

REQUEST FOR PROPOSAL

Environmental Impact Report for
the Lancaster Solar Project

City of Lancaster



Prepared for:

City of Lancaster

Planning Department

Attn: Jocelyn Swain

44933 Fern Avenue

Lancaster, California 93534

Prepared by:

STANTEC Consulting Services Inc.

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Table of Contents

1	PROJECT EXPERIENCE AND QUALIFICATIONS	3
2	PROFESSIONAL TEAM	9
3	PROJECT APPROACH AND WORK SCHEDULE.....	15
4	COST ESTIMATE SUMMARY.....	33

Jocelyn Swain, Associate Planner- Environmental
City of Lancaster
Planning Department
44933 Fern Avenue
Lancaster, CA 93534

Revised- 6/24/2014

Dear Ms. Swain:

Stantec Consulting Ltd. (STANTEC) is pleased to provide this proposal to the City of Lancaster for environmental compliance and impact assessment services in accordance with the California Environmental Quality Act (CEQA), on the 250MW sPower Solar Development Project. STANTEC has an exemplary history of producing objective, cost-effective, and timely work products that have withstood rigorous public and legal scrutiny. In summarizing our qualifications for the City, STANTEC looks forward to preparing the EIR for this high-profile project for the following reasons:

Extensive Resources. STANTEC has extensive resources to dedicate to developing the most legally defensible environmental compliances program and impact assessment document. We have the in-house expertise of all the technical resources need to prepare a well written, technically creditable, and legally defensible EIR. Furthermore, beyond our experience with CEQA STANTEC has experience designing and building solar projects. Simply put this allows the City a sounding board of hundreds of experts to identify feasible and practical solutions to any challenge the project will encounter.

Sector Specific Teams. STANTEC's project manager, Trevor Macenski, and team members have extensive experience with solar development projects. Our proposed project manager has recently completed six solar projects in the last three years; furthermore, he is currently working with multiple solar providers throughout the State on similar facilities. As evidenced by Trevor Macenski's co-authoring of the Association of Environmental Professionals White Paper on "Renewable Energy Facility Impacts on Agricultural Land and Loss of Funding for the Williamson Act," STANTEC understands the importance of needing to have industry leading experts that focus on sector specific industries to truly understand the challenges a project might face.

Local Experience. Most importantly we have experience not only within the region but with the proposed project site. Given STANTEC's extensive service offerings it's hard to find a place our firm hasn't worked. This couldn't be truer with the proposed project, as STANTEC worked with the City of Lancaster evaluate potential entitlements for a residential development project on the project site. As you will see in our detailed scope the knowledge of the site offered by STANTEC provides us a strategic advantage in understanding the historical and current environmental conditions that the City will face with the proposed application.

Commitment. STANTEC is highly experienced in managing complicated, schedule-driven projects and a key to that is being responsive and accessible. We pride ourselves on being in communication with our clients – communication is routed in many our core values in that "We are driven to achieve" and "We are better together". Our staff is connected to our clients via telephone, e-mail, cell phone, and fax; we are available to attend or lead day and evening meetings. Our commitment to keep our clients informed allows for no surprises.

In closing, we believe that STANTEC brings an abundance of specialized experience and expertise that directly relates to the requirements and the successful outcome of sPower Solar Project. Please feel free to contact me or Trevor Macenski to further discuss our qualifications for this project.

Sincerely,



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1 PROJECT EXPERIENCE AND QUALIFICATIONS

1.1 Firm Description

We provide innovative, cost-effective, and sustainable environmental solutions.

We collaborate across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in environmental planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, we have the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

You require a team of professionals who can provide a legally defensible CEQA document and advise the City on environmental and permitting compliance strategies. We are that team. Our environmental professionals are experienced with CEQA compliance requirements and consultation with all applicable Federal, state, and local agencies. We prepare CEQA documents and public notices, perform technical resource studies in support of CEQA documentation, and lead clients through the public participation process.

We have provided environmental planning and coordination services in California for nearly 60 years. Within California alone, we have completed hundreds of CEQA documents, environmental studies and permitting. Companywide, we have completed thousands of environmental research and compliance projects. We have decades of experience providing environmental services to private and public developments.

Most importantly we have experience not only within the region but with the proposed project site. Given STANTEC's extensive service offerings it's hard to find a place our firm hasn't worked. This couldn't be more true with the proposed project, as STANTEC worked with the City of Lancaster helping process entitlements for Lancaster Highlands Project. As you will see in our detailed scope the knowledge of the site offers STANTEC a strategic advantage understanding the historical and current environmental conditions that the City will face with the proposed application. Based on practical experience working on hundreds of solar projects and industry leading technical experts, who have developed impact assessment guidance on alternative energy projects, we are confident that STANTEC will be able to successfully implement a comprehensive and legally defensible environmental compliance program for the City of Lancaster and sPower.

STANTEC's team includes professionals with a broad range of experience in solar, wind, energy conveyance, energy infrastructure, and other energy -related projects. The preparation and review of environmental impact assessment documents is one of our many service offerings, and our expertise not only in CEQA but design of similar facilities greatly aids in our abilities to streamline the environmental process with local, state, federal, and other governmental agencies. With all services provided in-house, STANTEC has the ability to offer the resources of over 3,209 environmental professionals.

1.2 Understanding of Environmental Compliance for Solar Energy Projects

STANTEC's first-hand experience with California's largest power providers and private companies across North American offers a level of expertise to the City that will go beyond identifying impact in accordance with CEQA. Unlike many firms STANTEC not only has the experience with preparing environmentally defensible documents in accordance with CEQA for solar projects but also designing, engineering, and

constructing large scale solar systems. This level of understanding is invaluable when it comes to preparing a CEQA document as it can streamline the schedule and assist in identifying potential challenges and pitfalls with the sPower Project. This experience and expertise ensures the preparation of a legally defensible and technically credible environmental compliance program that encompasses environmental constraints-based design; mitigation monitoring; as well as, all the necessary impact assessment and community outreach in-between. STANTEC's team is committed and focused to providing the City with responsive and unmatched service. Our ability to provide such high-quality service at such a competitive market rate is based on our past experience with solar energy projects and our efficient integration of solar-specific impact discussions and information into a robust analysis. As the City of Lancaster is well aware, there are a number of potential stumbling blocks for solar projects that often arise from a misunderstanding or mischaracterization of projects. This is why STANTEC's ability to develop legally defensible and technically credible analysis is so critical. This analytical experience is further augmented by our team's unmatched experience with the proposed project site and our experience planning, designing, engineering, and constructing solar facilities. Common challenges and misunderstandings related to solar projects include but are not limited to avian bird impact from solar panel glare and reflectivity, noise from tracking panel "motors", "shading for rare plants" and Electromagnetic Field impacts from transmission lines.

STANTEC's expertise at the forefront of the issues and challenges facing solar energy projects allows us to provide critical guidance related to agricultural land conversion, habitat and wildlife conflicts, hydrology and drainage patterns as well as adaptation. Some examples of our recent leadership in the solar field includes co-authorship by Project Manager, Trevor Macenski of a white paper entitled: Guidance to Public Agencies, Renewable Energy Facilities Impacts on Agricultural Lands. Trevor also recently spoke at the 2012 Association of Environmental Professionals conference on impact assessment strategies and methodologies used in alternative energy projects.

1.3 Related Experiences

This section includes our similar projects successfully completed within the last five years.

STANTEC has completed environmental and planning documents for complex and controversial issues surrounding energy permitting, energy conservation strategies, energy connections and siting, energy facility retro fits, and new energy facility entitlements. Consequently, STANTEC has been involved with every aspect of energy development from identifying new sites for solar facilities to monitoring construction activities and all the impact assessment and permitting activities in-between. The following is a representative list of STANTEC's solar energy experience:

SunPower Henrietta Solar Project

Year completed: 2013

Client name: Kings County

Reference: Sandy Roper; (559) 852-2685

STANTEC's project manager, Trevor Macenski prepared environmental documentation in compliance with the California Environmental Quality Act for a proposed solar facility in Kings County. The Project proposes to construct and operate estimated 136-megawatt alternating current photovoltaic electricity generating facility and associated infrastructure on approximately 836 acres in northwestern Kings County near the unincorporated community of Stratford. Power generated by the project will be delivered to the high voltage transmission system owned by PG&E for delivery to California electric customers, in furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable energy programs in the state. The Project will operate year-round and generate electricity during daylight hours when electricity demand is at its peak, and will provide for the annual electricity needs of approximately 49,000 residences based on the projected annual electricity output divided by the annual electricity usage for a single-family residence within the Pacific Gas & Electric service territory.

Similarities to sPower's Project: Large Scale Utility Solar, Burrowing Owl Habitat, Visual Simulations, Site Grade Restrictions, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction

SunEdison VEGA Solar Project

Year completed: 2013

Client name: Merced County

Reference: Jeff Fuglesang; (209) 385-7654

STANTEC's project manager, Trevor Macenski prepared environmental documentation in compliance with the California Environmental Quality Act for a proposed solar facility in Merced County. The SunEdison VEGA Solar project will encompass approximately 170 acres and would generate 40 megawatts of power beginning in 2013 with full operation in 2014. Electricity generated by the VEGA project would interconnect with the existing Pacific Gas and Electric (PG&E) Los Banos-Canal-Oro Loma 70-kilovolt (kV) Line via an interconnection line to the west of the site located in Merced County east of Interstate 5 and State Route 165 and south of the Delta-Mendota Canal. The EIR evaluated five separate interconnection line options (including associated substation and switch station) which were proposed, of which, only one will be implemented. The electricity produced would be provided to Southern California Edison through a 30-year Power Purchase Agreement (PPA) that has been approved. Upon completion of the 30-year PPA term, a subsequent PPA may be arranged, or the solar array would be decommissioned, removed, and the land returned to agricultural use.

Similarities to sPower's Project: Large Scale Utility Solar, Avian Raptor Habitat, Visual Simulations, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction, Hydrology and Site Drainage Constraints

Yolo County Environmental Education and Solar Sustainability Park

Year completed: 2013

Client name: Yolo County

Reference: Terry Vernon; (530)406-4870

STANTEC's project manager, Trevor Macenski, prepared environmental documentation in compliance with the California Environmental Quality Act, National Environmental Policy Act and supporting biological, air, cultural, noise, and hazard studies for a utility scale solar facility in Yolo County. The County sponsored project included a split project site evaluation with a 3 acre site in Woodland, CA known as the Beamer/Cottonwood Site and a 40 acre site just outside of Davis, CA known as the Grasslands Sites. Both sites will connect to the high voltage transmission system owned by Pacific Gas & Electric for delivery of power back into the grid to offset the County's facility buildings energy usage and provide a long term revenue stream for the County. The Grasslands project site also included the construction of an Environmental Education Center (EEC) that would host field-trips from Yolo County elementary (K-12) schools and would be operated by the Yolo County Office of Education. The environmental educational center would also operate in conjunction with a system of environmental educational placards educating the public about alternative energy production and regional protected habitats and species surrounding the site. Specific considerations for the project included a multi-faceted community outreach strategy with workshops and educational material, multiple property owner outreach and noticing beyond CEQA and NEPA requirements, environmental impacts related to waters of the state, construction noise from vibratory pile driving, migratory birds, and compatibility of continuing and adjacent agricultural grazing operations.

