

AGENDA

REMOTE MEETING NOTICE

This meeting will be accessible by remote video conferencing. Please be advised that while the District will endeavor to ensure these remote participation methods are available, the District does not guarantee that they will be technically feasible or work all the time. Further, the District reserves the right to terminate these remote participation methods (Subject to Brown Act Restrictions) at any time and for whatever reason. The public may observe and participate in this meeting remotely via Zoom as set forth below.

INSTRUCTIONS FOR USING ZOOM

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speaker & microphone prior to joining the meeting.

TO SPEAK DURING PUBLIC COMMENT USING ZOOM

- The Board President will announce when it is time for Public Comment.
- Click on the Raise Hand icon if you would like to speak during Public Comment.
- Your name will be called on when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- You will have three (3) minutes to speak. When your time is up, you will be muted.

TO SPEAK ON AN ITEM USING ZOOM

- The Board President will call the item and staff will begin the staff report.
- Click on the Raise Hand icon if you would like to speak on the item.
- Your name will be called on when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- You will have three (3) minutes to speak. When your time is up, you will be muted.
- You will repeat this process for each item you want to speak on.

FOR OPEN SESSION PARTICIPATION

Join Meeting Electronically at:

Join Zoom Meeting

<https://us02web.zoom.us/j/82338776720?pwd=wmS1Ehxifi7En5WRabuCsfm2HYKCIA.1>

Meeting ID: 823 3877 6720

Passcode: 627570

Please attend in person or by submitting your comment via email to:
RMangus@GoletaSanitary.Org

A G E N D A
REGULAR MEETING OF THE GOVERNING BOARD
OF THE GOLETA SANITARY DISTRICT
A PUBLIC AGENCY

One William Moffett Place
Goleta, California 93117

August 18, 2025

CALL TO ORDER: 6:30 p.m.

ROLL CALL OF MEMBERS

BOARD MEMBERS: Steven T. Majoewsky
Dean Nevins
Jonathan Frye
Edward Fuller

CONSIDERATION OF THE MINUTES OF THE BOARD MEETING

The Board will consider approval of the Minutes of the Regular Meeting of August 4, 2025.

PUBLIC COMMENTS - Members of the public may address the Board on items within the jurisdiction of the Board. Under provisions of the Brown Act, the Board is prohibited from taking action on items not listed on the agenda. Please limit your remarks to three (3) minutes and if you wish, state your name and address for the record.

POSTING OF AGENDA – The agenda notice for this meeting was posted at the main gate of the Goleta Sanitary District and on the District's web site 72 hours in advance of the meeting.

BUSINESS:

1. CONSIDERATION OF APPOINTMENT OF DISTRICT PRESIDENT AND PRESIDENT PRO TEM DUE TO VACANCY IN PRESIDENCY
(Board may take action on this item.)
2. CONSIDERATION OF SANTA BARBARA COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO) ELECTION OF REGULAR SPECIAL DISTRICT MEMBER
(Board may take action on this item.)
3. STATUS REPORT ON BOARD VACANCY NOTICING PROCESS

4. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENTS WITH TERRAVERDE ENERGY AND LANGAN ENVIRONMENTAL SERVICES FOR DEVELOPMENT OF THE DISTRICT'S ENERGY STORAGE PROJECT
(Board may take action on this item.)
5. GENERAL MANAGER'S REPORT
6. LEGAL COUNSEL'S REPORT
7. COMMITTEE/DIRECTOR'S REPORTS AND APPROVAL/RATIFICATION OF DIRECTOR'S ACTIVITIES
8. PRESIDENT'S REPORT
9. ITEMS FOR FUTURE MEETINGS
10. APPROVAL OF BOARD COMPENSATION AND EXPENSES AND RATIFICATION OF CLAIMS PAID BY THE DISTRICT
(The Board will be asked to ratify claims.)

ADJOURNMENT

Persons with a disability who require any disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting are asked to contact the District's Finance Director at least 3 hours prior to the meeting by telephone at (805) 967-4519 or by email at info@goletasanitary.org.

Any public records which are distributed less than 72 hours prior to this meeting to all, or a majority of all, of the District's Board members in connection with any agenda item (other than closed sessions) will be available for public inspection at the time of such distribution at the District's office located at One William Moffett Place, Goleta, California 93117.

MINUTES

MINUTES
REGULAR MEETING OF THE GOVERNING BOARD
GOLETA SANITARY DISTRICT
A PUBLIC AGENCY
DISTRICT OFFICE CONFERENCE ROOM
ONE WILLIAM MOFFETT PLACE
GOLETA, CALIFORNIA 93117

August 4, 2025

CALL TO ORDER: President Pro Tem Majoewsky called the meeting to order at 6:30 p.m.

BOARD MEMBERS PRESENT: Steven T. Majoewsky, Dean Nevins, Jonathan Frye, Edward Fuller

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Steve Wagner, General Manager/District Engineer, Vyto Adomaitis, Assistant General Manager, Rob Mangus, Finance Director/Board Secretary, and Ryan Guiboa, General Counsel (via Zoom)

OTHERS PRESENT: David Linville, Director, Goleta Water District (via Zoom)
Tom Evans, Director, Goleta Water District (via Zoom)
Craig Geyer, Director, Goleta West Sanitary District (via Zoom)

APPROVAL OF MINUTES: Director Nevins made a motion, seconded by Director Frye, to approve the minutes of the Regular Board meeting of 07/21/2025. The motion carried by the following vote:

(25/08/2040)

AYES: 4 Majoewsky, Nevins, Frye, Fuller
NOES: None
ABSENT: None
ABSTAIN: None

POSTING OF AGENDA: The agenda notice for this meeting was posted at the main gate of the Goleta Sanitary District and on the District's website 72 hours in advance of the meeting.

PUBLIC COMMENTS: None

BUSINESS:

1. DECISION TO FILL DIRECTOR SEAT ON THE BOARD OF DIRECTORS FOR VOTING DISTRICT #2 BY APPOINTMENT AND AUTHORIZE THE POSTING OF A NOTICE OF VACANCY

Mr. Wagner gave the staff report.

Consensus of the Board was to proceed with the appointment process and requested staff notify the county elections office.

2. CONSIDERATION AND ADOPTION OF RESOLUTION NO. 25-725 APPROVING SEWER SYSTEM MANAGEMENT PLAN UPDATE

Mr. Wagner gave the staff report.

Director Fuller made a motion, seconded by Director Nevins to approve and adopt Resolution No. 25-725 Approving the Sewer System Management Plan update, subject to minor edits and corrections to be made by staff.

The motion carried by the following vote:

(25/08/2041)

AYES:	4	Majoewsky, Nevins, Frye, Fuller
NOES:		None
ABSENT:		None
ABSTAIN:		None

3. UPDATE ON ENERGY STORAGE PROJECT

Mr. Wagner began the staff report and introduced Tony D. Pastore, Senior Advisor, TerraVerde Energy who presented to the Board.

Consensus of the Board was to request staff continue with the effort and report back to the Board.

4. GENERAL MANAGER'S REPORT

Mr. Wagner gave the report.

5. LEGAL COUNSEL'S REPORT

Mr. Guiboa – No report.

6. COMMITTEE/DIRECTORS' REPORTS AND APPROVAL/RATIFICATION OF DIRECTORS' ACTIVITIES

Director Fuller – Reported on his attendance at the CASA Conference

Director Frye – No report

Director Nevins – Reported on his attendance at the CASA Conference

7. PRESIDENT'S REPORT

President Pro Tem Majoewsky – No report

8. ITEMS FOR FUTURE MEETINGS

Consensus of the Board was to have a discussion of the Board's responsibilities during an emergency.

9. CORRESPONDENCE

The Board reviewed and discussed the list of correspondence to and from the District in the agenda.

10. APPROVAL OF BOARD COMPENSATION AND EXPENSES AND RATIFICATION OF CLAIMS PAID BY THE DISTRICT

Director Fuller made a motion, seconded by Director Frye, to ratify and approve the claims, for the period 07/22/2025 to 08/04/2025 as follows:

Running Expense Fund #4640	\$	197,646.53
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The motion carried by the following vote:

(25/08/2042)

AYES:	4	Majoewsky, Nevins, Frye, Fuller
NOES:		None
ABSENT:		None
ABSTAIN:		None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50 p.m.

ATTEST

Steven T. Majoewsky
Governing Board President

Robert O. Mangus, Jr.
Governing Board Secretary

AGENDA ITEM #1

AGENDA ITEM: 1

MEETING DATE: August 18, 2025

I. NATURE OF ITEM

Consideration of Appointment of District President and President Pro Tem Due to Vacancy in Presidency

II. BACKGROUND INFORMATION

In accordance with Resolution No.15-593, adopted by the Board on August 17, 2015, Section 5. Vacancy in Presidency: In the event the position of Board President becomes vacant due to resignation, death, removal or other circumstances, the President Pro Tem, as determined under Section 4 above, shall become the new President (the "Successor President") as of the effective date of the vacancy. In such event, the Board shall determine by a majority vote of a quorum as soon as reasonably feasible, but prior to January of the upcoming year, whether (i) the Successor President shall continue as the President for the next annual term commencing on the second meeting in January of the upcoming year, or (ii) the Board member who is scheduled to serve next in the annual rotation after the Successor President shall become the President for the upcoming year. In making said determination, the Board shall take into consideration (a) the number of Board meetings at which the Successor President presided as President Pro Tem prior to the vacancy in the Presidency, (b) the number of Board meetings at which the Successor President will preside after filling the vacancy, and (c) such other factors as the Board deems appropriate.

With the vacancy effective July 25, 2025, the current rotation is as follows:

1. Director Majoewsky - President Pro Tem
2. Director Nevins
3. Director Frye
4. Director Fuller

III. COMMENTS AND RECOMMENDATIONS

In accordance with Resolution No.15-593 described above, President Pro Tem Director Majoewsky is now President. Staff recommends the Board consider and vote on position of President Pro Tem in accordance with Resolution No.15-593 and the duration of the appointment of both Board President and President Pro Tem.

IV. REFERENCE MATERIAL

Resolution No.15-593

RESOLUTION NO. 15-593

RESOLUTION OF THE GOVERNING BOARD OF THE GOLETA SANITARY DISTRICT REPEALING RESOLUTION NO. 08-480 AND ESTABLISHING REVISED PROCEDURES FOR APPOINTMENT OF BOARD PRESIDENT AND PRESIDENT PRO TEM

WHEREAS, Health and Safety Code Section 6486 requires the Governing Board of the Goleta Sanitary District (the "District") to choose a President from among its members. Health and Safety Code Section 6488 provides that, in case of the absence or inability of the President to act, the Board shall choose a President Pro Tem.

WHEREAS, the District's Governing Board adopted Resolution No. 08-480 on November 17, 2008 setting forth procedures for the appointment of the Governing Board President and President Pro Tem.

WHEREAS, the Governing Board deems it to be in the District's best interests to revise its procedures relating to the appointment of the President to clarify the manner in which a newly elected or appointed Board member will be placed in the annual rotation to serve as Board President.

NOW, THEREFORE, be it resolved by the Governing Board of the Goleta Sanitary District as follows:

1. **Repeal of Resolution No. 08-480.** Resolution No. 08-480 adopted on November 17, 2008 is hereby repealed in its entirety and is replaced by the procedures set forth herein.

