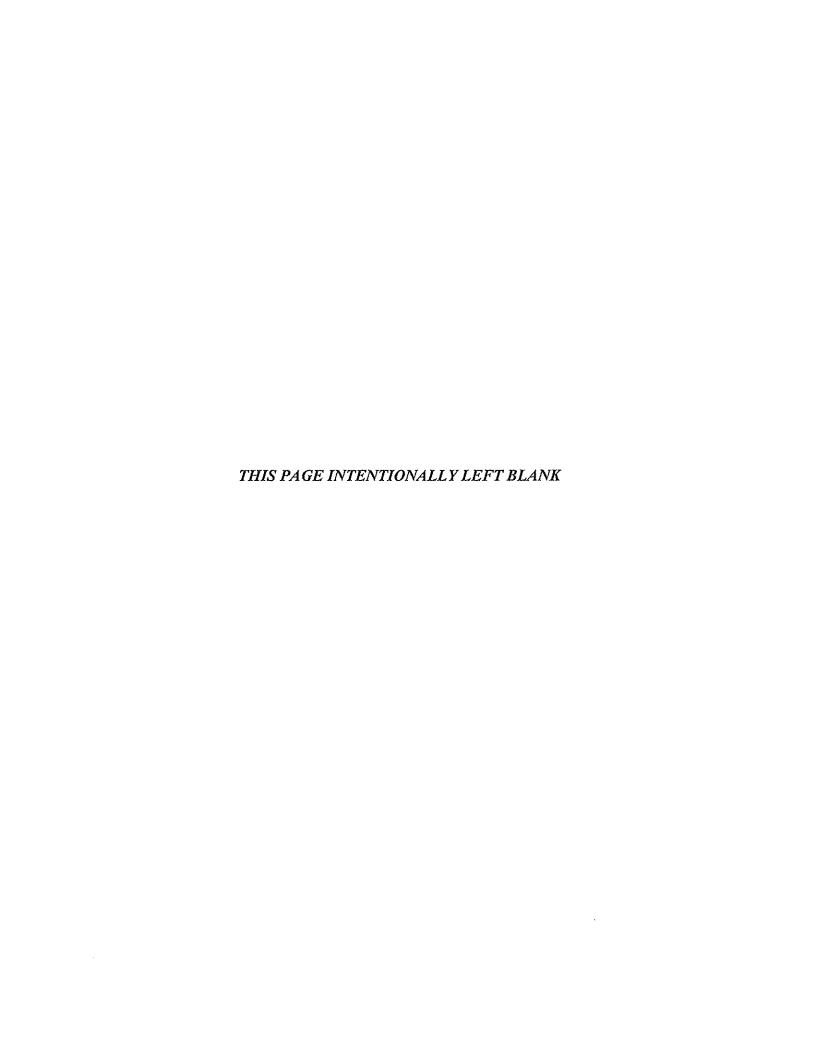


EXHIBIT A:

17GPA-00000-00006 Cuyama Valley Area (COMP-9) Map



EXHIBIT A: 17GPA-00000-00006 Cuyama Valley Area (COMP-9) Map