Similarities to sPower's Project: Avian Raptor Habitat, Visual Simulations, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction, Hydrology and Site Drainage Constraints

El Peco Solar Project

Year completed: In process

Client name: El Peco Solar

Reference: Dennis Lenahan; (415)505-0522

STANTEC's project manager, Trevor Macenski is currently working with El Peco Solar on due diligence and CEQA compliance for up to 8 20 MW solar facilities located in Madera County. The project will install a fixed degree tilted, ground-mounted photovoltaic system, which is operationally reliable and cost-effective in addition to requiring less land usage. The preliminary design of the system allows for a total capacity of 20 megawatts. Initially, a 70-kilovolt substation will also be constructed and will provide tie-in to the Merced Madera 70-kilovolt Transmission Line 711. Special constraints with this project are related to the existing Williamson Act land use contracts and potentially sensitive San Joaquin Kit Fox habitat.

Similarities to sPower's Project: Large Scale Utility Solar, Avian Raptor Habitat, Visual Simulations, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction, Hydrology and Site Drainage Constraints

SPG Solar Project

Year completed: 2009

Client name: Merced County

Reference: Jeff Fuglesang; (209) 385-7654

STANTEC's project manager, Trevor Macenski, was retained by Merced County to provide CEQA Compliance Services for the Conditional Use Permit for the SPG Solar Project in Merced County. The project included the construction and installation of a 1-megawatt grid tied solar photovoltaic (PV) energy system adjacent to the Ingomar tomato processing and packing facility. The project covered approximately 5.1 acres of a 283-acre site, and produced enough solar power to power approximately 15 percent of the packing facility operations. Trevor prepared an Initial Study/Mitigated Negative Declaration for the SPG Solar Project.

Similarities to sPower's Project: Avian Raptor Habitat, Visual Simulations, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction, Hydrology and Site Drainage Constraints

Silverado Solar Project

Year completed: 2014

Client name: Los Angeles County

Reference: Carolina Bkogini; (213) 974-1522

STANTEC's project manager, Trevor Macenski, was retained by Los Angeles County to provide CEQA Compliance Services for the completion of the projects CEQA Findings Document for a County prepared EIR. Given the complex nature of the CEQA findings Trevor worked with the County to identify the most legally defensible format for the project's six separate conditional use permits, for six separate sites in Los Angeles County. The sites are located in the northern portion of unincorporated Los Angeles County, in the western portion of the Antelope Valley. These six sites together would include development of approximately 747.1 acres and would produce 172 megawatts (MW) of solar power in total.

Similarities to sPower's Project: Large Scale Utility Solar, Avian Raptor Habitat, Visual Simulations, Construction Traffic Planning, Multiple Existing Utility Lines, Potential CDFG Jurisdiction, Hydrology and Site Drainage Constraints

1.3.1 ADDITIONAL RELEVANT PROJECT EXPERIENCE SUMMARY

We have completed numerous other projects within the western US and have provided a brief summary of projects, as exemplified by the following projects:

Alamosa CPV Solar Generating Project

This exciting solar generating facility, designed by STANTEC's electrical, civil and structural engineers, is not only the largest of its type in the world but also the most efficient, producing more energy per acre than any other solar technology. The award-winning project is located in the San Luis Valley, which is one of the best locations for solar energy production in the United States, with its high altitude and abundant sunshine.

The key to the 30 MW HCPV solar generating facility's ability is a technology that uses optics and a dual-axis tracking system to focus large amounts of sunlight onto very high efficiency photovoltaic cells. The system uses 492 highly concentrating photovoltaic (CPV) generators supplied by Amonix, Inc. to produce up to 30 MW of solar energy for the customers of Xcel Energy, providing electricity for approximately 6,500 homes.

Our extensive knowledge and creativity have gone into the electrical engineering as well as the civil/site engineering for this special 225-acre facility. Our electrical studies are the basis of the arrangement drawings and electrical equipment specifications, while we also designed the structural foundation and the under- and above-ground piping.

The innovative project has been recognized with two awards: **Power Engineer's "Project of the Year (2012): Solar" - runner up, and ENR Mountain States: "Best of 2012"- Merit Award.**

Stirling Energy Solar "Solar 1" and "Solar 2"

Using aerial mapping, photogrammetry, and LiDAR, STANTEC provided mapping for this proposed Stirling Energy solar site.

STANTEC is providing a variety of professional services for two proposed solar generating sites in the California desert. When completed, these two facilities will be the largest solar facilities in the world and are currently dubbed as "Solar 1" and "Solar 2". In addition to our surveying and mapping services, STANTEC is also providing environmental, electrical, mechanical, and communications engineering using various specialists throughout STANTEC's many offices. The Solar 1 facility is located near Barstow and will generate up to 850 MW of power, while Solar 2 is located near El Centro in Imperial County and will produce up to 900 MW of power. The surveying and mapping services provided by STANTEC for the Solar 2 site, which is over 11,000 acres, included aerial topographic mapping, photogrammetric services, and field surveying including control. The site was flown with color photography and LiDAR was utilized to aid in creating the terrain model. All LiDAR elevation data was compared to actual ground conditions in the stereo models to ensure that the required project accuracies were met. STANTEC created color orthophotos and the final deliverables included 1"=100' topographic maps with two-foot contours and orthophotography delivered in a tiled township-range-section format.

Solar One Project

This project includes the construction, operation, and maintenance of up to 850 megawatts of capacity by a solar power generating facility and its ancillary systems in two phases.

The Solar One project is located on primarily BLM land in an undeveloped area of San Bernardino County, California. STANTEC has provided conceptual engineering and prepared a Plan of Development for inclusion in the Application for Certification; this is an extensive task and has required the development and description of the water supply and treatment, drainage, utilities, high-speed communications, power transmission, site access, solar field layout, and maintenance and operations buildings and infrastructure. The project plan includes building and infrastructure requirements for supporting the on-site assembly of solar dish units for up to 50 SunCatchers per day. This effort has involved the firm's manufacturing and industrial process arm in identifying methods and procedures for high-speed assembly of the dishes.

The project includes a centrally located Main Services Complex that has three SunCatcher assembly buildings, administrative offices, an operations control room, maintenance facilities, and a water treatment complex including a water treatment structure, well water storage tank, demineralized water storage tank, wastewater treatment basins, and potable water tank. Adjacent to the Main Services Complex, an 11-acre temporary construction laydown area will be developed. Temporary construction site access would be provided off of I-40 requiring an approximate 30-foot right-of-way.

Sunolar Solar Project

STANTEC played an instrumental role in the entitlement and design of Sunolar Power's new 1-megawatt photovoltaic (PV) power generating facility in Gloucester Township, NJ which will serve all the power needs for two adjoining facilities.

STANTEC provided planning, permitting and site engineering services to obtain a use variance and major site plan approval from the Gloucester Township Zoning Board. The approvals allow construction of a single axis tracking solar photovoltaic (PV) generation facility. At completion, the 1 megawatt PV power generating facility will service a gas/convenience store (Wawa) and a multi-use religious facility. The project will be constructed in two phases and will provide power through a power purchase agreement and zero net metering arrangement with each end user.

The 9.3 acre site is a predominantly wooded lot which was originally slated to be part of an office park development. An existing storm water management basin on an adjoining 5.9 acre lot was utilized for mitigation of the additional runoff generated from the required site clearing. STANTEC performed the evaluation of the basin and design of a new collection system for conveyance. In addition a landscape buffering plan was developed to address concerns about the visual impact to an adjoining residential neighborhood and to the adjoining retail and institutional uses. An internal circulation study was also performed to satisfy access concerns for emergency services.

City of Cambridge - Solar Photovoltaic System

As part of an energy efficiency audit the City of Cambridge had conducted on their Public Works garage building, it was recommended that the City install photovoltaic (PV) solar panels. It was identified that space was available for up to a 200kW system of electrical generation through the use of roof mounted solar panels.

STANTEC provided an initial feasibility review of the roof structure to determine the suitability of the existing structure to support the proposed PV panels. It was determined that considerable additional reinforcement of the roof structure would be required. As other new buildings are proposed for the site, STANTEC provided a preliminary analysis to review the feasibility of providing PV panels on the roof of the proposed building. This option was selected by the client since the new structure can be designed to accommodate the PV system with only a minor increase in the structural costs.

The City preceded with an initial 20kW PV system on the roof of the proposed truck storage garage. STANTEC provided a preliminary design for this 20kW system based on fixed PV panel design. This design included conceptual layout of the fixed panel PV system, defining the electrical interconnection requirements and coordination with Cambridge North Dumfries Hydro Inc. for interconnection metering requirements. STANTEC also provided assistance for the system registrations and application to the Ontario Power Authority (OPA) Feed In Tariff (FIT) program for power purchase agreement.

2 PROFESSIONAL TEAM

2.1 Project Team and Résumés

Our collective project knowledge and local project experience is the strength behind our team and the reason we are the right-fit team for this project. Our team brings diverse backgrounds and experiences; it is the mix of this experience and technical knowledge that will allow us to meet all your requirements and goals. STANTEC understands the value of assigning quality leadership and experienced resource that understand the technical and political realities of energy projects to ensure we are able to complete projects within schedule and on budget. The sPower Project will be led by Project Manager, Trevor Macenski out of STANTEC's Walnut Creek office who will be the day-to-day contact for the City for all project correspondence and activities. Trevor has assembled a proven project team that will be supported by the expertise of Michael Webber, Sarah McIlroy and Greg Matuzak who will manage resource specific staff to ensure STANTEC will provide cost-effective, timely, high-quality technical analyses that meet regulatory and agency requirements. The selection of supporting team members of all in-house expertise is based upon four key factors:

- Technical expertise with solar energy projects
- Prior experience with similar projects in Lancaster given geography
- Ability to comply with schedule and budget
- A demonstrated ability to effectively communicate and present technical information to the public

Professional technical analyses are essential to ensure the environmental document is deemed credible, objective, and technically sound in the eyes of the lead agency and the public. Of equal importance to the technical ability of the team members is their previous experience working on complex and controversial solar projects, which ensures that they are capable of producing the highest quality work product. Accordingly, STANTEC has selected the following team to assist the City with sPower Project. Resumes for all team members are provided in Appendix A.

Trevor Macenski- Principal and Project Manager

Trevor specializes in developing comprehensive environmental compliance strategies for complex multi-component energy and transmission and infrastructure projects, from project constraints based design, to impact assessment, entitlement, and permitting all the way through mitigation implementation. Trevor focuses on complex and controversial projects under both Federal and State laws. As an experienced environmental impact assessment practitioner, Trevor is also part of STANTEC's Education Group and serves as adjunct faculty to the University of California, Davis teaching Environmental Impact Assessment methodologies. Trevor also lectures and regularly provides informative presentations to public agencies, private organizations, and educational institutions. Most recently, Trevor has taught CEQA Refresher and Advanced courses with the Association of Environmental Professionals and is Adjunct Faculty at UC Davis and often guest lectures at Sonoma State and Fresno State on multiple environmental topics from climate change to land use and habitat conversion impacts from solar projects. Trevor is also the past Director for the Association of Environmental Professionals San Francisco and Superior Chapters having held positions within AEP as Student Liaison, Programs Chair, 2012 AEP Conference Chair, and was a contributing author to AEP's white paper on Guidance to Public Agencies on Selected Agricultural Issues in California, Renewable Energy Facilities On Agricultural Lands and Loss of Funding for Land Under the Williamson Act. Having entitled and permitted both oil, natural gas, solar, and wind projects, Trevor possesses strong technical understanding of the challenges energy projects face in California and the impact assessment methodologies used to evaluate them.

Trevor earned a Master's of Science degree in Environmental Science and Policy from The Johns Hopkins University and a Bachelor's of Science degree in Environmental Policy Analysis and Planning from the University of California, Davis. Trevor has specialized training on wetland delineations and aquatic environments as well as hazardous materials and remediation activities.