2. **Rotation of Presidency.** The office of President shall rotate on an annual basis among the five members of the Board. Such rotation was initially established in the order of seniority based on the number of years continuously served on the Board by the then current Board members. When a new member is elected to the Board, such new member shall be placed at the end of the rotation as of the second meeting in January following such election, immediately after the new President assumes office. When a new member is appointed to the Board, the Board shall determine by a majority vote of a quorum as soon as reasonably feasible, but prior to January of the upcoming year, the timing for the placement of such new member at the end of the rotation. In making said determination, the Board shall take into consideration (i) the date of the new member's appointment, (ii) the time that is expected to elapse before the new member is eligible to serve as President, and (iii)

such other factors as the Board deems appropriate. A former Board member shall be considered a new member if he or she is elected or appointed to the Board after a break in service due to the fact that such member previously resigned or was not reelected. In the event two or more new members of the Board are elected or appointed at the same time, their placement relative to each other at the end of the rotation as provided above shall be determined by random selection.

The intent of the Board in adopting the forgoing procedures is that a new member will not serve as President until all existing members who desire to serve as President shall have served an annual term as President following the election or appointment of the new member. Exceptions to the procedures set forth above may be made on a case by case basis in the sole discretion of the Board to address unique circumstances and to achieve said intent.

3. **Date for Assuming Office.** Each year the new President shall be confirmed by a majority vote of a quorum of the Board at its first meeting in January and said new President shall assume office as of the second meeting in January. No Board member shall be required to serve as President against his or her wishes.

4. **President Pro Tem.** In case of the absence or inability of the President to act, the President Pro Tem shall be the Board member who is scheduled to serve as the President during the next annual rotation.

5. **Vacancy in Presidency.** In the event the position of Board President becomes vacant due to resignation, death, removal or other circumstances, the President Pro Tem, as determined under Section 4 above, shall become the new President (the "Successor President") as of the effective date of the vacancy. In such event, the Board shall determine by a majority vote of a quorum as soon as reasonably feasible, but prior to January of the upcoming year, whether (i) the Successor President shall continue as the President for the next annual term commencing on the second meeting in January of the upcoming year, or (ii) the Board member who is scheduled to serve next in the annual rotation after the Successor President shall become the President for the upcoming year. In making said determination, the Board shall take into consideration (a) the number of Board meetings at which the Successor President presided as President Pro Tem prior to the vacancy in the Presidency, (b) the number of Board meetings at which the Successor President will preside after filling the vacancy, and (c) such other factors as the Board deems appropriate.

PASSED AND ADOPTED this 17th day of August, 2015, by the following vote of the Governing Board of the Goleta Sanitary District:

AYES: Emerson, Rose, Smith, Fox

NOES: None

ABSTENTIONS: None

ABSENT: Majoewsky

COPY
George W. Emerson,
President of the Governing Board

COUNTERSIGNED

COPY
Robert O. Mangus, Jr.,
Secretary of the Governing Board

AGENDA ITEM #2

AGENDA ITEM: 2

MEETING DATE: August 18, 2025

I. NATURE OF ITEM

Consideration of Santa Barbara County Local Agency Formation Commission (LAFCO) Election of Regular Special District Member

II. BACKGROUND INFORMATION

Mike Prater, the Executive Director of LAFCO, has sent out a ballot to the presiding officer of each Santa Barbara County Independent Special District to elect a Regular Special District Member to serve on the LAFCO Board.

The following three candidates have been nominated to fill this position:

- 1, Susan Klein-Rothschild – Goleta Water District
2. Ignacio Moreno – Santa Maria Public Airport District
3. Dorinne Lee Johnson – Montecito Sanitary District

The nomination forms for each of the above candidates are attached to this report.

Completed ballots were to be submitted by 5:00 pm on August 18, 2025. Unfortunately, this item was not included on the Governing Board's August 4, 2025, meeting agenda. The deadline to submit a ballot was 90 minutes prior to the beginning of the Governing Board's regular meeting on August 18, 2025. In order to cast a vote in this election before the deadline, the Board would have had to schedule an additional special meeting on Friday, August 15, 2025. However, after talking with Michael Prater, Executive Director of LAFCO, it appears that LAFCO will likely have to extend the deadline by 30 days, as they have only received 10 of the 20 ballots needed to establish a quorum for the vote. As such, staff is bringing this item to the Board for consideration at this time.

III. COMMENTS AND RECOMMENDATIONS


The Board President is typically designated as the District's voting member at the Special District Selection Committee meetings. However, since this item is being brought to the Board for consideration, the Board may wish to review the attached notice and take action regarding the election of the LAFCO Regular Special District Member.

IV. REFERENCE MATERIAL

LAFCO Nomination Forms for 2025 Regular Special District Member

LAFCO Regular Special District Member Election Ballot

**SANTA BARBARA
LOCAL AGENCY FORMATION COMMISSION**

<p style="text-align: center;">NOMINATION FOR <u>REGULAR</u> SPECIAL DISTRICT MEMBER</p> <p style="text-align: center;"><i>Return to:</i> Executive Officer Santa Barbara LAFCO 105 East Anapamu Street, Room 407 Santa Barbara CA 93101 or FAX to (805) 568-2249 or email to lafco@sblafco.org</p>	<p style="text-align: center;">LAFCO STAFF USE</p> <p>Date Received: <u>7/8/25</u></p>
Please print in ink or type	
<p>POSITION SOUGHT: Regular Special District Member</p>	
<p>NAME OF NOMINEE: <u>Susan Klein-Rothschild</u></p> <p>NOMINEE'S DISTRICT: <u>Goleta Water District</u></p> <p>MAILING ADDRESS:</p> <p><u>Goleta Water District</u></p> <p><u>4699 Hollister Avenue, Goleta CA 93110</u></p> <p>π</p> <p>Phone: Bus. <u>805-964-6761</u> . Cell: _____</p>	
<p>SIGNATURE OF NOMINATOR:</p> <p><u>Goleta Water District</u> Name of Independent Special District</p> <p> Signature</p> <p><u>Lauren Hanson</u> Print Name</p> <p>Nominator Title (please check one)</p> <p><input checked="" type="checkbox"/> Presiding Officer of the Special District Board</p> <p><input type="checkbox"/> Presiding Officer's alternate as designated by Special District Board to vote or make a nomination in this election. (Gov. Code sec. 56332.)</p> <p>Date: <u>7/8/25</u></p>	

ADDITIONAL INFORMATION: On this form or an accompanying letter, describe the nominee's personal interests, qualifications, experience, education, volunteer activities or community organization memberships that may bear on the nomination for the Regular Special District Member: This information will be distributed to all independent special districts.

Resumé accompanies.

SUSAN KLEIN-ROTHSCHILD

<https://www.linkedin.com/in/susan-klein-rothschild-0a459749/>

7737 Jenna Drive, Goleta, CA

susankr@yahoo.com

805-699-0793

EXECUTIVE LEADERSHIP SUMMARY

A solution-oriented leader with a drive for quality and excellence. Applies interpersonal and analytical skills to support a healthy and balanced community.

CORE COMPETENCIES

- Nurtures and mentors others at all levels within an organization
- Strategic planner with a global perspective, developing clear goals and action plans
- Cultivates positive relationships with key decision-makers, team members and stakeholders, engaging them in goal attainment
- Develops, implements and evaluates organizational policies and programs
- Effective verbal and written communications tailored to the intended audience
- Problem solver for complex system and interpersonal challenges with advanced skills in mediation, facilitation and conflict resolution
- Demonstrate strong ethics, respect and compassion

CAREER HIGHLIGHTS

- Wrote grant application that was funded for \$2 million a year for five years in Colorado.
- Initiated systemic changes to achieve 44% increase in adoptions/year, 5% increase in kin/relative placements, and a new level of accountability throughout agency.
- Supervised a child and family treatment team and administered the Volunteer program at a Community Mental Health Center integrating Masters and PhD level interns.
- Led administrative response and served as Public Information Officer for the Public Health Department in multiple emergencies including fires and communicable disease outbreaks
- Created a new Sexual Abuse Response Team approach and protocols to support timely medical and legal response.
- Facilitated a process with a contentious Task Force and created a novel solution to a mandatory spay/neuter law that is now utilized in other jurisdictions.
- Member of Government Alliance on Race & Equity working on increasing access and communication with Spanish language customers.
- 2005 Department Director of the Year in Clark County.

CAREER PATH

Consultant

2020-present

Resolute Associates - Consulting focusing on strategic and disaster planning

PHC Global – Consulting on interpersonal issues in a company focused on improving population well-being through collaborative efforts

Together Women Rise – Board member of national organization focused on gender equality

Managing Director
Stanford University

2018 – 2020

Administrator for Executive Education programs in the Graduate School of Business providing leadership education to C-suite executives worldwide. Increased enrollment in Exec Ed programs with leaders from across the globe. Improved the organizational culture in Executive Education within the Graduate School of Business for professional staff and faculty. Created a centralized process to connect with and respond to potential Exec Ed participants across programs. Reorganized staffing to balance workloads and increase efficiency.

Deputy Director

Santa Barbara Public Health Department

2013 – 2018

Responsible for program, fiscal, and human resource functions of department with 200 FTEs, a budget of \$28 million and a wide variety of county programs serving vulnerable populations. Developed a new county-wide program for the safe disposal of unwanted medications with key partners. Facilitated a process with internal and external stakeholders that implemented more than 400 recommendations to improve animal care. Led the collaborative public/private group Emergency Public Information Communicators (EPIC), a countywide organization and provided leadership through many local disasters and emergencies. Directed the development of a community assessment and improvement plan, with a survey of more than 3,000 residents, various data sources, and presentations of outcomes to more than 40 community groups.

Assistant Deputy Director

Santa Barbara Public Health Department

2007-2013

Developed and managed people and projects to improve outcomes in a variety of organizational programs through leadership, human resources management, and strategic planning. Managed a budget of up to \$20 million. Collaborating with twenty partners, implemented new process for medical-legal exams following sexual assaults that resulted in timely forensic exams, and improved criminal prosecutions. Present regularly to the elected Board of Supervisors and various Advisory Boards and commissions in the community. Created and delivered a training and development program for supervisory staff at the organization. Led the public information and education campaign for H1N1 influenza including all forms of media and communication strategies.

Director

Clark County Department of Family Services

2002-2006

Results driven leader with more than 500 staff and a \$132 million budget in a new, streamlined integrated child welfare agency. Oversight of all operations and activities in the organization including facilities, equipment, fiscal and human resources. Created positive, cooperative labor-management relationships through an Appreciative Inquiry approach. Built on systemic and personnel strengths, made changes to improve the safety, permanency, and well-being of children and families.

President

Susan Klein-Rothschild, Inc.

1994-2002

Consulted with a focus on systems and organizational change, training, human services and organizational development. Led training and change management functions during planning, design, development and implementation of computer systems for child welfare agencies in Arizona, Nevada and Illinois. Conducted published research on the effectiveness of expedited permanency for young children. Developed training curriculum, conducted training workshops on leadership and facilitated meetings and seminars nationally.

Manager-Child Welfare Services

Colorado Department of Social Services

1991-1994

Provided leadership and vision in an agency serving over 50,000 children annually. Negotiated a successful settlement agreement as an alternative to a class action lawsuit. Implemented short-term and long-term goals, objectives and tasks to make meaningful systems change including increasing revenue, removing systemic barriers, and providing clear direction to improve outcomes for families. Initiated the first statewide outcomes project for state organization.