Michael Webber- Air Quality & GHG

Mr. Weber has 15 years of progressive environmental consulting experience for projects involving a variety of land uses that are subject to discretionary regulatory agency approvals and public environmental review. Mr. Weber leads a team of project managers, biologists, environmental scientists, and planners providing multi-disciplinary environmental services throughout the planning and implementation phases of projects. This includes assistance with project design considerations, feasibility studies, agency consultations, formulating defensible regulatory interpretations, participation in the public scoping process, preparation of required environmental documents and supporting technical studies, project permitting, and mitigation monitoring. He has experience with commercial, education, industrial, oil and gas, recreation, renewable energy, residential, roadways, and environmental infrastructure land uses.

Mr. Weber is a Stantec National Subject Matter Expert for environmental assessments, permitting and compliance services. He has extensive experience preparing and managing the preparation of environmental documentation for projects subject to compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). He has managed and assisted with the preparation of numerous Initial Studies, Environmental Assessments, Negative Declarations, Mitigated Negative Declarations, Environmental Impact Reports and Environmental Impact Statements.

Mr. Weber also has in depth experience with technical air quality and greenhouse gas management services including estimating emissions for specific land use development projects, analyzing potential air quality impacts, and preparing permit applications for regulated emissions sources. Mr. Weber is proficient with the use of a wide variety of models and established emissions factors to estimate emissions from stationary and mobile internal combustion engines as well as a range of activities associated with specific land uses.

Greg Matuzak- Biology and Permitting

Greg has 15 years of project experience as a Wildlife Biologist and Project Manager. Greg has implemented and managed biological survey projects for small to large scale water, wastewater, transportation infrastructure, wind energy, long-distance linear natural gas pipeline, mining, and fiber-optic installation. He has developed and managed the preparation of multiple CEQA and NEPA compliance documents for large and complex projects. Greg is experienced and adept at working with local, state and federal agencies on Clean Water Act (CWA) Section 401 and 404 permitting, Section 7 and 10 Endangered Species Act consultations, CA Dept. of Fish and Game permitting, and Caltrans NEPA compliance.

Sarah McIlroy- Hydrology & Water Quality

Sarah is a professional civil engineer who provides both engineering and environmental services. She specializes in environmental permitting, including water quality, hydrology and hydraulics, and compliance projects. Her experience includes providing erosion control and storm water management services in a variety of environments ranging from urban valleys to sensitive mountain watersheds. Sarah is a recognized expert in stormwater BMP analysis and implementation of stormwater controls for municipal and construction activities. She has analyzed surface water runoff quantity and quality, dam safety, and hydraulic designs using numerous computer models. Much of her work has included extensive fieldwork and analysis on water samples to investigate sources of pollution.

Dalton LaVoie- Aesthetics & Visual Simulations

Dalton LaVoie is a Landscape Architect with seven years of experience on a broad range of public and private projects, including streetscapes, public parks and waterfronts, environmental impact documents,

recreational facilities, public infrastructure facilities, transportation planning documents, master planned communities, and mixed-use developments. His work exhibits attention to detail, thoroughness in quality control/management, and passion for clarity in communication/ coordination (verbal, written and graphic). He excels in the preparation of construction documents, opinions of probable cost, and presentation graphics. He has skill strengths in community workshop facilitation, concept/design development, site design, technical writing, three-dimensional modeling and photo simulation.

Dalton is active on local and national platforms for the advancement of the profession of landscape architecture through his service in the American Society of Landscape Architects. He currently serves as California Sierra Chapter's national representative for public awareness and helps coordinate state-wide legislative matters through his position as Vice President of the California Council of the ASLA. Dalton is proud to serve on ASLA national's Public Relations Advisory and Leadership Development committees. In 2013, he was one of the first five members recognized with an ASLA Outstanding Service Award for "notable contributions to and on behalf of the Society at the national level".

Megan O'Deegan- Cultural Resources

Meagan is a Cultural Resource Specialist with over 5 years of experience completing archaeological surveys, cultural resource records searches, Native American consultations, National Historic Preservation Act section 106 compliant reports, CEQA Cultural Resource sections, and bio archaeological studies involving human skeletal remains analysis. Meagan's experience extends throughout most of California. She assists with and manages CEQA projects as well as projects involving federal permitting and funding on a wide array of large- and small-scale infrastructure projects (alternative energy, oil, water, wastewater, linear transportation, and pipeline). She is well versed in CEQA, "CEQA Plus" State Revolving Fund, and USDA Federal Cross-Cutting processes in California. In the field as an Environmental Scientist, Meagan has assisted with a number of biological surveys and monitoring including, water quality monitoring, construction monitoring, habitat assessments for special-status species (terrestrial and aquatic), field research, stream assessments, riparian delineations, tree surveys, field use of a Trimble GPS, and Surface Water Ambient Monitoring Program (SWAMP) protocol for stream studies throughout California.

Erinn Johnson- Geology & Soils

Erinn has more than 15 years of experience entitling high-value, complex public and private developments, including residential, commercial, solar and wind energy, transportation, mixed-use, university, U.S. Border Patrol, transmission line/substation, fire protection, flood control improvements, road widening, sewer improvements, flood control improvements, oil exploration, and bridge widening. She effectively manages cross-functional teams (i.e. planners, engineers, scientists, architects, lawyers, regulatory agencies, etc.) through the project life cycle with careful control of project management tasks, including writing/analysis, supervision, contract, budget, and schedule. Erinn specializes in environmental regulations affecting site development with proven success in obtaining environmental entitlement permits/approvals and mitigating risk, including CEQA/NEPA technical writing, waters/wetlands permitting, land acquisition due diligence review, and construction environmental compliance.

Anna Radonich- Hazards

Ms. Radonich is an Environmental Scientist with experience in environmental protection including environmental remediation, regulatory compliance, quality control, and health and safety. She has technical expertise in hazardous waste site remediation, including initial site investigation, preparation of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and remedial investigation documents, remedial design planning, field implementation, and regulatory site closure report development. In addition, she is experienced in regulatory compliance, as well as Commercial and Department of Defense (DOD) environmental restoration reporting and tracking. She is schedule- and client-oriented with strong communication, mentoring, and team leadership skills.

Colin Nemeroff- Land Use & Planning

Colin offers a broad range of real estate development consulting experience for commercial, residential, and municipal projects throughout California. He has effectively managed planning and civil engineering services for a variety of clients. His specific skills include project feasibility and due diligence, environmental assessments, land use planning and urban design, land use and environmental policy documents, preparation of land use application packages and government approvals. Additionally, Colin's experience incorporates providing services related to general plans, specific plans, tentative and final maps, zone changes, environmental review, and annexation procedures. He has developed professional relationships with all levels of staff that helps him effectively manage projects. Colin is also a licensed real estate professional and commissioned notary in California which facilitates his understanding of complex real estate transactions.

Kate Gross- Noise

Ms. Gross is an environmental scientist with experience providing technical support for environmental permitting and CEQA, providing acoustical impact assessments, and conducting air quality analyses. Ms. Gross has conducted noise analyses for both private and public sectors including federal, state, regional and local agencies; preparing technical studies, environmental assessments, sections in support of CEQA documentation.

StephAnnie Roberts- Public Services and Utilities

Ms. Roberts has 20 years of professional experience in environmental consulting. Ms. Roberts has gained experience assisting with the preparation of California Environmental Quality Act (CEQA) Environmental Impact Reports. She has prepared numerous sections of EIRs including agricultural resources, population and housing, public services, environmental justice, recreation, and alternatives evaluations. She has also been involved in all aspects of regional and site-specific environmental, geohydrologic, and geotechnical investigations throughout southern California; she has also participated on CERCLA/SARA, and RCRA regulated projects. Her experience includes remedial investigations/feasibility studies, risk assessments, soil and groundwater assessments, contaminant fate and transport determinations, and contaminant delineation and treatment or removal.

James Daisa - Traffic

Mr. Daisa is a Senior Project Manager with expertise in municipal traffic engineering, freeway operations, arterial system planning, circulation studies, traffic impact studies, traffic operations and simulation, Intelligent Transportation Systems, Systems Integration, general/specific plans, parking studies, corridor studies, expert witness testimony, transportation planning for major developments, geometric design, safety studies, and oversight of traffic signal system projects.

Kim Clyma- CEQA Legal Review

Ms. Clyma has six years of experience in environmental regulatory compliance (CEQA, NEPA, CDFG, CVFPB, and CWA permitting), is certified in GIS mapping and analysis, and is adept in land use planning and population and housing impact analyses. Ms. Clyma is responsible for various stages of environmental compliance from coordinating with regulatory agencies to preparing CEQA/NEPA (IS/MNDs, EIRs, and EAs) and federal finance-related environmental compliance documents (Local Assistance, USDA and SRF), preparing water quality, farmland, air quality, cultural, visual, and noise quality technical studies, drafting Clean Water Act Section 401 certifications, Clean Water Act Section 404 permits, California Department of Fish and Game Stream Bed Alteration Agreements, and Central Valley Flood Protection Board permits. In addition to such planning work, Ms. Clyma is qualified in Geographic Information Systems (GIS) data collection, mapping, and analysis. Her GIS skills range from managing large field data collection projects to conducting spatial analysis, cartography, and direct project impact assessments.

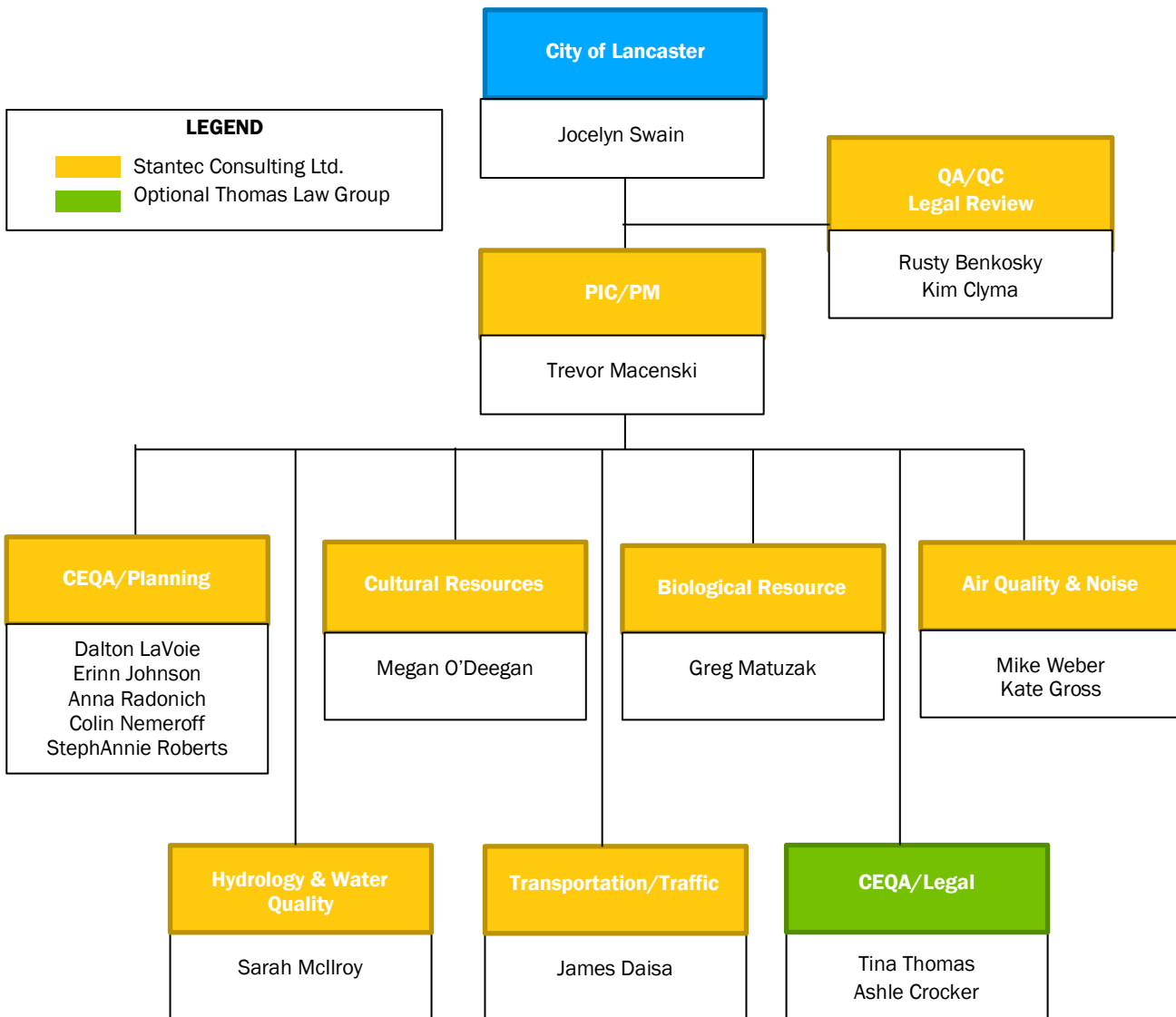
Optional Legal Review Team:

Tina Thomas- CEQA Legal Review

Ms. Thomas. represent public and private clients in all phases of land use entitlement and permitting, from the administrative stage through project approvals and litigation. Assist clients in matters relating to environmental, land use, and natural resource litigation, including compliance with the California Environmental Quality Act, National Environmental Policy Act, Subdivision Map Act, California Endangered Species Act, and the Williamson Act.

2.2 Organizational Chart

We are committed to you and will provide adequate, qualified staffing levels to adhere to established schedules. The following are the key staff and will be 100 percent available at your request. Résumés for our entire team are included in appendix A of this proposal.



3 PROJECT APPROACH AND WORK SCHEDULE

3.1 Project Approach

STANTEC understands sPower intends to construct and operate a solar photovoltaic (PV) facility in Antelope Valley in the City of Lancaster that would provide an estimated 250 megawatts (MW) of electricity. The proposed facility Project would encompass approximately 1,350 to 1,500 acres and would connect via a generation tie (gen-tie) line to a proposed 330 MW substation located north of the Project site and immediately west of the Antelope Substation.

STANTEC proposes to prepare a project level Environmental Impact Report (EIR) that will “scope out” particular resource or topical areas that wouldn’t require detailed consideration in the EIR. Accordingly, STANTEC will complete an Initial Study evaluating all topical environmental issues as required by the CEQA. Based on STANTEC’s knowledge of PV solar facilities, implementation of the proposed sPower Project would have minimal environmental impacts to agriculture and forestry resources, mineral resources, population and housing, and certain public services and utilities impacts. However, STANTEC expects the following topical environmental issues would receive heightened scrutiny by members of the public and public agencies:

- Aesthetics – There are no State scenic Highways located in the Antelope Valley; however, the city has designated 90th Street West (from Ave. K to the Los Angeles/Kern County Line) as a scenic roadway. Given the close proximity to the foothills and grade change on site it’s anticipated that the project will be visible from travelers along Avenue K and L as well as visual impacts to the nearby residential community. Accordingly, the potential for reflective glare will need to be closely examined.
- Biological Resources – The site is an undeveloped area of the Antelope Valley that may have the potential to include jurisdictional wetlands and a number of state and federally listed species in the washes and drainages on site. Species anticipated include: Loggerhead Shrikes and Burrowing Owls, and Cooper’s Hawk. Flora anticipated in the area Kern County Evening Primrose, Desert Cymoprerus, Alkali Mariposa Lily and others.
- Hydrology and Water Quality – Given the size of the project and the proposed construction and operation, special attention will need to be required on surface water hydrology impacts. Based on a review of aerial imagery its anticipated the project site will fall under the jurisdiction of the RWQCB for waters of the state.
- Land Use and Planning – The proposed project’s consistency with recent revisions to the previously entitled lands as well as revisions to the City of Lancaster and County of Los Angeles zoning regulations regarding solar projects will have to be evaluated, in addition to the City’s plan for regional housing needs and previous project entitlements under the general plan.

3.1.1 TASK 1 – PROJECT INITIATION AND PRELIMINARY DEFINITION.

Upon project authorization, STANTEC will meet in-person with sPower representatives and the City to initiate the environmental review process. Lines of communication will be established and the SOW, schedule, and cost estimate will be reviewed and may be refined. In addition, at the project initiation meeting existing technical documentation and information sources (including engineering drawings, GIS files, project designs, etc.) will be provided to STANTEC by City. To maximize efficiency, STANTEC’s kick-off meeting agendas often include but are not limited to the following action items:

- Introduce and establish lines of communication amongst the project team members and identify roles and responsibilities.

- Identify, discuss, and revise, as necessary, the scope, methodology, content, approach, and schedule for completion.
- Review/refine the project objectives (CEQA).
- Discuss and define alternatives to the proposed project.
- Discuss the schedule for providing information to STANTEC for documents required for preparation of the ADEIR.
- Within a week of the kick-off meeting, STANTEC shall prepare and submit any revisions to the SOW.

3.1.2 TASK 2 – REVIEW EXISTING BACKGROUND INFORMATION AND DEVELOP FINAL PROJECT DESCRIPTION.

Immediately following the project initiation meeting, STANTEC will organize our internal staff resources and begin reviewing available environmental information including existing environmental documents for the site's previous entitlement efforts (Phase I ESA, Geotechnical, Biological, Cultural, Sewer, Water, ETC.) to determine how and if they can still be used to establish environmental baseline. STANTEC will work with City staff to review and further develop a detailed project description base on the draft provided by sPower for consideration in the EIR as required by CEQA Guidelines Section 15124. STANTEC assumes that sPower will provide project interconnection data and site design and improvement plans and such information can and will be included in the project description. STANTEC will work with sPower and the City to prepare the project objectives suitable for inclusion in the EIR project description.

3.1.3 TASK 3 – BASELINE FIELD RECONNAISSANCE, TECHNICAL STUDIES, & PEER REVIEWS.

Under this task, STANTEC staff will visit the project site to photo-document the existing conditions and gain an understanding of the site configuration and proximity of features such as existing sensitive land uses (i.e., nearby residential uses and existing structures) to evaluate these issue areas in the EIR in a manner that is fully compliant with CEQA. In addition, an STANTEC visual resource specialist (Dalton LaVoie) will photo-document the site to evaluate the potential aesthetics-related impacts. As requested in the RFP standalone technical studies were requested for the following areas:

3.1.3.1 Air Quality and GHG- Technical Study

STANTEC will develop a stand-alone study that will evaluate the proposed project's impacts on Air Quality and Greenhouse Gases:

Air Quality

The project site is located in the high desert and under the jurisdiction of the Antelope Valley Air Quality Management District (District). The area is currently designated as a nonattainment area for state and national ozone ambient air quality standards, and state 24-hour annual PM10 standards. Regional air quality and local air quality in the vicinity of the project site will be described. Meteorological conditions in the vicinity of the project site that could affect air pollutant dispersal or transport will be described, if needed. However, field monitoring of meteorology and pollutant emissions is not included. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.

The analysis of air quality impacts will be based on our approach to impact analyses on previous projects and will be compared to the District's significance thresholds. The air quality impact analysis will include a general discussion of potential short-term (i.e., construction-generated) air pollutant emissions. Predicted short-term increases in criteria air pollutants (e.g., PM10) and precursor emissions (e.g., ROG and NOx) will be assessed for the proposed project using the CalEEMod model. The modeling will consider the type and size of the proposed use, construction phasing schedule, and other project-specific construction data (e.g., assumed duration of construction and amount of land to be disturbed/graded) to be provided by sPower.

Short-term, construction-generated increases in criteria air pollutants and precursors will be compared with applicable District thresholds for determination of significance.

Long-term (operational) regional air pollutant emissions, including stationary and mobile source emissions, will be assessed for the proposed project. Regional mobile source emissions will be estimated based, in part, on trip generation data from the traffic analysis prepared for this EIR. CalEEMod will be used to estimate regional emissions associated with the proposed project. Total regional operational emissions of criteria pollutants will be compared with applicable District significance thresholds for operational emissions.

For the purposes of this scope, it is assumed that STANTEC will not need to quantitatively assess long-term local mobile-source CO impacts using a line-source dispersion model (such as CALINE4), given the size and nature of the project. Thus, STANTEC will qualitatively assess the potential for generation of CO Hot Spots from the traffic analysis data to be prepared for this project. We are happy to amend our scope, budget, and schedule to add CALINE4 modeling, if needed, based on the traffic analysis.

Sources of toxic air contaminants (TACs), such as diesel particulate matter from truck usage, will be qualitatively assessed in the EIR for their potential to result in the exposure of sensitive uses to levels that exceed the recommended thresholds. A qualitative assessment is proposed because of the project's distance from sensitive receptors and the absence of operational emissions. Neither dispersion modeling nor a health risk assessment will be conducted. Impact characterizations and mitigation measures, if any, will be clearly provided for the qualitative TAC impact assessment. Valley Fever and potential sources of odors and resultant impacts on nearby sensitive receptors will also be discussed qualitatively.

A list of mitigation measures will be prepared for any impacts found to be significant or potentially significant. The effectiveness of mitigation measures will be assessed and quantified, as feasible, in accordance with the District's thresholds of significance.

GHG

The potential effect of GHG emissions on climate change is an emerging issue that warrants discussion under CEQA. Therefore, a climate change analysis shall be included in the Air Quality Assessment Report. Unlike the pollutants analyzed under the above task that may have regional and/or local effects, Project-generated GHG emissions do not directly produce local or regional impacts but may contribute to an impact on global climate. Climate change impacts can be separated into two categories:

- The project's contribution to climate change through emissions of greenhouse gases (GHGs); and
- The potential impact to the project through the environmental effects of climate change.

The air quality and greenhouse gas analysis shall assess the project's contribution to climate change. However, potential impacts on the project from climate change, such as the potential for wildfires, would not be analyzed in the air quality and greenhouse gas analysis.

The City of Lancaster does not currently have a climate action plan or greenhouse gas reduction plan. Therefore, the analysis would evaluate the potential impact of the proposed project with regard to its contribution to greenhouse gases based on the intent of AB 32. Project components proposed by the sPower that avoid or reduce the project's greenhouse gas emissions shall be identified, as shall goals, policies, or other actions or documents related to climate change and implementation of the project.

STANTEC shall utilize the State's proposed CEQA thresholds issued by the Governor's Office of Planning and Research in April 2009. These thresholds concern the amounts of greenhouse gases emitted and potential conflicts with State and local emission reduction plans. The analysis shall focus on the project's early implementation of state strategies (ARB Early Action Measures and CAT Report), implementation of applicable mitigation measures provided by the Attorney General's office, and include emissions inventory of the major greenhouse gas sources for construction of the project. The emissions inventory would use the most current version of CalEEMod together with emission factors and methodologies developed by the EPA, ARB, California Climate Action Registry, and/or other pertinent agencies.

3.1.3.2 Biological Resources Evaluation- Peer Review

A qualified STANTEC biologist will conduct a review of existing biological resources assessment and jurisdictional delineation reports provided by the City of Lancaster for the project site and adjacent areas. The peer review will be conducted to ensure that the existing biological resources surveys and reporting are complete enough to be used in the development of the biological resources section of the EIR for the project and that no further site visits, surveys, or analysis will need to be conducted. As part of the peer review, STANTEC will conduct updated biological resources database searches for the project area in relation to special-status species with potential to occur in the area and any newly designated candidate, threatened, or endangered species or species of concern that may have the potential to occur in the project area, but were not designated as a candidate, threatened, or endangered species or species of concern when the peer review documentation was developed.

STANTEC will develop a peer review memorandum outlining the results of the updated database searches and background research conducted by STANTEC. A summary of any outstanding issues that would need to be resolved with regards to biological resources prior to the development of the biological resources EIR section will be included in the peer review memorandum. Outstanding issues could include, but are not limited, to the following: complete coverage surveys were not completed for the project development area to be covered in the EIR, species specific protocol level surveys for special-status plant or wildlife species were not completed or were not completed in the correct season and therefore the survey results may not be complete or sufficient for the EIR assessment, migratory species assessment is lacking and may not include a thorough review of both avian and mammalian migratory species patterns in the project area, newly designated state and/or federally listed species have been designated for species with potential to occur in the project area and they were not previously evaluated, and any evaluation of waters of the U.S. and State, including wetlands, did not adequately evaluate the connectivity of such features to adjacent waters of the U.S. and State, including wetlands, and therefore, Clean Water Act permitting for the project may be unknown or underrepresented as a need for the project prior to construction. STANTEC assumes that an updated biological resources assessment and jurisdictional delineation will be developed and available for review prior to the development of the peer review memorandum.

STANTEC will develop the peer review memorandum to ensure that the review of existing information related to biological resources in the project area is sufficient to develop a technical assessment for those resources within the project EIR.

3.1.3.3 Cultural Resources Evaluation- Peer Review

The City of Lancaster is located in the Antelope Valley, which is situated in the westernmost portion of the Great Mojave Desert. The entirety of the Project Area is undeveloped and has been disturbed by agricultural practices in the recent historic past.

The City of Lancaster Development Services Department requested a third party review of a previously completed Project Cultural Resources Report by a technical expert and completion of the Cultural Resources section of a project level EIR for the proposed Project. STANTEC archaeologists have an advanced understanding of the Project site as we previously completed archaeological studies in and around the Project area. From our previous work, we anticipate primarily historic resources within the Project area. STANTEC's previous work in and around the Project area indicate that the Project site has a very low to low sensitivity for prehistoric sites and a low to moderate sensitivity of historic and/or built historic sites. STANTEC has qualified archaeologists (in both prehistoric and historic archaeology) locally and throughout California who meet the Secretary of the Interior's Professional Qualification Standards that can complete the requested tasks.

A qualified STANTEC archaeologist will complete a third party peer review of the previously prepared Project Cultural Resources Report and provide the City of Lancaster Development Services Department a

technical memorandum detailing the review of the sPower provided study along with any other known resources that would influence the impact findings under CEQA.

3.1.3.4 Noise- Technical Study

Since its anticipated the project will generate negligible levels of operational traffic, a qualified STANTEC noise specialist will research and prepare a quantitative analysis of the potential impacts associated with construction of the proposed project that will be summarized in a stand-alone noise report. The report will include an assessment of potential short-term, temporary (i.e., construction-related) noise impacts with respect to nearby sensitive receptors and their relative exposure (considering distance). The report will include an assessment of the potential for long-term noise impacts from proposed area- and stationary-type sources based on site reconnaissance data, existing documentation, and standard attenuation rates. If the Optional Traffic – Technical Study is completed the project's contribution to area wide traffic noise during construction period will also be analyzed using data from the project-specific traffic assessment. The noise report will include an evaluation of the proposed noise-generating uses that could affect offsite noise-sensitive receptors as well as the potential for offsite noise sources to impact nearby residents of the project site.

A qualified Stantec noise specialist will identify federal, state, and local noise related regulations. This shall include a review of local regulations such as ordinances, policies, goals, and objectives applicable to the project. Furthermore, sensitive receptors shall be identified through a review of aerial photography, a review of publically available documentation in the Project area, and field observation.

To support the report a qualified STANTEC noise specialist shall conduct a community noise survey within the project area to quantify background noise levels. The community noise survey will consist of short-term and continuous noise level measurements at various locations on the project site. The specialist shall conduct short-term noise monitoring at a minimum of four locations. Additionally, overall cumulative change to the existing noise environment resulting from the project will be analyzed with consultation with the City. If the optional traffic study is included the noise specialist shall use the FHWA RD-77-108 traffic noise prediction model for the prediction of construction and operational traffic noise levels building on the General Plan and supporting EIR. Direct inputs to the traffic model will include traffic data provided by the project traffic consultant, existing posted speed limits, delivery truck count information, and 24-hour traffic split data.

3.1.3.5 Phase I Environmental Site Assessment (ESA)- Technical Study

Given STANTEC's history with the site we have a great understanding of the potential hazards on site. Accordingly, we have proposed a Phase I Environmental Site Assessment (Phase I ESA). The purpose of a Phase I ESA is to assist the City in understanding whether significant environmental liabilities regarding known or suspected releases of hazardous substances exist on or near the project site. The Phase I ESA portion of the work for this project is based upon the methodology and protocol to the best means possible based on onsite constraints of the All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312, and with the ASTM Practice E2247-08 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property for the site reconnaissance. The ASTM Standard E2247-08 meets the established federal standards and practices for conducting all appropriate inquiries as outlined by the Small Business Liability Relief and Brownfields Revitalization Acts, which amended the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. Sec. 9601 et.seq.

STANTEC understands the project site to be 1,350 to 1,500 acres of unimproved land. STANTEC personnel will conduct a site reconnaissance to note areas of known or suspected releases of hazardous substances on the project site. Such areas may include debris piles, soil stains, chemical storage and disposal areas as well as aboveground and underground storage tanks. Transformers and other electrical or hydraulic equipment suspected to contain PCBs will be noted. A plot plan will be generated from information gathered during the site reconnaissance. STATNEC will attempt to meet and interview individuals

knowledgeable of current and historic site use and operations will be conducted during the site reconnaissance. Land uses adjacent to the project site will be assessed for known or suspected releases of hazardous substances, which may have an adverse impact on the Property. Adjacent land uses will be documented on the site map in relation to the project site.

STANTEC will obtain from Environmental Data Resources Inc. (EDR) a regulatory agency database search for listings including the project site and vicinity with expanded search radius to ASTM + 1.75 miles to accommodate the size of the project site. The database search will access available federal, state, and local regulatory agency databases with information regarding the regulatory status, registrations, enforcement actions, and known contamination for the project site and sites in the vicinity.

STANTEC will review the regulatory agency database report and computer database listing sites of known or potential sites of environmental concern for information regarding the regulatory status of the project site and to evaluate listed off-site sources considered to have the potential to adversely impact the project site. Additionally, STANTEC will review available environmental regulatory agency files (County, City, and other pertinent government agencies) for the project site and these off-site sources. While STANTEC understands the project site to consist of unimproved land, a review of any available building construction records will be performed at the City. Flood prone area maps, as provided on the EDR Radius Map, will be reviewed to determine if the project site lies within a 500- or 100-year flood plain (as defined by Federal Emergency Management Agency - FEMA).

STANTEC will attempt to review the historical site land use of the project site and adjacent properties for the last 50 years based on information that is reasonably obtainable. Standard sources of historical information such as historical aerial photographs, historical topographic maps, City Directories, and Sanborn fire insurance maps may be reviewed, depending on availability and in accordance with the ASTM standard. If provided, a 50-year Chain of Title report prepared by a title company will be reviewed as part of this task. Additionally, STANTEC will review previous Phase I ESAs completed on the project site or portions of the project site.

Pertinent findings will be reported verbally throughout the project. One final Phase I ESA report will be provided. The report will include a site location illustration, color photographs illustrating areas of environmental concern, if applicable, and pertinent regulatory agency information regarding the Property. The report will discuss our findings, conclusions and recommendations if applicable.

3.1.3.6 Traffic-Technical Study (OPTIONAL TASK)

The project site is located near the City of Lancaster's remote western limits on flat terrain abutting the California Aqueduct. The area surrounding the site contains infrequent isolated rural residences and energy related facilities (a power substation and a solar facility). The nearest urbanized areas—medium density residential subdivisions—are located to the east of the project site between one-half and three miles from the site's boundaries. The project site and surrounding area is accessed by orthogonal grid of two-lane rural roads spaced one mile apart and typical of rural/agricultural areas. Circulation within the project site is primarily on unpaved roads spaced one eighth to one half-mile apart, many of which are discontinuous. Given the limited amount of operation traffic, STANTEC has proposed a traffic impact study as an optional task.

Regional access to the site (for purposes of identifying routes that trucks and equipment use to access the site) assumes vehicles originate outside of Lancaster City Limits and typically will use Interstate 5 and CA-14 passing through Palmdale and using Avenue K through Lancaster to access the site. A similar pattern will be assumed for construction workers.

The traffic analysis will examine potential impacts under two conditions—construction of the site, and operation of the site after completion. The project site will include the proposed solar panel facility, the generation-tie corridor connecting to an existing or future substation and any area used for staging, materials storage, or employee and/or equipment parking. Since it is anticipated that the solar facility will

generate negligible traffic under day to day operating conditions, the analysis of this condition is limited to a quantitative estimate of passenger cars and trucks under typical conditions to support an anticipated determination that impacts will be less than significant. A more rigorous assessment of the potential impacts during construction of the site will include the following analyses.

1. Establish and Assess Existing Conditions
 - a. Describe existing transportation facilities accessing project site (includes traffic counts at five key intersections-determined in consultation with City staff-and analysis of peak hour level of service)
 - b. Document the regulatory setting relevant to the transportation of materials and people to the site
 - c. Identify relevant City policies related to traffic operations, and existing and planned multimodal facilities that may be potentially impacted by the project
2. Assess Project Impacts During Construction
 - a. Material delivery trucks, import or export of soil, and heavy equipment transport
 - i. Obtain data from applicant regarding the following:
 - a) Schedule of materials delivery by stage, weight of materials by truckload, typical delivery vehicle types, delivery operating hours, source of material and anticipated delivery routes;
 - b) Site grading and assembly requirements including type of heavy equipment, construction stage the equipment is used, duration of use, and method, route and time of transport; and
 - c) Soil import or export by stage and volume, origin of import, and destination of export (if applicable).
 - ii. Estimate volume and frequency (daily and peak period "trip generation") of trucks and equipment by stage of construction
 - iii. Forecast truck and equipment volumes on assumed route to site for use in peak hour analysis of the worst case scenario (see Section 3)
 - iv. Other assessments
 - a) Qualitatively assess if truck and equipment transport temporarily impact the City's multimodal transportation system such as leaving debris on roads with bike lanes, or damage shoulder pavement that bicyclists use)
 - b. Construction labor
 - i. Obtain data from applicant regarding the following:
 - a) Schedule of site construction by stage and planned number of construction personnel by stage, and duration of construction personnel's tasks on-site (includes typical work hours)
 - b) Identification of proportion of construction personnel from local labor force (e.g.; Lancaster/Palmdale) and from points outside local area.
 - c) Estimate of typical auto occupancy of construction personnel and proposed construction worker parking area(s).
 - d) Planned transportation management plan proposed by applicant (if any) that addresses construction personnel travel, lodging, parking, shuttles, work hour, etc.
 - ii. Use applicant's staffing data to develop a construction trip generate "rate" in the form of daily and peak hour vehicle trips per unit of development (e.g. acres or panels being erected) at site during each stage, and estimate stages and periods with highest worker vehicular trip generation
 - iii. Forecast construction worker vehicle volumes on assumed route to site for use in peak hour analysis of the worst case scenario (see Section 3)
3. Assess Project Impacts During Typical Operations
 - a. Quantitatively estimate typical weekday traffic to/from site as well as anticipated frequency of recurring truck traffic for regular deliveries of materials, etc.
 - b. Use above estimate of traffic to support determination of a less than significant impacts under typical operational conditions
4. Determination of impacts:
 - a. Review City of Lancaster General Plan and other regulatory documents and identify significance criteria for environmental assessment, which is assumed to be a vehicular level of service standard.