CERTIFICATIONS

Mediation Training , CDR Associates	1982
Adoption Leadership Institute , Spaulding for Children / National Child Welfare Leadership Center	1990
Community Organizing , PICO-People Improving Communities	2006
Lean Six Sigma Green Belt Training , Ventura CA	2017

EDUCATIONAL BACKGROUND

Bachelor Degree in Sociology

California State University, Northridge 1977

Master Degree of Social Work

San Diego State University 1979

PUBLICATIONS

Accountability in Child Protective Services, *Helping in Child Protective services*, Oxford University Press, 2004

Preventing Foster Care Drift, *Handbook of Preventive Interventions for Children and Adolescents*, John Wiley & Sons, 2004

Getting Home on Time: Predicting Timely Permanence for Young Children, *Child Welfare*, Volume LXXXI, March/ April 2002

And How are the Children, *The Final Report of the Governor's Task Force on Child Welfare*, Published by the State of Colorado, 2000

Training New Child Welfare Staff on SACWIS Systems: Results and Lessons Learned from a 17- State Survey, *Protecting Children*, American Humane Association publication, 1999

Susan Klein-Rothschild

Susan Klein-Rothschild is committed to healthy and balanced communities in Santa Barbara County.


She has contributed to the health and well-being of Santa Barbara County communities in the following ways in the past year:

- Director on the Goleta Water District Board
- Volunteer on the Goleta Public Engagement Commission
- Facilitator for the Santa Barbara County Association of Governments Retreat
- Volunteer with local Community and Creek Clean-up events

Susan's prior contributions to support Santa Barbara communities include:

- Leader and Administrator with the Santa Barbara County Public Health Department where she spearheaded a new system for sexual assault examinations and new spay/neuter ordinance, both of which added efficiencies
- Facilitated meetings with a broad range of stakeholders countywide on proposed revisions to the winery ordinance
- Liaison between school systems across the county, (from pre-school through college level), and the County of Santa Barbara during the COVID pandemic
- Consultant with Resolute Associates providing disaster planning and training for the staff of the Housing Authority of the County of Santa Barbara and the Mental Wellness Center
- Volunteer Court Appointed Special Advocate (CASA) with a child in foster care living in Lompoc

**SANTA BARBARA
LOCAL AGENCY FORMATION COMMISSION**

<p style="text-align: center;">NOMINATION FOR REGULAR SPECIAL DISTRICT MEMBER</p> <p style="text-align: center;"><i>Return to:</i> Executive Officer Santa Barbara LAFCO 105 East Anapamu Street, Room 407 Santa Barbara CA 93101 or FAX to (805) 568-2249 or email to lafco@sblafco.org</p>	<p style="text-align: center;">LAFCO STAFF USE</p> <p>Date Received: <u>7/11/25</u></p>
<p>Please print in ink or type</p>	
<p>POSITION SOUGHT: Regular Special District Member</p>	
<p>NAME OF NOMINEE: <u>Ignacio Moreno</u></p> <p>NOMINEE'S DISTRICT: Santa Maria Public Airport District</p> <p>MAILING ADDRESS:</p> <p><u>3217 Terminal Drive</u></p> <p><u>Santa Maria, CA 93455</u></p> <p>Phone: Bus. _____ . Cell: <u>805-868-0485</u></p>	
<p>SIGNATURE OF NOMINATOR:</p> <p>Santa Maria Public Airport District Name of Independent Special District</p> <p> Signature</p> <p><u>Charles Adams</u> Print Name</p> <p>Nominator Title (please check one)</p> <p><input type="checkbox"/> Presiding Officer of the Special District Board</p> <p><input checked="" type="checkbox"/> Presiding Officer's alternate as designated by Special District Board to vote or make a nomination in this election. (Gov. Code sec. 56332.)</p> <p>Date: <u>July 10, 2025</u></p>	

ADDITIONAL INFORMATION: On this form or an accompanying letter, describe the nominee's personal interests, qualifications, experience, education, volunteer activities or community organization memberships that may bear on the nomination for the Regular Special District Member: This information will be distributed to all independent special districts.



My name is Ignacio "Nash" Moreno, and I was born in 1992. Raised in the Santa Maria Valley, I have a deep appreciation for the unique challenges and opportunities experienced by our local communities. I am dedicated to public service, have a strong interest in infrastructure enhancement, and strive to promote community engagement within Santa Barbara County.

As the elected President of the Santa Maria Public Airport District, I have overseen numerous projects, including runway and taxiway renovations, the re-introduction of U.S. Customs facilities, coordination of the Planes of Fame Air Museum construction, expansion of our annual Airfest event, and established twice-daily air service to Phoenix Sky Harbor.

Professionally, I am a Project Manager at Edge Autonomy, managing critical Unmanned Aircraft Systems (UAS) and Unmanned Aerial Vehicles (UAV) defense programs. My day-to-day responsibilities require the following areas of expertise: regulatory compliance, stakeholder coordination, and strategic planning.

Beyond my professional and elected responsibilities, I am a Rotarian and active in various community organizations. Most notably, I volunteer with Skyward Bound - promoting aviation and STEM career opportunities to local students. I frequently seek opportunities to collaborate with area schools and the Santa Barbara County Education Office, with the goal of highlighting and uplifting technical career pathways.

My educational background includes a Bachelor's degree in Business Administration, an FAA Private Pilot License, an FAA UAS Operator License, and multiple certifications in project management methodologies and technical compliance.

My roots in Santa Barbara County, professional expertise, and commitment to community and economic development uniquely qualify me to represent independent special districts on LAFCO.

I am eager to represent the interests of independent special districts and contribute to the long-term vitality and sustainability of Santa Barbara County.

Thank you for your consideration,

Ignacio "Nash" Moreno

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD JULY 10, 2025

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular meeting place at 6:00 p.m. Present were Directors Moreno, Adams, Brown, Guy, and Clayton. General Manager, Pehl, Manager of Finance & Administration Reade, and District Counsel George.

1. MINUTES OF THE REGULAR MEETING HELD June 26, 2025. Director Clayton made a Motion to approve the minutes of the regular meeting held June 26, 2025. Director Adams Seconded, and it was carried by a 5-0 vote.
2. COMMITTEE REPORT(S):
 - a) EXECUTIVE – The committee met to set the agenda.
 - b) ADMINISTRATION & FINANCIAL – No meeting scheduled.
 - c) SAFETY & SECURITY – No meeting scheduled.
 - d) REAL ESTATE – The committee met twice. They met with the FAA and did a customer experience walkthrough of the terminal.
 - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT– No meeting scheduled.
 - f) GOVERNMENT AFFAIRS – No meeting scheduled.
 - g) MARKETING & PROMOTIONS – No meeting scheduled.
 - h) GENERAL AVIATION – No meeting scheduled.
3. GENERAL MANAGER’S REPORT: General Manager Pehl discussed the successful press conference for the new air service announcement. He notified them of a walkthrough he and District Counsel did for the conservation area for the land trust.
4. The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.
 - a) Demand Register. The Demand Register, covering warrants 073826 through 073857 in the amount of \$503,611.05, was recommended for approval as presented. Director Clayton made a Motion to accept the Demand Register as presented. Director Adams Seconded, and it was carried by a 5-0 vote.
5. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a three-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

No one requested to speak.

6. Resolution 946. A Resolution of the Board of Directors of the Santa Maria Public Airport District adopting a new Personnel Manual and superseding all conflicting rules, policies, regulations, and manuals. Director Brown made a Motion to approve with a change made to the holiday schedule. He would like the word "Federal" removed from the Juneteenth holiday. Director Adams Seconded, and it was carried by the following roll call vote. Directors Moreno, Adams, Brown, Clayton, and Guy voted "Yes".
7. Authorization for the President and Secretary to execute the Third Amendment of Service Agreement between the District and Tartaglia Engineering for consulting services for the U.S. Customs Building Upgrades. Director Brown made a Motion to approve. Director Clayton Seconded, and it was carried by a 5-0 vote.
8. Authorization for the President and Secretary to execute the Consulting Service Agreement between the District and Tartaglia Engineering for the Rehabilitation of Runway 12-30 at the Santa Maria Public Airport District. Director Guy made a Motion to approve. Director Brown Seconded, and it was carried by a 5-0 vote.
9. Authorization for the President to Execute the Compensation Agreement pursuant to Health and Safety Code Section 34180(f) for transfer of AI's Union property for future development activity. Director Brown made a Motion to approve. Director Clayton Seconded, and it was carried by a 5-0 vote.
10. Authorization for the President and Secretary to execute the Transportation Services Agreement between the District and SkyWest Airlines, Inc. Director Brown made a Motion to approve. Director Adams Seconded, and it was carried by a 5-0 vote.
11. Authorization for the General Manager and the Vice President to attend the 2025 NBAA Business Aviation Convention & Exhibition to be held October 14-16, 2025, in Las Vegas, NV. Director Brown made a Motion to approve. President Moreno Seconded, and it was carried by a 5-0 vote.
12. Authorization for two staff members, two Board members, and the social media consultant to take the inaugural flight to Phoenix as part of a marketing campaign and flight awareness. Director Brown made a Motion. Director Adams Seconded, and it was carried by a 5-0 vote.
13. Authorization for one staff member to attend the Takeoff North America Air Service Development Conference to be held November 4-6, 2025, in Tallahassee, FL. Director Clayton made a Motion to approve. Director Guy Seconded, and it was carried by a 5-0 vote.
14. Nomination of President Moreno for LAFCO Regular Special District Member Election. Director Brown made a Motion to approve. Director Guy Seconded, and it was carried by a 5-0 vote.
15. Discussion and direction to staff regarding the marketing proposal from the Santa Maria Valley Chamber & Visitors Bureau. Michael Boyer, CEO of the Santa Maria Valley Chamber of Commerce, presented the marketing proposal to the Board. Discussion was held and directions were given to schedule a committee meeting to discuss further.
16. Authorization for the General Manager to execute the Agreement between the District and Watchtower, LLC, dba Tower Patrol, for the D3 Mobile Security Trailer. Director Adams made a Motion to approve. Director Clayton Seconded, and it was carried by a 5-0 vote.

RECESS: At 7:01 p.m.

Return to OPEN SESSION: At 7:10 p.m. The Board and staff reconvened to Open Session.

17. Closed Session. At 7:10 p.m. the Board went into Closed Session to discuss the following item(s):

a) Public Employment – Legal Counsel pursuant to Gov. Code Section 54957.

At 7:18 p.m., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

16. Directors' Comments. Director Brown is happy things are getting done and the District is moving in the right direction.

Director Clayton told everyone to grab their sunscreen and head to Phoenix. He congratulated staff on bringing American Airlines to Santa Maria.

Director Adams also stated the District is heading in the right direction.

Director Guy thanked staff for bringing American Airlines to Santa Maria and noted he has heard the excitement around the new service amongst the community.

Director Moreno noted that he has looked at tickets and fares are competitive and reasonable.

17. Adjournment: President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on July 24, 2025, at the regular meeting place. Director Brown made that Motion, Director Adams Seconded, and it was carried by a 5-0 vote.