- b. Develop collective forecasts that combine truck, equipment and worker vehicle trips (daily and peak hour) by stage to identify a worst case scenario, and analyze intersection level of service under existing plus project construction traffic for comparison with existing level of service and determination of impacts
- c. Construction traffic impact analysis is only conducted for existing and existing plus project scenarios. A qualitative operations traffic impact assessment will discuss conditions in a mid-term scenario and under cumulative conditions assuming cumulative traffic data and analysis are available in the City's General Plan or other relevant traffic studies
- d. Qualitatively assess existing and planned multimodal facilities that may be potentially impacted by the project during construction and under typical operating conditions

3.1.4 TASK 4 – REVIEW NOTICE OF PREPARATION

Following the project kick-off meeting STANTEC will coordinate with the City of Lancaster on the review of the project's Notice of Preparation, assumed to be prepared by City staff. STANTEC will review the NOP and provide one round of electronic comments on the City's NOP document. The review will focus on the analysis used to support scoping environmental resources areas out of the EIR for further consideration. This scope of work assumes the City will be responsible for all mailings and notices. STANTEC will provide the City with one electronic copy of the NOP comments.

3.1.5 TASK 5 – SCOPING MEETING

Pursuant to the Public Resources Code Section 21083.9, a public scoping meeting shall be held during the NOP comment period to gather public and agency comments on the scope of the EIR. Approximately halfway through the NOP 30-day review period, STANTEC's Project Manager, shall attend one scoping meetings. During the scoping meeting, STANTEC's Project Manager shall record all public comments and, if necessary, assist the City in responding to questions regarding the environmental compliance process/content of the EIR that might be raised by agency representatives and other interested parties, as well as identify resource areas that should be "removed from the scope of the project's EIR." Meeting graphics depicting the project and other scoping materials such as handouts can be prepared by STANTEC but are assumed to be provided by sPower, and are not included within this scope.

Within one week of the Scoping Meeting, STANTEC will provide the City and sPower with an electronic summary of comments received at the meeting. STANTEC will assist the City in compiling a list of all the NOP comments as necessary. STANTEC assumes the following deliverable will be required for the Scoping Meeting: one (1) electronic copy of the Summary of Comments/Meeting Minutes.

3.1.6 TASK 6 – PREPARE ADMINISTRATIVE DRAFT ENVIRONMENTAL IMPACT REPORT (ADEIR).

The following scope of work identifies the tasks to be completed in preparing the Administrative Draft EIR. Each technical analysis in the EIR shall include sections for existing setting, thresholds of significance used to determine the level of significance of any given impact, and impacts and mitigation measures. Per the City's request, STANTEC will provide one electronic copy of the Administrative Draft EIR and five hard copies of the ADEIR with appendices. The specific environmental topics to be addressed in the proposed EIR are described below.

AESTHETICS

This section of the EIR will address the visual resources in the project vicinity and the potential for visual impacts to occur as a result of implementing the proposed project. The General Plan for the City of

Lancaster would be used to determine the local significance of the area's visual character. The potential visual resource impacts of a proposed project will be evaluated using ground-level photographs taken by STANTEC aesthetic experts. At the request of the City, STANTEC will prepare six (6) visual simulations to evaluate the potential visual and aesthetic impacts from the project. The visual simulations will be prepared utilizing a combination of site photography and 3D-modeling techniques. A 3D computer model of the proposed solar panels and site improvements will be created in Autodesk 3DS Max and will be based upon the project specifications and plans provided by sPower. All plans will be in electronic CAD format including proposed contours, project layout, boundary, etc., and will be available for use in developing the simulation. The proposed layout will be modeled and built into the existing conditions model to create a "proposed conditions" 3D model. The visual simulation level of detail will be limited to general depictions of potentially visible proposed landscaping, solar panels, transmission poles, wiring, substations, etc. A more detailed site improvement (i.e. solar panel foundations, landscaping colors, panel details, etc.) can be included if such detailed design plans are available.

A member of the STANTEC team would be sent to the project site to record photographs from all six of the selected Key Observation Points (KOPs). Photos would be recorded with a full frame 50mm lens and will be recorded in sequence that records approx. 180 degrees of vision for each location. Each Point of View (POV) will be documented with the time of day the photo is taken as well as a GPS data for the camera location. Using the survey data and camera information recorded when the photographs were recorded; "virtual cameras" will be created inside the 3D model. A proposed conditions view will be rendered from the "virtual cameras" and combine with the existing conditions photo to create a very realistic, accurate "proposed conditions" view.

The long-term implications of the proposed project in relation to the City's General Plan and other related plans/policies shall be discussed in the Aesthetics section of the EIR. Mitigation measures for all visual impacts shall be developed in consultation with the City's Planning Department. Impacts are assessed for the project's consistency with the General Plan visual policies and with standard visual impact criteria under CEQA.

AGRICULTURAL & OPEN SPACE RESOURCES

As evidenced by PIC/PM, Trevor Macenski's co-authoring of the California Association of Environmental Professionals White Paper on "Renewable Energy Facilities on Agricultural Land and Loss of Funding for the Williamson Act," STANTEC understands the importance of agriculture to the City and the City's need to find a balance between identifying lands for agricultural and energy production. As such, STANTEC will evaluate the potential impacts of the proposed project on agricultural and open space resources in light of the proposed solar project. The Department of Conservation Land Evaluation and Site Assessment Model (LESA Model) as well as a review of the City's current policy regarding agricultural land will be used to evaluate the project's potential effect on agricultural and open space resources. STANTEC will evaluate the proposed project's impacts on farmland through the use of the Land Evaluation and Site Assessment (LESA) model issued by the California Department of Conservation should the site be determined to impact agricultural land directly or indirectly. The CEQA Guidelines identify the LESA model as an optional instrument to use to assess the significance of farmland conversion impacts. The LESA model provides an analytical approach for rating the relative quality of land resources based upon specific measurable features. Factors considered by the LESA model include soils, site acreage, water availability, and surrounding land uses. Using LESA significance criteria, STANTEC will determine whether or not the proposed project would have a significant impact on farmland. Mitigation measures will be identified, as necessary. If none are available, there is a potential for a significant unavoidable adverse impact to be identified for the loss of farmland. In addition, STANTEC will also evaluate whether the project would create pressures to convert other farmland in the project vicinity to non-agricultural use. The Land Evaluation and Site Assessment will be included within the technical appendices.

AIR QUALITY

Building on the stand alone study discussed above, STANTEC will prepare an EIR section that discusses both the regional air quality and local air quality in the vicinity of the project site, paying particular attention to issues that impact the community such as Valley Fever and Health Risk exposures. Given the long term operation of the proposed project will improve air quality STANTEC will also document the positive or beneficial air quality impacts the project will have. A list of mitigation measures will be prepared for any impacts found to be significant or potentially significant. The effectiveness of mitigation measures will be assessed and quantified, as feasible, in accordance with the District's thresholds of significance.

BIOLOGICAL RESOURCES

The project is located on a relatively flat plain on the western edge of the Mojave Desert that has been disturbed as a result of historical agricultural practices. Despite agricultural disturbance, the area is known to support Burrowing owl (*Athene cunicularia*), as well as a number of raptor species. Based on suitable habitat requirements for sensitive species recorded in the vicinity of the project, there is a potential for the following species to occur onsite: Coast horned lizard (*Phrynosoma coronatum blainvillii*), California horned lizard (*Phrynosoma coronatum frontale*), Silvery legless lizard (*Anniella pulchra pulchra*), Long-eared owl (*Asio otus*), Burrowing owl, Swainson's hawk (*Buteo swainsoni*), White-tailed kite (*Elanus leucurus*), Loggerhead shrike (*Lanius ludovicianus*), Southern grasshopper mouse (*Onychomys torridus ramona*), and Tehachapi pocket mouse (*Perognathus alticolus inexpectatus*).

The Study Area will be based on proposed designs, potential resources encountered, and a buffer to include additional biological concerns. The main project site is primarily agricultural and is not anticipated to contain sensitive species. Information gathered during this visit will be used in the EIR. The technical report for biological resources will summarize the information collected from the site visit and will be consistent with the requirements of the City of Lancaster, CEQA, USFWS, CDFW, and all other pertinent reviewing agencies and organizations.

The assessment does not include protocol surveys for sensitive species (e.g., burrowing owl), which would need to be separately authorized and conducted in the proper season, based on results of the records search and general site assessment. STANTEC's biologist will prepare the EIR section based on the sPowers technical study.

CLIMATE CHANGE/GLOBAL WARMING

Building off of the Air Quality and GHG study discussed above, STANTEC will prepare a Climate Change section of the EIR that will document the net benefit of the project. Project components proposed by the project sPower that avoid or reduce the project's greenhouse gas emissions shall be identified, as shall goals, policies, or other actions or documents related to climate change and implementation of the project energy savings of the proposed solar project. In addition, analysis shall assess the project's contribution to climate change beyond air quality and evaluate such impacts as wild land fires.

The air quality analysis would include a brief discussion of the environmental and regulatory setting for climate change, suggest a threshold of significance, and evaluate the potential impact of the proposed project with regard to its contribution to greenhouse gases based on the intent of AB 32. STANTEC shall utilize the State's proposed CEQA thresholds issued by the Governor's Office of Planning and Research in April 2009. These thresholds concern the amounts of greenhouse gases emitted and potential conflicts with State and local emission reduction plans. The analysis shall focus on the project's early implementation of state strategies (ARB Early Action Measures and CAT Report), implementation of applicable mitigation measures provided by the Attorney General's office, and include emissions inventory of the major greenhouse gas sources for construction of the project. The emissions inventory would use the most current version of CalEEMOD and emission factors and methodologies developed by the EPA, ARB, California Climate Action Registry, and/or other pertinent agencies.

CULTURAL RESOURCES

The EIR cultural resources section will address archaeological and historic resources potentially affected by the proposed development of the project site. STANTEC cultural resources staff will incorporate the report

generated by sPowers consultant based on the peer review memorandum. This scope of work assumes that the proposed project will not require compliance with Section 106 of the National Historic Preservation Act, although such a requirement could arise if a Section 404 permit is required, and there is a nexus between the permit and any resources that could be affected. If compliance with Section 106 becomes necessary, it will be important to coordinate with the U.S. Army Corps of Engineers to develop an Area of Potential Effects (APE) map that takes into account potential direct and indirect effects to substantive cultural resources.

In accordance with the CEQA Guidelines, STANTEC will outline the appropriate procedures to be undertaken in the event that buried archaeological materials (e.g., bone, flaked stone, structural remains, historic refuse) or paleontological resources (fossils) are encountered during project construction. These procedures hinge on the protection of discovered materials until they can be assessed by a professional archaeologist and treated in accordance with their potential significance. Should STANTEC staff determine that one or more cultural resources will be directly affected by proposed construction, and should those resources be considered significant and unavoidable, further research and evaluations may be required. In this instance, you will be contacted.