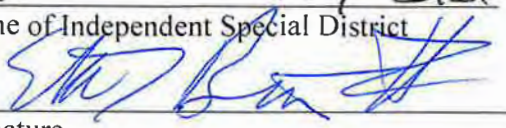
ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:21 p.m. on July 10, 2025.

Ignacio Moreno, President

Steven Brown, Secretary

**SANTA BARBARA
LOCAL AGENCY FORMATION COMMISSION**

<p style="text-align: center;">NOMINATION FOR <u>REGULAR</u> SPECIAL DISTRICT MEMBER</p> <p style="text-align: center;"><i>Return to:</i> Executive Officer Santa Barbara LAFCO 105 East Anapamu Street, Room 407 Santa Barbara CA 93101 or FAX to (805) 568-2249 or email to lafo@sblafco.org</p>	<p style="text-align: center;">LAFCO STAFF USE</p> <p>Date Received: <u>7/11/25</u></p>
<p>Please print in ink or type</p>	
<p>POSITION SOUGHT: Regular Special District Member</p>	
<p>NAME OF NOMINEE: <u>Dorinne Lee Johnson</u></p>	
<p>NOMINEE'S DISTRICT: <u>Montecito Sanitary District</u></p>	
<p>MAILING ADDRESS:</p> <p><u>1042 Monte Cristo Lane</u></p> <p><u>Santa Barbara, CA 93108</u></p>	
<p>π Phone: Bus. <u>805-969-4200</u> . Cell: <u>310-850-8808</u></p>	
<p>SIGNATURE OF NOMINATOR:</p> <p style="text-align: center;"><u>Montecito Sanitary District</u> Name of Independent Special District</p> <p style="text-align: center;"> Signature</p> <p style="text-align: center;"><u>Ellwood T. Barrett II</u> Print Name</p> <p>Nominator Title (please check one)</p> <p><input checked="" type="checkbox"/> Presiding Officer of the Special District Board</p> <p><input type="checkbox"/> Presiding Officer's alternate as designated by Special District Board to vote or make a nomination in this election. (Gov. Code sec. 56332.)</p> <p>Date: <u>7-9-2025</u></p>	



Current Position: Treasurer, Montecito Sanitary District (former Board President 2020-2022; first term 2020-2024). **Current Term:** 2024-2028

Dorinne Lee Johnson ran for and was elected to the Montecito Sanitary District Board in 2020 because she believes in protecting our ratepayers with honesty, clear communication, and transparency; she feels it is more crucial than ever to protect, preserve and enhance our semi-rural community and maximize our natural environment and resources for our future generations of Montecito.

Dorinne was born and raised in Northern California and moved to Montecito in 2003 with her husband George. Dorinne has extensive experience with over 30+ years in construction and fabrication technology. She had her own certified WBE, a "women-owned business enterprise" specializing in construction management, civil engineering, and environmental design. She earned her BFA degree from CCA in Environmental Design with an emphasis on Architectural Design and is a post-graduate alumnus of the Art Center College of Design in Pasadena, CA. Her award-winning projects and designs range from government to corporate facilities nationwide. A partial list of her past clients includes: Caltrans, Harris Engineering and Associates, Toyota Motor USA, Northrop Grumman, Chicago Merchandize Mart, and the University of Oregon.

Dorinne's first California state appointment was serving as a member of the California state public procurement committee, when she was appointed by Senator David Roberti, President Pro Tempore of the Senate and Chairman of the Rules Committee of the Senate. After the Northridge earthquake in 1994 Dorinne was appointed by State Treasurer, Matt Fong to serve on the Caltrans Minority Advisory Board for the architect engineers to help rebuild the Northridge community and Los Angeles. Dorinne also served on the City of Santa Monica Architectural Review Board (ARB) for a period of eight years.

Since moving to Santa Barbara County in 2003 she helped the Montecito community as the Chair of the Montecito Land Use committee during and after the debris flow in 2018-2025. Dorinne was appointed to the Santa Barbara County Historic Landmarks Commission (HLAC) in 2012 and the Montecito Board of Architectural Review (MBAR) in 2014 by Salud Carbajal, Santa Barbara County Board of Supervisors.

Dorinne has received awards for her service, including the Asian Business Association of California, President Choice Award for service to her community in 1996. In 2003 she was awarded the International Interior Design (IIDA) Design Award for her product and technology of her chair collection that was also featured in the movie "Something's Got to Give" with Jack Nicholson, Diane Keaton and Keanu Reeves. Dorinne has been published in Architectural Digest, the Chicago Show Daily and the Los Angeles Times.

July 11, 2025

Dear Executive Officer Mike Prater and Commissioners:

Thank you for the opportunity to submit my application for your consideration for the special district vacant seat on LAFCO. I am attaching your application form and a brief biography of my public service and work.

I believe I can offer a detailed perspective on this position because of my past experience on both sides in the public and private sector with my background in construction management and design for a combined 30 plus years of experience in our local communities and state level positions.

My experience has included working with Santa Barbara County serving on the Historical Landmark Commission (HLAC) and Architectural Review Board (MBAR) and helping with land use issues for the Montecito community on the Montecito Association Land Use Committee (MLUC) as Chair for two terms before and after the debris flow from 2018 to 2025. I work well with the County staff and our community neighbors.

I have lived in Santa Barbara County in Montecito since 2003 and would welcome the opportunity to offer my time and experience to this important position to serve and help with LAFCO's important work. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dorinne Johnson".

Dorinne Lee Johnson
Montecito Land Use Chair
Montecito Sanitary District Board

Montecito, CA 93108

July 13, 2025

Mike Prater, Executive Officer

Santa Barbara LAFCO

105 East Anapamu Street, Room 407

Santa Barbara, CA 93101

Dear Mike,

The purpose of this letter is to support the candidacy of Dorinne Lee Johnson for Regular Special District Member for Santa Barbara LAFCO.

I have worked closely with Dorinne for the last 7 years, initially on the team supporting her election campaign for the Montecito Sanitary District. After her election, we have collaborated on matters of joint interest to Montecito Sanitary and Montecito Water District, where I am a Director.

Dorinne is intelligent, hard-working, and unfailing in doing the research and gaining deep understanding about all matters involving her position on the Montecito Association (including chair of the Land Use Committee) or the Montecito Sanitary District. She works tirelessly in the best interests of the community, and I believe she will be an excellent member of the Commission.

Thank you for considering Dorinne for this position.

Kenneth Coates

From: Floyd Wicks <floyd1647@gmail.com>
Sent: Saturday, July 12, 2025 8:17 PM
To: lafco@sblafco.org
Cc: Floyd Wicks
Subject: Dorinne Lee Johnson Recommended for LAFCO Board

Dear Mr. Prater,

My purpose in writing to you is to wholeheartedly endorse Dorinne Johnson as the Regular Special District Member of LAFCO. LAFCO's Mission Statement is quite succinct and is presented here for the purpose of focusing on the role of a Special District Member:

The Local Agency Formation Commission is committed to serving the residents of Santa Barbara County and the State of California by discouraging urban sprawl and encouraging the orderly formation and development of local agencies based on local conditions and circumstances.

Without a doubt, Dorinne Johnson is already engaged in fulfilling the LAFCO Mission, in her current role as Chair of the Montecito Association's Land Use Committee. She has taken on this leadership position with great enthusiasm and the Montecito community is the beneficiary of her tenacity and professionalism in that position. Further, Dorinne currently is also a Board member of the Montecito Sanitary District, having been elected to the MSD Board in 2020 and served as Board President during her first term. She was re-elected to the Board in 2024. Dorinne has a special interest in not only the Sanitary District, as she has attended numerous meetings of the Montecito Water District, where I'm serving in my 3rd term on the MWD Board.

Dorinne Johnson would make an excellent LAFCO Board Member, representing the Special Districts. In addition to being highly qualified, she is a genuinely nice person.

Best regards,

Floyd Wicks
Montecito Water District Board Member

From: DANA NEWQUIST <sbdana@aol.com>
Sent: Monday, July 14, 2025 6:52 AM
To: lafco@sblafco.org; Dolores Johnson
Subject: Dorianne Johnson

Dear Mr. Prater,

I am writing this letter in support of Dorianne Johnson as a Special District Member of LAFCO. Over the many years having been a Board Member of Montecito Association, Montecito Fire Protection District, and the Montecito Sanitary District, I have watched and worked with MS. Johnson on several projects. Currently we both serve on the Montecito Sanitary District whereby she is Treasurer and sits on the Finance Committee with me as Chair. The amount of diligence she puts into every issue/meeting is always helpful making correct decisions.

Due to being Chair of the Montecito Association "Land Use Committee", MS Johnson has knowledge on issues that encompass our entire Community and approaches her duties with passion.

Therefore, please accept my endorsement of Dorianne Johnson for Special District Member!

Dana Newquist

805-637-8641

Sent from my iPad

From: Doug Black <db@nblaw.us>
Sent: Thursday, July 17, 2025 2:34 PM
To: lafco@sblafco.org
Subject: Consideration of Dorinne Lee Johnson for LAFCO Board

Dear Mr. Prater,

It is my pleasure to offer my strong and unequivocal support for Ms. Dorinne Johnson as a Regular Special District Member of LAFCO.

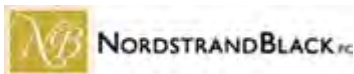
I have had the privilege of working alongside Ms. Johnson for over five years through the Montecito Association. During that time, she has consistently demonstrated tireless dedication to preserving, protecting, and enhancing the semi-rural character of our community. Her collaborative spirit and deep understanding of local conditions make her uniquely effective when working with local agencies.

As current President of the Montecito Association, I personally asked Ms. Johnson to Chair our Land Use Committee. Without hesitation, she responded, "Just let me know what I can do to help." Since then, she has far exceeded all expectations, offering thoughtful leadership, proactive engagement, and unwavering commitment to the responsibilities of the role.

Ms. Johnson is highly qualified and deeply respected within our community. I am confident she will be a valuable asset to LAFCO as a Regular Special District Member, and I recommend her without reservation.

All the best,

Doug Black
President, Montecito Association



Douglas M. Black
NORDSTRANDBLACKPC
33 W. Mission Street, Suite 206
Santa Barbara, CA 93101
T. 805.962.2022
F. 805.962.5001
E. db@nblaw.us
Website: www.nordstrandlaw.com

NOTICE OF CONFIDENTIALITY: This E-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521 and is legally privileged. This information is confidential information and is intended only for the use of the individual or entity named above. If the reader of



Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108

A Public Service Agency

PHONE: (805) 969-4200

www.montsan.org

brahrer@montsan.org

July 17, 2025

Santa Barbara LAFCO
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Via Email

To Whom It May Concern:

I heartily endorse Mrs. Johnson for the Regular Special District Member position for the Santa Barbara LAFCO Commission. She has years of experience with the Montecito Planning Commission and Land Use Committee. Mrs. Johnson works tirelessly for the community and logs countless hours in the evenings and weekends for the Montecito Sanitary District and other agencies. She is always fair in her judgements and procures huge amounts of data from her research to aid with her decisions.

Sincerely,

Woody Barrett
President
Board of Directors



Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108

A Public Service Agency

PHONE: (805) 969-4200

www.montsan.org

brahrer@montsan.org

July 17, 2025

Santa Barbara LAFCO
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Via Email

Dear Sir/Madam:

It gives me great pleasure to provide my highest recommendation for Dorinne Lee Johnson as a candidate for the LAFCO Regular Special District Member on the Commission.