GEOLOGY AND SOILS

The site is located in an area of low foothills and alluvial fans at the northern base of the Sierra Pelona ridgeline along the southwestern edge of the Antelope Valley. Based on previous experience with the site, The Hitchbrook Fault, an inactive fault, is anticipated to project through the site. The San Andreas Fault is the closest active fault near the southwest portion of the site. STANTEC will assess the potential geology and soils impacts of the proposed project. Key issues to be evaluated include the seismicity of the local area, the presence of any nearby existing fault lines and their potential effect on site development, the erodibility of site soils, soil stability characteristics, and the expansive characteristics of site soil. Existing published information (soil reports and maps, sPowers's geotechnical reports, and other data) will be used. No additional soils or other field geological analyses will be conducted. Mitigation measures will be developed, as appropriate.

STANTEC will also evaluate the potential for paleontological resources to be adversely affected by the proposed projects. This will include a review of available database resources and an assessment of the potential for the site's geology to contain paleontological resources.

HAZARDS AND HAZARDOUS MATERIALS

STANTEC will prepare a public health and hazards section for the Draft EIR. The analysis of toxic air contaminants will be conducted under the air quality section of the EIR. The assessment for this section will be based on readily available documentation and plans, as well as telephone interviews with agency representatives. Any effect the project could have on the provision of emergency response will also be addressed in this section of the EIR.

Past uses of the project site have included agricultural uses. The historical uses of the project site will be documented for periods for which data is available. Sources of information to be researched and incorporated into the hazards section include the Phase I Environmental Site Assessment prepared by STANTEC, historic land use maps, zoning maps, and public records. These resources will be used to determine areas of potential contamination on the project site or surrounding property, if any.

Based on previous experience with the site, STANTEC does not anticipate any conditions which would suggest the manufacture, generation, use, storage and or disposal of hazardous substances. Therefore, our analysis of hazards will focus on the proposed use of the site. For example, construction of the project will involve the transportation of hazardous materials (e.g., fuel, paint) to and from the project site. The potential for these materials to be released to the environment will be evaluated. The significance of potential impacts will be determined, and mitigation measures will be recommended to minimize potential adverse impacts, if necessary. For purposes of this analysis, it is assumed that the handling of hazardous substances would occur in accordance with applicable federal, state, and local regulations.

HYDROLOGY WATER QUALITY

It is anticipated that operation of the proposed solar power generation facility would not generate any additional waste or stormwater. Most often, operation of the solar facilities involve minimal maintenance or use of water; the panels may be cleaned up to two times per year, if necessary to optimize output. Each cleaning would require 6-10 acre feet of water from Los Angeles County Water Works, the municipal provider of water within the City of Lancaster or another identified water source. STANTEC will summarize existing hydrological conditions in the watershed and groundwater basin and identify potential effects of the site development. The analysis will consider on-site runoff. The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB), Lahontan Region, have established water quality standards required by Section 303 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Based on our previous experience with the site it is anticipated the impacts to drainage features onsite will require evaluation and permitting of the Clean Water Act. The site has a number of historic washes which could be claimed to be jurisdictional. At this time an updated jurisdictional delineation is not included however, one could be provided if the City requires. The hydrology and water quality analysis will address the project's compliance with the State's construction stormwater regulations and the project's compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) will also be addressed.

LAND USE AND PLANNING

STANTEC's Environmental Planners shall review the proposed project's consistency with the City of Lancaster's zoning ordinance regarding solar facilities. Specifically, STANTEC's Environmental Planners will review the proposed project with regard to Section 17.08.070 of City of Lancaster's Code of Ordinance, which addresses the subjection to a conditional use permit for solar energy systems. In addition, STANTEC's Environmental Planners shall describe the existing onsite land uses and land uses in the immediate vicinity of the proposed project and evaluate the compatibility of the proposed project in relation to surrounding land uses and consistency with regional plans and programs, and with the County plans and policies, including but not limited to the General Plan and Zoning Ordinance.

Impacts on existing land uses, including the density of proposed development with the adjacent undeveloped lands as well as potential future land uses in the project vicinity, shall be assessed for the construction (short-term) and operations (long-term) phases (traffic trips, noise emissions, visual alteration, etc.). Density, interrelationship of uses, and environmental impacts shall also be addressed from a land use impact perspective. The appropriateness of the proposed project shall be evaluated with respect to the existing and proposed General Plan land uses, emerging land use trends, and regional access availability. Measures shall be recommended to reduce or eliminate adverse land use effects, as necessary.

PUBLIC SERVICES

This section will analyze the increase in demand on public services in the project area due to the proposed project. The additional development may require provisions of public services including fire, police, and emergency medical responses.

The public services analysis will consider to what extent existing services and infrastructure need to be expanded to address the demand generated by the proposed developments. STANTEC will contact the Fire and Sheriff departments to identify project service implications and any environmental impacts that could result from the need of additional facilities. Although the developments could generate additional demand for services, these additional needs will not necessarily constitute an environmental impact. However, an increase in potential demand will be documented for consideration by local decision makers and the public. The analysis will also consider whether new public facilities required by the projects would cause secondary environmental impacts resulting from construction. Additional technical analysis of potential offsite public service improvements is not included in this scope of work. If it is determined that an offsite improvement could create a potential environmental impact, a contract amendment may be required.

RECREATION

This section will analyze any impacts the proposed project might have on any of the City's park and recreational facilities. STANTEC recognizes that once an opportunity to acquire parks and open space is lost, a second chance is seldom possible. STANTEC will provide a discussion of project's recreational impacts and will verify that the City's requirements for open-space easements and park dedications are in compliance with the City's General Plan.

TRANSPORTATION & TRAFFIC

This section will analyze any impacts the proposed project might have on any of the City's transportation and roadway system. Given the limited operation nature of the proposed project the traffic impact assessment will focus on construction level impacts and project operation trips are not assumed to cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and would not cause designated roads or highways to exceed a level of service standard established by the City or County congestion management agency. Therefore, only an analysis of project construction activities that would generate traffic from construction worker travel, the arrival and departure of trucks delivering construction materials, and the removal of debris generated by onsite demolition activities would be undertaken. This analysis will be based on the traffic impact study prepared by STANTEC. If the traffic impact study is not required STANTEC will work with the City to scope the traffic impact analysis out of the EIR through the initial study.

ALTERNATIVES

The Alternatives Section of the ADEIR shall include an analysis of alternatives to the proposed project in sufficient detail for comparison with the project, consistent with the requirements of CEQA. To provide an adequate comparison, the City, sPower, and their team of consultants may need to provide data to STANTEC to propose alternatives to the project. Each alternative shall be qualitatively evaluated with respect to each key impact categories reviewed for the proposed project. STANTEC shall discuss, as required by the State CEQA Guidelines, the advantages and disadvantages of each alternative and the reasons for rejecting or recommending it.

The environmentally superior alternative shall be identified in the EIR by STANTEC. A summary of the alternatives and their associated impacts shall be provided in the focused EIR summary by each resource category. In addition, a brief summary of alternatives initially considered but ultimately rejected from further consideration, shall be provided. This SOW assumes that two alternatives to the proposed project shall be qualitatively analyzed in the EIR, including the No Project alternative, and that no more than four alternatives rejected from further consideration shall be summarized.

Should a more rigorous quantitative analysis of the proposed project be required such that alternatives to the project must be analyzed at a level of detail equal to the proposed project, STANTEC would need to revisit its SOW and Fee Proposal accordingly.

Significant Environmental Effects Which Cannot Be Avoided / Significant Irreversible Environmental Changes.

STANTEC shall discuss all significant unavoidable adverse impacts, in conformance with the State CEQA Guidelines, Section 15126(b). The discussion shall include any impacts that can be partially mitigated, but not to a level that is less than significant. Any mitigation measures considered, but eliminated from suggestion because of new impacts that would be associated with their implementation, shall also be discussed.

Growth-Inducing Impacts of the Proposed Project. Pursuant to Section 15126(g) of the CEQA Guidelines

STANTEC shall discuss any potential growth-inducing impacts of the proposed projects. Potential sources of growth inducement and their corresponding impacts, such as removal of obstacles to growth (i.e., extension of infrastructure), new employment generation, or major economic influences, shall be qualitatively analyzed, to the extent they are applicable.

Cumulative Impacts

STANTEC shall describe reasonably foreseeable solar projects at the time of NOP distribution within a defined study area approved by the City that may result in cumulative impacts associated with the proposed project. STANTEC assumes that a list of reasonably foreseeable past, present, and future solar projects shall be provided to STANTEC by the City of Lancaster for use in this analysis so that cumulative projects can be adequately addressed. Cumulative projects may be defined within a specified area around each project site as projects constructed, but not operational; projects approved, but not constructed; pending projects for which pre-filing or filing of an application with its respective lead agency has occurred; and anticipated or announced projects for which no application has yet been filed with the lead agency. However, it should be noted the evaluation area for cumulative impacts will vary, dependent upon the technical issue to be addressed.

Additional Sections

STANTEC will provide the additional sections in the EIR to meet the State CEQA Guidelines and City requirements including the following: Significant Unavoidable Adverse Impacts, Effects Found Not to be Significant, and Organizations and Persons Consulted/ Bibliography. STANTEC will be responsible for the preparation of the following for each project: Table of Contents, Irreversible and Irrecoverable Commitment of Resources, List of Organizations and Persons Consulted, Preparers of the Environmental Document, References, and Appendices. The EIR will include the necessary exhibits to enhance the written text and clarify the proposed project environmental impacts.

3.1.6.1 Outside Legal Review- Thomas Law Group (OPTIONAL TASK)

The Thomas Law Group has worked with Trevor Macenski on numerous projects providing outside legal review on controversial projects. Thomas Law Group will work with STANTEC and technical team to ensure that (a) adequate baseline information exists, (b) appropriate significance criteria are used, and (c) adequate mitigation measures are developed. This analysis primarily occurs through reviewing and commenting on the Administrative and Screencheck Draft EIRs and all technical reports and appendices.

Following the public comment period, Thomas Law Group again works with STANTEC and technical team to review for legal adequacy responses to comments from public agencies, community groups, and the public generally. Thomas Law Group also reviews text changes to the EIR for inclusion in the Final EIR. Thomas Law Group also reviews draft CEQA Findings.

3.1.7 TASK 7 – PREPARE SCREENCHECK DEIR.

For this task, STANTEC assumes that the City shall review the document, and assemble comments on, and suggested revisions to, the Administrative DEIR and provide one set of unified City staff comments to STANTEC. STANTEC assumes that the City shall reconcile conflicting review comments, if needed, before giving comments to STANTEC using strikeout/underline (Word track changes mode) to indicate all revisions. STANTEC shall revise the Administrative DEIR accordingly and submit the Screencheck EIR to the City. STANTEC shall also prepare a brief memorandum describing how each comment was addressed. Per the City's request STANTEC will provide one electronic copy of the Screencheck DEIR and one hard copy of the DEIR.

3.1.8 TASK 8 – PREPARE DEIR FOR DISTRIBUTION.

Once the Screencheck DEIR is deemed acceptable for public distribution, STANTEC shall prepare the necessary copies of the DEIR and deliver them to the City for distribution. STANTEC shall be responsible for the preparation of the public Notice of Completion (NOC). It is assumed that the City shall prepare and publish all public notices (except the NOC), including the Notice of Availability (NOA), a notice in a newspaper of general circulation, notice to all organizations and individuals previously requesting such notice, and place copies of the DEIR for review at the City and public library. STANTEC assumes the following deliverables will be required for the DEIR: forty (40) bound hardcopies (consisting of the complete

DEIR with appendices), one (1) unbound camera-ready hard copy, one (1) electronic copy- PDF format to be used for publishing to the City's website, one hundred (100) CDs in PDF format.

3.1.9 TASK 9 – PREPARE ADMINISTRATIVE FINAL EIR AND MITIGATION MONITORING AND REPORTING PROGRAM.

STANTEC shall prepare and submit the Administrative FEIR (written responses to comments received on the DEIR that raise significant environmental issues) and submit them for City staff review within 30 days of receipt of DEIR comments. The responses to comments shall be prepared based on the requirements of the State CEQA Statutes and Guidelines. STANTEC assumes the City shall receive the public comments and compile them in an easily referenced (i.e., table) format. Accordingly, STANTEC assumes that City Staff will compile and transmit to STANTEC all written comments on the DEIR. Then STANTEC will confer with City staff and City legal counsel (or sPower's legal counsel) to review written comments on the DEIR and comments from public meetings and hearings to develop a general framework and strategies for preparation of responses. The format of the Final EIR shall be as an attachment of Responses to Comments on the text of the DEIR.

Then responses that are within this proposal's scope of work and budget consist of explanation, elaboration, or clarification of the data contained in the DEIR with a budgeted effort of up to 100 hours for technical staff in this task.

STANTEC shall prepare a Mitigation Monitoring and Reporting Program (MMRP) reporting the method by which mitigation measures are to be implemented. The MMRP shall list and identify specific monitoring activities that would be required on an issue-by-issue basis and establish a reporting system and criteria for evaluating the success of mitigation measures. In addition, the MMRP shall outline the appropriate time for mitigation of impacts, such as grading permits, landscape plans, or other discretionary actions. STANTEC assumes the following deliverables will be required for the Admin Final EIR: one (1) electronic copy of the A FEIR, Response to Comments, and MMRP.

3.1.10 TASK 10 – PREPARE SCREENCHECK FINAL EIR.

STANTEC assumes the City's Staff shall be responsible for compiling comments on, and suggested revisions to, STANTEC's responses to comments (the Administrative FEIR) and shall provide one set of unified comments/revisions from the City and sPower to STANTEC, including direction on comments received from City departments. STANTEC shall attend one conference call meeting with sPower and the City to finalize the responses to comments on the Screencheck FEIR. Within 20 days of receipt of the City's comments on the Administrative FEIR, STANTEC shall submit the screencheck FEIR for approval. STANTEC assumes the following deliverables will be required for the Screencheck Final EIR: five (5) hard copies of the Screencheck FEIR and MMRP and one (1) electronic Copy Screencheck FEIR.

3.1.11 TASK 11 –FEIR AND MMRP.

Once the Screencheck FEIR has been deemed acceptable for public distribution, STANTEC shall provide copies of the FEIR to the City. STANTEC assumes the City shall distribute a copy of the FEIR to each public agency that commented on the corresponding DEIR, in accordance with Section 21092.5(a) of the CEQA Guidelines. STANTEC shall provide a paper and CD copy of the Final EIR and appendices to sPower and provide the City with the required number of copies to be available to the public. STANTEC assumes the following deliverables will be required for the Final EIR: twenty-five (25) bound hardcopies (consisting of the complete FEIR and MMRP), and twenty-five (25) CD's electronic copy of FEIR and MMRP (PDF format to be used for publishing to the City's website).

3.1.12 TASK 12 –PLANNING COMMISSION HEARINGS.

STANTEC shall attend up to two Planning Commission Hearings to provide staff support and answer questions pertaining to the EIR and make formal presentations to the Planning Commission. STANTEC shall

attend and record all verbal comments presented or asked of the Planning Commission. STANTEC assumes that we will not prepare any outreach or marketing materials for the presentation beyond a PowerPoint.

However, STANTEC will be prepared to assist the City in verbally responding to questions regarding the environmental compliance, potential project-generated impacts, and mitigation applied, that might be raised by agency representatives and other interested parties.

3.1.13 TASK 13 –CITY COUNCIL HEARING.

STANTEC shall attend one City Council hearing to provide staff support and answer questions pertaining to the EIR and make a formal presentation to the City Council. STANTEC shall attend and record all verbal comments presented at the City hearing in response in the EIR. STANTEC will be prepared to assist the City in verbally responding to questions regarding the environmental compliance, potential project-generated impacts, and mitigation applied, that might be raised by agency representatives and other interested parties.

3.1.14 TASK 14 – PREPARE SIGNIFICANT FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS.

STANTEC shall prepare findings for each significant effect identified in the FEIR and submit these findings with the Screencheck FEIR for review. If there are significant effects that cannot be mitigated, STANTEC shall prepare a Statement of Overriding Considerations to address any unavoidable significant effects of the project. STANTEC's SOW and Fee Proposal has budgeted up to 80 hours for completion of this task. STANTEC assumes the following deliverables will be required for this task: one (1) electronic copy of Significant Findings and one (1) electronic copy of Statement of Overriding Considerations.

3.1.15 TASK 15 – PROJECT COORDINATION AND MANAGEMENT.

This task consists of those management activities that ensure STANTEC's ability to keep sPower's project running smoothly, on time, and within budget. As the liaison between STANTEC's staff, sPower and City staff Trevor Macenski, proposed project manager, will ensure information is distributed appropriately, comments regarding project-related issues are communicated effectively and efficiently, and financial performance is tracked regularly (i.e., invoices). Additional meetings not discussed in the scope may be attended on a time-and-materials basis.

3.1.16 SCOPE OF WORK ASSUMPTIONS:

Biological:

STANTEC assumes that no further site visits or surveys (wetlands, reconnaissance-level or protocol level species surveys) will be required to adequately develop the biological resources section of the EIR.

STANTEC also assumes that any environmental permitting for the project will occur prior to construction and any permitting requirements for the project are not included in the scope for this peer review or the development of the EIR.

Cultural:

STANTEC assumes a cultural resources records search has been completed through the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center housed at California State University, Fullerton and does not need to be updated.

STANTEC assumes a paleontological records search was completed at the Los Angeles County Museum.

STANTEC assumed all Project Native American consultations are completed and included consultation with both the Native American Heritage Commission (NAHC) and Native American Contacts provided by the NAHC and do not need to be updated.

STANTEC assumes intensive archaeological surveys for the Project Area were completed and do not need to be updated.

STANTEC assumes CEQA level/ California Register of Historical Resources (CRHR) evaluation of any cultural resources within the Project Area has been completed and is part of the Project Cultural Resources Report.

STANTEC assumes qualified STANTEC archaeologists will have full access to the cultural resources records search results, the paleontological record search results from the Los Angeles County Museum, Native American consultation record/results, and survey results for incorporation into the Project EIR Cultural Resources section.

STANTEC assumes all figures and their associated GIS files used for the Project Cultural Resources Report will be provided to STANTEC.

STANTEC assumes that no National Historic Preservation Act (NHPA) Section 106 compliance is required for the proposed Project.

Hazards:

STANTEC assumes subsurface investigations including soil sampling, exploratory bore holes, or other investigative techniques to quantify potentially identified hazardous materials is not included within the scope of this environmental assessment.

STANTEC assumes asbestos, lead-based paint, and radon gas surveys are not included within the scope of this environmental assessment.

STANTEC assumes any items not mentioned in the stated scope of work referenced above not included within the scope of this environmental assessment.

3.2 Proposed Work Schedule

The following is the proposed work schedule for sPowers Solar Project. STANTEC is committed commencing work within two weeks if selected and meeting the schedule outlined below to meet sPower’s schedule objectives. This schedule is based upon a received notice to proceed from the City/sPower by June 23rd 2014.

WORK PRODUCT	SCHEDULE MILESTONE	ESTIMATED COMPLETION WEEK
Authorization to Proceed	6/23/2014	June 2014
EIR Initiation		Week 1
STANTEC reviews City’s NOP		Week 2
City Submits NOP to State Clearinghouse (starts 30 day review period)	7/9/2014	Week 4
STANTEC Attends Scoping Meeting	7/28/2014	Week 7

WORK PRODUCT	SCHEDULE MILESTONE	ESTIMATED COMPLETION WEEK
STANTEC Submits Summary of Comments / Meeting Minutes		Week 7-8
Close of 30-Day NOP Public Review Period		Week 8
City Provides NOP Comments to STANTEC		Week 9
STANTEC Receives approved sPower Technical Studies		Week 10
STANTEC Submits Peer Review Memos		Week 13
STANTEC Submits ADEIR		Week 20
City Provides Comments on ADEIR to STANTEC		Weeks 23
STANTEC Submits Screencheck DEIR		Week 30
City Provides reviews DEIR prior to distribution		Weeks 33
STANTEC Provides DEIR/MMRP to City for Public Distribution (45 days)	12/12/2014	Week 36
Public Comment Period Ends		Week 42
City Provides Public Comments on the EIR to STANTEC		Week 44
STANTEC Submits AFEIR, Response to Comments, and MMRP to City		Week 49
City Submits Comments on AFEIR, Response to Comments, MMRP to STANTEC		Week 51
STANTEC Submits Screencheck FEIR and Findings		Week 53
City Reviews Screencheck FEIR and Findings		Week 54
STANTEC submits FEIR for Public Review (minimum 10 days)		Week 55
Planning Commission Hearing	3/16/15	Week 56
City Council Hearings	4/14 & 4/28	April 2015

The assumptions used in determining the above project schedule are as follows:

- STANTEC receives a notice to proceed by June 23, 2014.
- The City/ sPower to provide all project-related materials, including information to support a preliminary project description, at the project initiation meeting.
- The periods shown are adequate for City review of preliminary submittal.

- At any stage of the project process, Agency/Public/Stakeholder comments calling for analysis of additional facilities/scenarios/alternatives (above and beyond those listed in this proposal) will be completed only upon approval of an appropriate contract addendum by the City.

4 COST ESTIMATE SUMMARY

The cost estimate for providing CEQA compliance services for the 250-MW Lancaster Solar Project is shown below. The Total Cost included below covers the SOW described herein not including optional tasks, as well as all travel and associated expenses. A detailed cost breakdown with employees and hours is provided in Attachment B.

TASK	BUDGET
Professional Labor	
Task 1: Project Initiation and Preliminary Definition	\$1,959
Task 2: Review Existing Background Information and Develop Final Project Description	5,020
Task 3: Baseline Field Reconnaissance and Technical Studies	5,045
Air Quality and GHG Study	12,375
Biological Resources Peer Review	8,500
Cultural Resources Peer Review	5,100
Noise Study	7,543
Phase I ESA	7,124
Visual Simulations	12,200
Task 4: Review Notice of Preparation	1,480
Task 5: Scoping Meeting	5,260
Task 6: Prepare Administrative Draft Environmental Impact Report	60,920
Task 7: Prepare Screencheck DEIR	11,060
Task 8: Prepare DEIR for Distribution	10,495
Task 9: Prepare Administrative Final EIR , Response to Comments & MMRP	22,158
Task 10: Prepare Screencheck Final EIR	7,590
Task 11: FEIR and MMRP	6,450
Task 12: Planning Commission Hearings	3,628
Task 13: City Council Hearing	3,308
Task 14: Prepare Significant Findings and Statement of Overriding Considerations.	8,580
Task 15: Project Coordination and Management	18,000
Stantec Consulting Ltd. Professional Labor	\$223,795
10% Contingency Fee	22,380
Total Professional Fees	\$246,175