I have known and worked closely with Dorinne for nearly three years, and I have learned that she is a dedicated and loyal public servant with the highest level of integrity.

I worked most closely with Dorinne in her capacity as the District's Treasurer and for her role as chair for the Joint Strategic Planning Committee with the Montecito Water District. This group worked closely together on behalf of the broader community to study and consider broad subjects such as water resources, recycling opportunities, new and emerging technologies, and consolidation. Dorinne has also taken the time to personally introduce me to key leaders in the community continually since my hiring as general manager.

These experiences demonstrate Dorinne's intellect, skills, and judgement in her interaction with others, and I believe that Dorinne is well-prepared to take on the new and exciting role of Special District Member on the LAFCO commission. Dorinne's objective of contributing to the broader good of the region is clear and determined, and she possesses the natural team leadership ability, commitment and passion that we all hope to see in our government leaders. Therefore, please know that Dorinne has my **strongest possible** recommendation for Special District Member at LAFCO.

If I can provide any additional information, please do not hesitate to contact me via phone at (D) 805-695-4210 or via email at jweigold@montsan.org

Sincerely,

General Manager

From: Robert C Hazard Jr <bobhazard@gmail.com>
Sent: Friday, July 18, 2025 12:31 PM
To: lafco@sblafco.org
Cc: Bob Hazard
Subject: Endorsement Letter for Dorinne Lee Johnson as a Nominee for the Special District Vacant Seat on LAFCO Santa Barbara County

To: Mike Pater, Executive Officer, Santa Barbara County LAFCO

LAFCO Commissioners: **City Members: James Kyriaco, Alice Patino**, Chair, and **James Mosby**, *Alternate*; **County Members: Joan Hartmann, Bob Nelson**, and **Roy Lee**, *Alternate*; **Special District Members: Vacancy, Craig Geyer** and **Jorge Magana**, *Alternate*; **Public Members: Shane Stark**, Vice-Chair and **Jim Richardson**, *Alternate*

Date: July 17, 2025

Subject: Endorsement Letter for Dorinne Lee Johnson as a Nominee for the Special District Vacant Seat on LAFCO Santa Barbara County

The mission of the Local Agency Formation Commission (LAFCO) is to serve the residents of Santa Barbara County and the State of California by encouraging the orderly formation and development of local agencies based on local conditions and circumstances, while protecting against the development of urban sprawl.

I cannot conceive of a more worthy or qualified candidate for the position of Special District Member on the LAFCO Santa Barbara County Commission than **Dorinne Lee Johnson**. I have known Mrs. Johnson for some 20 years during my service as Associate Editor of the Montecito Journal focusing on community and agency consolidation issues in Montecito and Santa Barbara County.

Throughout the years I have had the opportunity to observe Mrs. Johnson's strong leadership, relationship-building, conflict resolution and political skills in a variety of local settings. She is consistently a careful listener, seeking points of agreement and/or collaboration between differing factions within the community while consistently encouraging the exploration of solutions that give all parties a sense that their opinions have been heard and recognized.

Mrs. Johnson's long history of no-nonsense, fact-based service to her community, her County and its constituents has benefitted a host of regional organizations, both public and private such as elected representatives, SBCAG, Caltrans planning for the 101, County Planning and Zoning and the County Board of Supervisors over the years.

Her leadership talents have been evident in her service at the Montecito Sanitary District Board (MSD); plus her ongoing study of the potential mutual interests of the Montecito Water District and the Summerland Sanitary District. Her interests in cooperative water security solutions to difficult regional cooperation has been extended to the Carpinteria Sanitary District and Water District, as well as the City of Santa Barbara's Water and Sanitary operations. Her community leadership has also strengthened the Montecito Association through her service as Chair of the Land Use Committee, service on the Historic Landmark Committee and service on the Architectural Review Board (MBAR).

Among her many leadership talents, Mrs. Johnson is a natural problem solver. Her continued search for a better way often leads to potential solutions that have not been considered by others. The Santa Barbara County community should be grateful for her guidance and her ability to work collaboratively with County staff, the County Board of Supervisors, the eight incorporated cities in Santa Barbara County and the 32 Special Districts.

Sincerely,

Bob Hazard
Retired Associate Editor of the Montecito Journal

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0037
(916) 319-2037

DISTRICT OFFICES
101 WEST ANAPAMU STREET, SUITE A
SANTA BARBARA, CA 93101
(805) 564-1649
1111 SOUTH BROADWAY, SUITE 101
SANTA MARIA, CA 93454
(805) 346-1237

EMAIL: Assemblymember.Hart@assembly.ca.gov



ASSEMBLYMEMBER, THIRTY-SEVENTH DISTRICT

COMMITTEES
APPROPRIATIONS
BUDGET
TRANSPORTATION
UTILITIES AND ENERGY
WATER, PARKS, AND WILDLIFE
CHAIR, BUDGET SUBCOMMITTEE NO. 7
ON ACCOUNTABILITY AND OVERSIGHT
JOINT LEGISLATIVE AUDIT COMMITTEE

July 18, 2025

Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission
Sent via email: lafco@sblafco.org

Dear Executive Officer Prater,

I am writing to offer my strong support for Dorinne Lee Johnson's nomination to fill the special district seat on the Santa Barbara County Local Agency Formation Commission (LAFCO). Dorinne is an experienced, knowledgeable, and deeply engaged local official who would bring thoughtful, community-focused leadership to this important role.

As Treasurer of the Montecito Sanitary District—and former Board President—Dorinne has consistently demonstrated her commitment to fiscal responsibility, environmental stewardship, and public transparency. Her approach to governance is grounded in collaboration, long-term planning, and a deep respect for the unique character of our region.

Dorinne brings over 30 years of professional experience in construction management, civil engineering, and environmental design. Her background offers valuable perspective on infrastructure, land use, and regional development—all central to LAFCO's mission. Beyond her professional expertise, Dorinne has a distinguished record of public service in Santa Barbara County, including appointments to the Historic Landmarks Advisory Commission, Montecito Board of Architectural Review, and as Chair of the Montecito Land Use Committee.

Dorinne's dedication to good governance and her deep understanding of the needs and priorities of special districts make her exceptionally well-qualified to serve on LAFCO. I respectfully urge your full consideration of her candidacy.

Sincerely,

A handwritten signature in blue ink that reads "Gregg Hart". The signature is fluid and cursive, with the first and last names being clearly legible.

Assemblymember Gregg Hart

AGENDA ITEM #3

AGENDA ITEM: 3

MEETING DATE: August 18, 2025

I. NATURE OF ITEM

Status Report on Board Vacancy Noticing Process

II. BACKGROUND INFORMATION

Board members of the Goleta Sanitary District are elected from separate voting areas and serve staggered 4-year terms. If a sitting Board member resigns from his or her position on the Board or a position becomes vacant for any other reason, the remaining Board members may appoint a qualified candidate from the same voting district (area) to fill the vacant position.

On July 28, 2025, a letter of resignation was received from Director Jerry Smith effective July 25, 2025.

The Board has 60 days from the effective date of Director Smith's resignation to appoint an eligible candidate to fill the vacancy. To be eligible, a person needs to reside in voting area #2 and be at least 18 years old.

Given the 60-day timeline to fill the vacant board position by appointment, the Board would have to appoint someone to this position by September 16, 2025.

The Board accepted Director Smith's resignation on August 4, 2025, and directed staff to inform the Santa Barbara County Elections Division of the board vacancy and their intention to fill the vacancy through an appointment process. Staff has been in contact with the elections division, and an informational flyer on the board vacancy has been prepared and is being mailed out to residents of voting area #2 the week of August 18, 2025. A copy of the information flyer is attached to this report.

III. COMMENTS AND RECOMMENDATIONS

An updated schedule of activities associated with board member appointment process to meet the September 16, 2025 deadline is shown below:

1. Notify Santa Barbara County Office of Elections	Completed
2. Advertise board vacancy and post notices	In process
3. Deadline for submittal of applications	9/5/25
4. Interview potential board member candidates	week of 9/8/25
5. Vacancy filled (Oath of office at regular Board meeting)	9/15/25
6. Notify Santa Barbara County Office of Elections	9/16/25
7. Onboarding of new board member	9/15/25 to 1/31/25

Applications from interested residents living in voting area #2 will be collected as submitted. The names and addresses of all candidates will be sent to the County Elections Office for verification. All applications submitted by the September 5,

2025 deadline will be distributed to the Governing Board for review, and interviews with selected candidates will be scheduled for the week of September 8, 2025.

IV. REFERENCE MATERIAL

GSD Board Member Recruitment Flyer for Area #2



GOLETA SANITARY
Water Resource Recovery District

1 William Moffett Place
Goleta, CA 93117

GoletaSanitary.org

Presorted
Standard
U.S. Postage
PAID
WC

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JOIN THE GOLETA SANITARY DISTRICT BOARD OF DIRECTORS



GOLETA SANITARY
Water Resource Recovery District



THE GOLETA SANITARY DISTRICT IS LOOKING FOR A COMMUNITY-MINDED INDIVIDUAL TO JOIN OUR BOARD OF DIRECTORS.

The District is seeking to fill a vacancy on its governing board from the Voting Area 2 of our district. If you are willing to learn, have a desire to serve your community and are a resident of Voting Area 2, we'd like to hear from you.

The Goleta Sanitary District is an award-winning water resource recovery agency that collects, purifies and reclaims water, energy, and nutrients from wastewater. We not only collect via 135 miles of pipes from within our boundaries, but also serve the greater regional Goleta Valley through established agreements with the Goleta West Sanitary District, UCSB, the County of Santa Barbara, and the Santa Barbara Municipal Airport through treatment of their wastewater. We have been serving the community for over 80 years.

Voting Area 2 is located generally north of Cathedral Oaks Road from San Pedro Creek to Camino del Retiro and adjacent to Hwy 101 between Patterson Avenue and Turnpike Road. Applicants for the seat must live within the highlighted area on the map below to be appointed to the vacant Board position.

Board meetings are typically every first and third Monday evenings at 6:30 pm and last between 1.5 to 2 hours.

Board members also participate on one or more standing committees that meet on average once a month. Board members serve four-year terms and receive compensation.

Through our on-boarding process you'll learn about special district governance, the responsibilities of a special district Board member, laws governing special districts, the history of our district, budgeting, and much more. You don't need to have knowledge of wastewater processes (though it would be great), but we want your experience and enthusiasm for public service. To be considered, submit an application and résumé by September 5, 2025. Interviews with selected candidates may be scheduled the week of September 8, 2025.

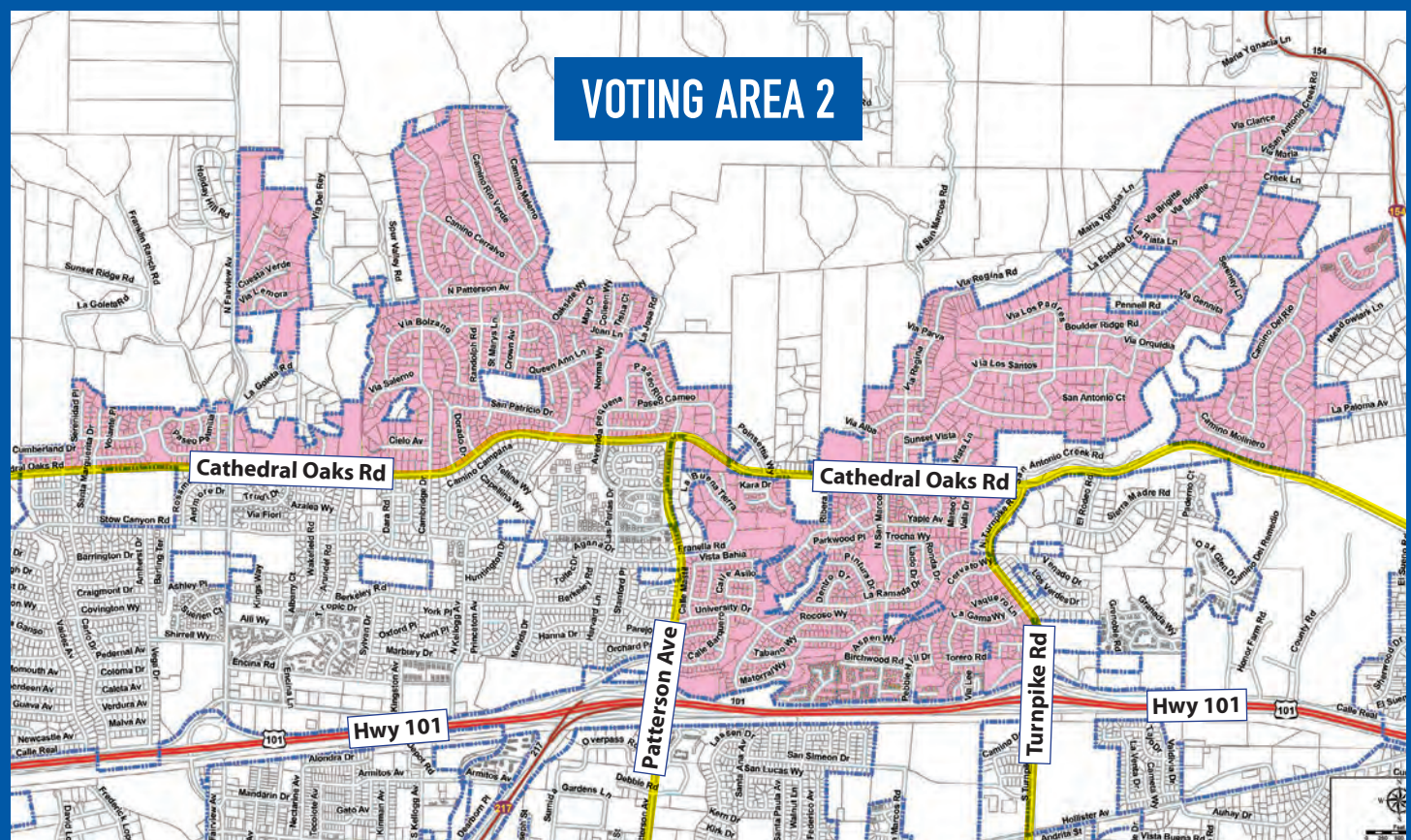
For more information and application, visit **goletasanitarydistrict.org/board-member-information** or call Steve Wagner, General Manager, at **805-967-4519**.

Thank you for your interest in serving your community with the Goleta Sanitary District.



GOLETA SANITARY
Water Resource Recovery District

Agenda Packet Page 45



AGENDA ITEM #4

AGENDA ITEM: 4

MEETING DATE: August 18, 2025

I. NATURE OF ITEM

Consideration of Professional Services Agreements with TerraVerde Energy and Langan Environmental Services for Development of the District's Energy Storage Project

II. BACKGROUND INFORMATION

On August 4, 2025, the Board received an update on the Energy Storage Project, which includes the installation of an 800-kW solar panel array, a 1,600-kWh battery bank, and a microgrid controller. The District is pursuing three major funding sources for this project: a Community Project Grant which was secured by Congressman Salud Carbajal, a Self-Generation Incentive Program (SGIP) grant administered by Southern California Edison, and an Investment Tax Credit (ITC) under the Inflation Reduction Act.

New requirements affecting the ITC were introduced via H.R.1, the One Big Beautiful Bill Act. The new statute puts enhanced restrictions on commercial solar electric components purchased from China, Iran, North Korea, and Russia, starting January 1, 2026. The majority of commercial solar panels and battery storage systems come from China or Chinese companies; therefore, additional diligence will be required for the Energy Storage Project to remain qualified for the Investment Tax Credit. Further guidance by the Treasury Department on the interpretation of the new statute is imminent.

Due to the need for the project timing and delivery method to meet the new requirements of the ITC, the Community Project Grant, and SGIP funding, staff believes that it is in the District's best interest to have an experienced consultant help the District navigate the next phase of project delivery. Staff has been pleased with TerraVerde's performance to date, and TerraVerde has substantial experience acting as an owner's representative, securing grant funding, and leveraging alternative project delivery methods including Design-Build as authorized by Government Code 4217 (GC 4217). GC 4217, exclusively applicable to renewable energy projects, gives public agencies more flexibility and a faster delivery timeline than the traditional design-bid-build approach. TerraVerde has a proven track record in delivering energy projects, including GC 4217, having represented over 170 public entities on over 270 energy projects. A Statement of Qualifications for TerraVerde is attached to this report for reference.

The District has negotiated scope and fee with TerraVerde for a new contract which would have TerraVerde act as the owner's representative on behalf of the District through the Request for Proposal process for the Energy Storage Project.

The TerraVerde proposal includes the following key tasks:

1. Comprehensive program management ensuring timely progress and completion of: Community Grant Funding filing, SGIP filing, ITC filing, Santa Barbara County (County) permitting support, California Environmental Quality Act (CEQA) compliance, National Environmental Policy Act (NEPA) compliance, RFP/Procurement, Design/Engineering
2. Community Project Grant application and administration
3. Manage environmental permitting subconsultants
4. Market solicitation, supply and pricing including: checking the market conditions, providing specifications to bidders, and receiving pricing/supply bids from vendors.

This project, like any other construction project onsite, has complex permitting needs. Required permits will include a Coastal Development Permit and CEQA filing at minimum. Part of the permitting process will include cultural resource assessment and tribal consultation in accordance with Assembly Bill 52. To date, Heather McDaniel McDevitt has assisted with all of the District's cultural resources and tribal consultation for the BESP Phase 1 and SHIP projects. Heather was previously employed by Dudek Inc., and she now works for Langan. Staff entered into a professional services agreement with Langan in order to continue to leverage Heather's long-standing relationship with tribal representatives for the early stages of the Energy Storage Project permitting process.

Staff also requested a proposal from Langan for full permitting support including the Coastal Development Permit process and CEQA preparation. While the District has not worked with Langan in the past, the firm is well-established and has a good reputation in the industry. A Statement of Qualifications for Langan is attached to this report for reference.

Langan's proposal for environmental services includes the following key tasks:

1. Management of the environmental permitting process
2. Preparation of Project Description for use during environmental review
3. CEQA document preparation, including publication
4. Technical Studies and Analyses including air quality, biological, paleontological, and noise assessments
5. County permitting including Development Plan Review, Coastal Development Permit, and Stormwater Pollution Prevention Plan
6. Optional/conditional studies if necessary, including: Phase I Environmental Site Assessment, Section 106 Consultation under the National Historic Preservation Act (NHPA), and Federal Coordination under NEPA

III. COMMENTS AND RECOMMENDATIONS

A table containing TerraVerde's and Langan's proposed fees and conditional tasks is presented below:

Consultant	Services	Fee
TerraVerde	Owner's Representative Services	\$ 85,000
Langan	Environmental Permitting	\$121,600
Langan	Conditional Permitting if Required	\$ 25,500

Staff recommends that the Board authorize the General Manager to execute contracts with TerraVerde for \$85,000 and with Langan for up to \$147,100. The Langan scope includes the base proposal of \$121,600 and optional studies, if required, for an additional \$25,500.

IV. REFERENCE MATERIALS

TerraVerde Proposal for Owner's Representative Services

TerraVerde Statement of Qualifications

Langan Proposal for Environmental Permitting Services

Langan Statement of Qualifications



TerraVerde ENERGY

Goleta Sanitary District

Owner's Representative EPA Grant Administration & Environmental Permitting Consulting Services

July 2025

Prepared for

Steve Wagner, PE, General Manager
Goleta Sanitary District
One William Moffett Place, Goleta, CA 93117
(805) 967-4519

Prepared by

Tony Pastore, Senior Advisor
TerraVerde Energy
tony@terraverde.energy
(530) 308-2459

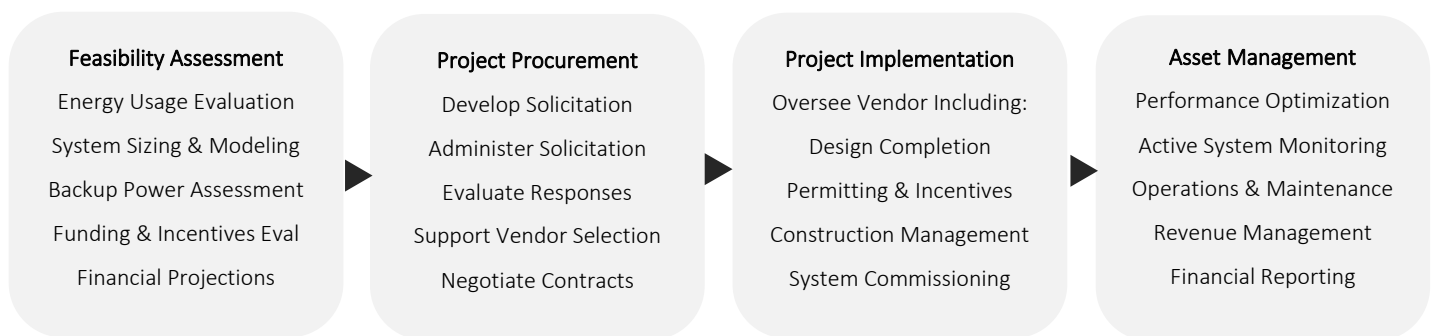


About Us

TerraVerde Energy is an independent **energy consulting** firm proudly supporting California public agencies since 2009. We provide **owner's representative** services for planning, procurement, and project management of energy projects and programs. We support municipal agencies with reducing operational costs, increasing facility reliability & resilience, and regulatory compliance. Over the past 15 years, we have supported more than **170 public entities** with over **270** energy project assessments and procurements.

Our Approach

We specialize in helping public agencies with **energy infrastructure** planning & operation. Our expertise is in **solar, battery, bio-gas** utilization including combined heat & power generation, **microgrids**, **Advanced Clean Fleets (ACF)** compliance, **fleet electrification planning**, and **charging infrastructure** deployment. We typically support public agencies as shown here:



Our Services

The following are key services we provide to our public agency clients:

1. **Technical Feasibility Validation** - Project ideation, needs assessment, and CIP integration
2. **Cost/Benefit Analysis** - Technology & vendor independent technical and financial feasibility analyses
3. **Procurement Management** - Project procurement services including competitive RFQ/RFP solicitations
4. **Contract Negotiation** - Design-build, design-bid-build, progressive design-build, & GC 4217 contracting
5. **Construction Management** - Implementation management and contractor/installer oversight & reporting
6. **Design Review** – Vendor design review, code, and permit compliance assessment
7. **Incentives & Tariffs** - Securing utility interconnections, grant funds, and incentives
8. **Project Turnover** - Post project completion turnover and closeout documentation
9. **IRA/ITC Incentive** - Inflation Reduction Act Elective Pay filing to secure refund from the IRS
10. **O&M & Savings Reporting** - Ongoing monitoring, savings and performance reporting of installations

Details on our services are found below.

We welcome the opportunity to serve as your owner's representative energy consultant to help navigate your projects.

Sincerely,



Tony Pastore, Senior Advisor

We Are Proud Members of



Select California Water & Sanitation Agency Clients



Proposed Scope of Work

Scope	Description
1. EPA Grant Application and Administration	<p>TerraVerde will lead the District's \$773,000 <i>EPA Grant Application and Administration</i> effort to ensure timely and complete submittal of required documents. Grant funds are designated for purchase of solar panels which does not require NEPA and streamlines the workplan, reporting, etc. EPA will file an "Undocumented Categorical Exemption" on behalf of the District.</p> <p>TerraVerde will:</p> <ul style="list-style-type: none"> • Develop a strategic approach to streamline the process • Coordinate with EPA Offices and EPA Subcontractors as appropriate • Coordinate with the District to collect required information • Support the District and other parties to complete required tasks • Respond to EPA and EPA Subcontractors • Ensure compliance with BABA, AIS, Davis Bacon as required • Ensure timely and complete submittal of required documents • Report regularly to District
2. Manage Environmental Permitting	<p>TerraVerde will manage subconsultants to perform BESS Project Environmental Permitting including compliance with California Environmental Quality Act (CEQA), Coastal Development Permit (CDP) and National Environmental Protection Act (NEPA). TerraVerde will:</p> <ul style="list-style-type: none"> • Act as environmental permitting single point of contact for the District • Lead regular meetings to ensure coordination • Develop and manage a timeline and schedule for work • Ensure timely internal reviews • Coordinate timely submittals to relevant agencies • Report regularly to District

Engagement Fee

Task	Timeline	Fees
1. EPA Grant Application and Administration	12 weeks	<ul style="list-style-type: none">T&M Not to Exceed \$24,000
2.		<ul style="list-style-type: none">
Total Proposed Engagement Fee		Not-to-exceed \$24,000

Hourly Rates

Role	Hourly Rate
Project Coordinator	\$195
Project Developer	\$245
Sr. Engineer / Project Manager	\$225
Principal Advisor	\$255
Technical Supervisor	\$295
Administrative	\$160
Accounting	\$185

Our Services

Scope	Description
Feasibility Assessment	<p>TerraVerde will provide the following services to identify potential project opportunities and assess the technical and financial feasibility of solar, battery, CHP/bio-gas generator, in-line hydro, microgrid, electric vehicle charging, etc. project(s):</p> <ol style="list-style-type: none"> Evaluate historical electricity demand, usage, time-of-use profile and billing for relevant electric meters. Evaluate potential project sites. Determine system sizing to achieve optimal financial benefits, and backup power capacity when grid outages occur, as applicable. Determine optimal battery operating schedules based on demand reduction, energy arbitrage, and other revenue opportunities as applicable. If applicable, assess load growth from plant operational changes, capital improvement plans (CIP), and the addition of electric vehicle charging stations. Evaluate available financial incentives and funding sources for the potential projects. Prepare site layouts. Prepare 20-year cash flow projections and net savings projections. Present a summary of findings and discuss relevant next steps.
Interconnection Application Submittal	<p>TerraVerde will provide Interconnection Application submittal(s), including:</p> <ol style="list-style-type: none"> Prepare Interconnection Application package(s) per the applicable requirements from the electric utility. Submit Interconnection Application(s) and confirm acceptance by the utility. Respond to all questions and RFIs from the electric utility as needed and track application review/approval progress.
Project Procurement	<p>TerraVerde will manage a comprehensive procurement process, leveraging fit for purpose contracts and solicitation materials, including:</p> <ol style="list-style-type: none"> Develop a request for proposals procurement package including project contracts & specifications in collaboration with legal counsel. Solicit proposals from qualified installers. Manage questions & answers with installers.

	<ul style="list-style-type: none"> d. Evaluate proposals and prepare a qualitative & quantitative assessment. e. Lead contract diligence and negotiations. f. Finalize the contract and support CEQA and relevant Government Code contracting requirements for approval by public agency board and/or council.
Project Implementation	<p>TerraVerde will provide owner's representative services through the project implementation phase including:</p> <ul style="list-style-type: none"> a. Oversee the design and permitting process including 30%, 60%, 90% design reviews. b. Oversee critical permitting and incentive application processes. c. Review installer's project schedule, assist in optimizing schedule to meet project needs. d. Manage the installer through the construction phase, ensuring that projects are delivered on time, on budget, and within agreed upon scope per the contract. e. Manage project closeout and delivery of final project documentation per contract terms.
Asset Management	<p>Upon completion of the implementation of the systems, TerraVerde will provide the following asset management services.</p> <ul style="list-style-type: none"> a. Active system performance monitoring. b. Issue management: manage and enforce warranty claims, maintenance obligations, and performance guarantees. c. Create & maintain a Facility Operation Plan: a data room with current, relevant, source of truth documentation for the installations including contracts, contacts, drawings, and utility authorizations. d. Oversee & Manage Maintenance Protocols: managing completion of warranty and corrective maintenance work. e. Annual Preventive Maintenance & System inspections. f. Revenue creation through monetizing REC and LCFS credits, as well as Demand Response program participation administration. g. Quarterly reporting on actual vs. expected energy systems performance, and issues management. h. Detailed annual financial reporting on actual vs. expected avoided costs, revenue, expenses, net savings.

The background of the top half of the page is a collage of images related to energy and technology. It includes a close-up of solar panels, a modern building facade, and a person working on a laptop. Overlaid on the left side of this collage is a semi-transparent blue box containing financial data: '11126.98', '+13%', and '+2.4%'.

TerraVerde ENERGY

Owner's Representative Energy Consulting Services Statement of Qualifications

Ali Chehrehsez, P.Eng., CEO
TerraVerde Energy
ali@terraverde.energy

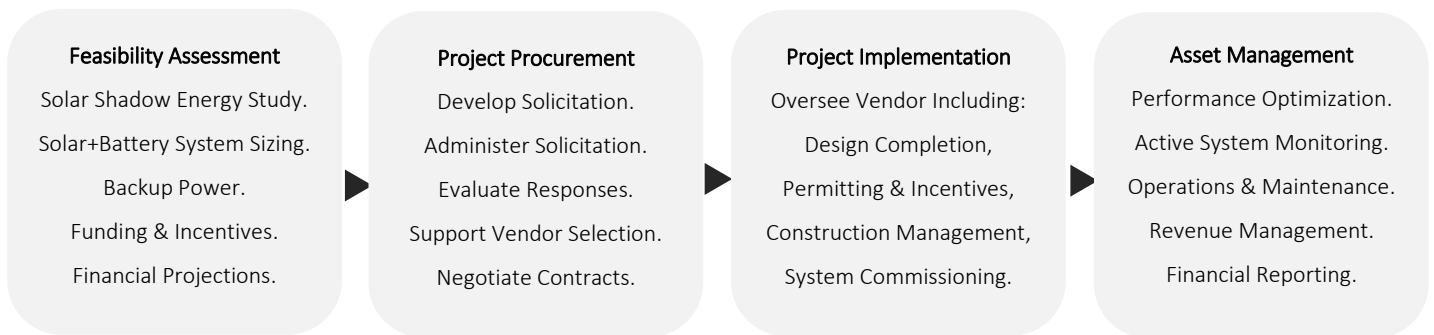
TerraVerde
ENERGY

About Us

TerraVerde Energy is an **energy consulting** firm proudly supporting California municipal agencies since 2009. We provide **owner's representative** services for planning, procurement, and project management of energy projects and programs. We support public agencies with reducing operating costs, increasing facility reliability & resilience, and meeting regulatory compliance standards. Over the past 15 years, we have supported more than **160 public entities** with over **275** energy project assessments and procurements. Serving forward-thinking agencies like Goleta Sanitary District is why TerraVerde has assembled a dedicated team of engineers and project managers — to deliver actionable insights, ensure successful implementation, and help public agencies lead the way in energy optimization and resilience.

Our Approach

We specialize in helping public agencies with their **energy infrastructure** planning & operation. Our expertise is in **solar, battery, bio-gas** utilization including combined heat & power generation, **microgrids**, and **Advanced Clean Fleets (ACF)** compliance as well as **fleet electrification planning** and **charging infrastructure** deployment. We typically support public agencies as shown here:



Our Services

The following are key services we can provide to our public agency clients:

1. **Feasibility Assessment** - Project ideation, needs assessment, and CIP integration
2. **Savings Analysis** - Technology and vendor independent technical and financial feasibility analyses
3. **Competitive Procurement** - Project procurement services including competitive RFQ/RFP solicitations
4. **Contract Negotiation** - Design-build, design-bid-build, & progressive design-build contract negotiations
5. **Project Oversight** - Project management and contractor/installer oversight
6. **Design Review** - Design review, code, and permit compliance assessment
7. **Incentives & Tariffs** - Securing utility interconnections, grant funds, and incentives
8. **ACF Compliance** – CARB Advanced Clean Fleets compliance planning services
9. **IRA Rebate Validation** - Inflation Reduction Act Elective Pay filing to secure refund from the IRS
10. **Operations & Maintenance** - Ongoing savings and performance reporting of installations

As part of our owner's representative services, we also provide ongoing asset management services for solar, battery, EV charging infrastructure, and gas/biogas generators. This includes system monitoring, savings guarantee assessment, O&M management, and detailed energy & financial performance reporting.

Serving public agencies is why TerraVerde has assembled a dedicated team of engineers and project managers — to deliver actionable insights, ensure successful implementation, and help public agencies lead the way in energy optimization and resilience.

Sincerely,

Ali Chehrehsaz

Ali Chehrehsaz, P.Eng. - CEO

We Are Proud Members of



Select California Water & Sanitation Agency Clients



Feasibility Assessment

TerraVerde can provide the following services to identify potential project opportunities and assess the technical and financial feasibility of solar, battery, microgrid, electric vehicle charging, etc. project(s):

- a. Evaluate historical electricity demand, usage, and billing for all relevant electric meters.
- b. Evaluate potential project sites.
- c. Determine system sizing to achieve optimal financial benefits, and backup power capacity when grid outages occur, as applicable.
- d. Determine optimal battery operating schedules based on demand reduction, energy arbitrage, and other revenue opportunities as applicable.
- e. If applicable, assess load growth from plant operational changes, capital improvement plans (CIP), and the addition of electric vehicle charging stations.
- f. Evaluate available financial incentives and funding sources for the potential projects.
- g. Prepare initial solar array layouts.
- h. Prepare 20-year cash flow projections and net savings projections.
- i. Present a summary of findings and discuss relevant next steps.

Interconnection Application Submittal

TerraVerde can provide Interconnection Application submittal(s), including:

- a. Prepare Interconnection Application package(s) per the applicable requirements from the electric utility.
- b. Submit Interconnection Application(s) and confirm acceptance by the utility.
- c. Respond to all questions and RFIs from the electric utility as needed and track application review/approval progress.

Project Procurement

TerraVerde can manage a comprehensive procurement process, leveraging fit for purpose contracts and solicitation materials, including:

- a. Develop a request for proposals procurement package including project contracts & specifications in collaboration with legal counsel.
- b. Solicit proposals from qualified installers.
- c. Manage questions & answers with installers.
- d. Evaluate proposals and prepare a qualitative & quantitative assessment.

	<ul style="list-style-type: none"> e. Lead contract diligence and negotiations. f. Finalize the contract and support CEQA and relevant Government Code contracting requirements for approval by public agency board and/or council.
Project Implementation	<p>TerraVerde can provide owner’s representative services through the project implementation phase including:</p> <ul style="list-style-type: none"> a. Oversee the design and permitting process including 30%, 60%, 90% design reviews. b. Oversee critical permitting and incentive application processes. c. Review installer’s project schedule, assist in optimizing schedule to meet project needs. d. Manage the installer through the construction phase, ensuring that projects are delivered on time, on budget, and within agreed upon scope per the contract. e. Manage project closeout and delivery of final project documentation per contract terms.
Asset Management	<p>Upon completion of the implementation of the systems, TerraVerde can provide the following asset management services.</p> <ul style="list-style-type: none"> a. Active system performance monitoring. b. Issue management: manage and enforce warranty claims, maintenance obligations, and performance guarantees. c. Create & maintain a Facility Operation Plan: a data room with current, relevant, source of truth documentation for the installations including contracts, contacts, drawings, and utility authorizations. d. Oversee & Manage Maintenance Protocols: managing completion of warranty and corrective maintenance work. e. Annual Preventive Maintenance & System inspections. f. Revenue creation through monetizing REC and LCFS credits, as well as Demand Response program participation administration. g. Quarterly reporting on actual vs. expected energy systems performance, and issues management. h. Detailed annual financial reporting on actual vs. expected avoided costs, revenue, expenses, net savings.

Engagement Fees

We collaborate with public agencies in a not-to-exceed task order-based master services agreement. Additionally, we are proud to provide a 10% discount to ACWA members¹ on the rates outlined in the following table.



Selected in
2021

Preferred Provider to Association of California Water Agencies (ACWA)

Through a competitive solicitation process, TerraVerde Energy was selected by ACWA as the Preferred Provider of Energy Advisory Services to its nearly 500 members. More here: <https://www.acwa.com/my-acwa-save-money-energy-consulting-services-solar-battery-and-fleet-electrification/>

Contact: Joseph Ramos, Business Development Representative
(916) 669-2429 josephr@acwa.com

Fee Table

Role	Hourly Rate	Role	Hourly Rate
Project Coordinator	\$195	Project Manager	\$245
Project Developer	\$245	Technical Supervisor	\$295
Sr. Engineer	\$245	Administrative	\$160
Principal Advisor	\$255	Accounting	\$185
Project Engineer	\$225	Software Developer	\$245

¹ <https://www.acwa.com/my-acwa-save-money-energy-consulting-services-solar-battery-and-fleet-electrification/>

TerraVerde Team



Years of Experience
13

Education
BA, Architecture,
University of
Pennsylvania, 2012

Miya Turner

Title: Director of Projects

TerraVerde Energy

Project Director, 2014 – Present

Over her years with TerraVerde Energy, Miya has served in various roles including Energy Auditor, Energy Analyst, Project Engineer, Project Manager. In these roles, Miya's responsibilities have included: conducting energy efficiency audits, performing project feasibility analyses, managing the development and implementation of energy infrastructure projects, as well as developing project modeling and management tools. Now, as a Sr. Project Manager, Miya leads analytics activities on several projects while overseeing performance reporting on existing energy systems as well as our portfolio of client renewable energy certificates.



Years of Experience
19

Education
BS, Engineering, 2006

**Certificates &
Training**
Professional
Engineer, APEGA

Ali Chehrehsez, P.Eng.

Title: CEO

TerraVerde Energy

CEO, 2011 – Present

Leads analysis, engineering, development, and operations.

Tessera Solar

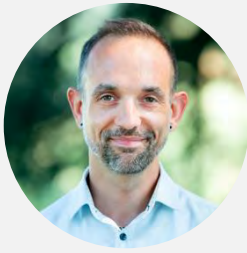
Project Manager, 2009 – 2011

Provided project management and development support as part of an IPP development team for multiple green field large scale solar electric power plants of up to 750 MW in generation capacity using PV and solar dish Stirling CSP technologies.

Petro-Canada

Project Engineer, 2006 – 2009

Conducted concept screening, front-end engineering and design, procurement, and construction planning of Fort Hills Oil Sands Projects.



Daniel Postoian

Title: Sr. Electrical Engineer

TerraVerde Energy

Senior Project Developer, 2021 – Present

Focuses on project development, RFP administration, technical due diligence and contract negotiation for solar PV and battery energy storage projects on behalf of public agencies.

Years of Experience

16

Education

BS, Electrical
Engineering, 2004

Baker Electric

Engineering Manager, 2015 – 2021

Primary accountability for commercial solar & battery permitting and construction packages. Primary engineer on highest complexity projects, engineering contributor on many projects, engineering quality control on all project.



Tony D. Pastore

Title: Senior Advisor

TerraVerde Energy

Senior Energy Advisor, 2024 – Present

Focuses on supporting TerraVerde’s water agency clients in evaluating and deploying various projects and programs that reduce costs, increase resiliency, and meet regulatory requirements; including the development of solar, battery, and energy resiliency projects; fleet zero-emission vehicle transitions; energy asset management.

Years of Experience

33

Education

Humboldt State
University

Central Coast Community Energy

Manager, 2021 - 2023

Led numerous efforts including: \$25MM UPS Fund, Microgrid SmartConnect Program, Front of the Meter battery with municipal clients, Summer Readiness Demand Response, Municipal Member Agency Services, microgrids, other CPUC, CEC, CAISO & IOU engagements.

Pastore-Ryan Design and Engineering Inc

Founder Operator, 2005 – 2010

Green Civil Engineering and Landscape Design carefully optimizing system design to improve performance and reduce environmental impacts.



Christine Dawson

Title: Client Success Manager

TerraVerde Energy

Client Success Manager 2024 – Present

Manages onboarding process for new contracts, monitors progress and ensures commitments to clients are met. Assists with RFP development and supports project feasibility analyses. Provides support in data collection, technical analyses, project diligence, and other as needed project support services.

Years of Experience

10

Education

BA, Psychology
UC Irvine, 2014



Colan Baldyga

Title: Project Manager Role: Project Management for Design/Construction

TerraVerde Energy

Project Manager, 2024 – Present

Project management for PV solar, battery energy storage (BESS) and electrical vehicle (EV) charging projects for public school districts and water agencies.

Quattro Solar

Senior Project Manager, 2022 – 2024

Project management for commercial PV solar, BESS and EV projects. Coordinated all activities for on-time and on-budget completion of projects.

Years of Experience

7

Education

BA, Biology, Denison
University, 2006



Sam Robinson

Title: Senior Project Manager

TerraVerde Energy

2025 – Present

Senior Project Manager

Daily system performance monitoring of solar and battery including issue assessment and response and produce data analyses in support of clients, also provide generate performance & usage reports while providing updates and responses to our clients regarding system issues and performance

Years of Experience

20

Education

General Contractor
“B” and Licensed
Electrician “C-10”
CLSB# 866320
Certified Energy
Manager (C.E.M.) AEE
CEM# 25508

Eastern Municipal Water District

2012-2024

Energy Program and Fleet Services Manager

Managed a \$24M annual energy budget and a \$10M annual Fleet replacement budget to meet organizational financial goals.



JP Bourquin

Title: Director of Asset Management

TerraVerde Energy

2023 – Present

Director of Asset Management

Leads asset management team and associated services for a growing portfolio of solar, storage, and energy assets. Supports clients to maximize the energy and financial performance of distributed energy resources (solar energy systems, battery energy storage systems, energy efficiency projects) in their operational phase.

Years of Experience

10

Education

BA, Geology & MBA

2017

Civil & Environmental Engineering Firms

2017-2022

Senior Geologist

Oversaw geologic and geotechnical investigations for residential and commercial construction projects and supported phase I & II environmental site assessments.



Santa Clarita Valley Water
Energy Projects
2019 – Present

Reference Contact

Matt Dickens
Sustainability Manager
SCV Water
(661) 510-9733
mdickens@scvwa.org

Santa Clarita Valley Water Energy Projects

Role: Owner's Representative and Energy Advisor, DER Optimization, Interconnection, Technical and Financial Feasibility, Energy Planning

DER Energy Storage

- Independent financial and technical feasibility studies
- Procurement and contract negotiations
- Construction Manager: 2.3 MWh battery for resilience and arbitrage
- Solar Shadow (proprietary software) Rate and Billing Optimization
- Secured Self-Generation Incentive Program (SGIP) funding
- Interconnection

Solar PV Asset Management

- Energy system monitoring and management of 5 MW solar
- Power Purchase Agreement (PPA) Buyout, SunPower / Goldman Sachs
- Performance monitoring, planned and corrective maintenance, Renewable Energy Certificate (REC) monetization, technical and financial reporting

Advanced Clean Fleets (ACF) Compliance Planning

- ACF compliance plan - medium and heavy-duty fleet (~200 vehicles)
- Electric vehicle (EV) plan and 10-year pro forma
- Charging requirements, energy use, replenishment requirements, EV charging equipment, incentives
- Low Carbon Fuel Standard (LCFS) revenue planning.





Eastern Municipal Water District
Energy Projects
2017 – Present

Reference Contact

Charles Kamweru
Senior Director of
Administrative Services
(951) 928-3777
Kamweruc@emwd.org

Eastern Municipal Water District (EMWD) Energy Projects

Role: Multi-Site DER Technical and Financial Consultant, Energy Planning, Monitoring & Management, Solar & Battery Back-up Power

District-wide Electricity Load Assessment

- Performed an analysis of nearly 200 electric meters for the District to identify optimal meters for load shifting, rate optimization, & solar and battery project development

Battery Energy Storage

- Secured Self-Generation Incentive Program (SGIP) funding and managed construction of 5 battery energy storage systems for resiliency and energy cost savings
- Prepared independent financial and technical feasibility study
- Procurement, contract negotiations, owner's rep/advisor for design and construction
- Interconnection filing and management
- Solar Shadow rate optimization & counter factual utility bill savings

Solar PV Development - 21 megawatts at 5 locations

- Operations and maintenance of multiple solar PV project
- Prepared financial analysis and diligence
- Developed and managed a competitive RFP process to select installer
- Managed the contract, construction, and interconnection of 4 NEM and 1 RES-BCT project in parallel
- Renewable Energy Certificate registration & monetization
- O&M, rehabilitation & replacement, technical and financial reporting





City of Rialto
Wastewater Treatment
Plant
Energy Projects
2022 – Present

Reference Contact

John Rossi
Interim Utilities Manager
909-644-8093
jrossi@rialto.gov

City of Rialto Energy Projects

Role: Owner's Representative and Energy Advisor, Biosolids, Biogas, Microgrid Planning & Procurement, IRA/ITC

Independent Energy Reduction Validation of Wastewater Treatment Plant

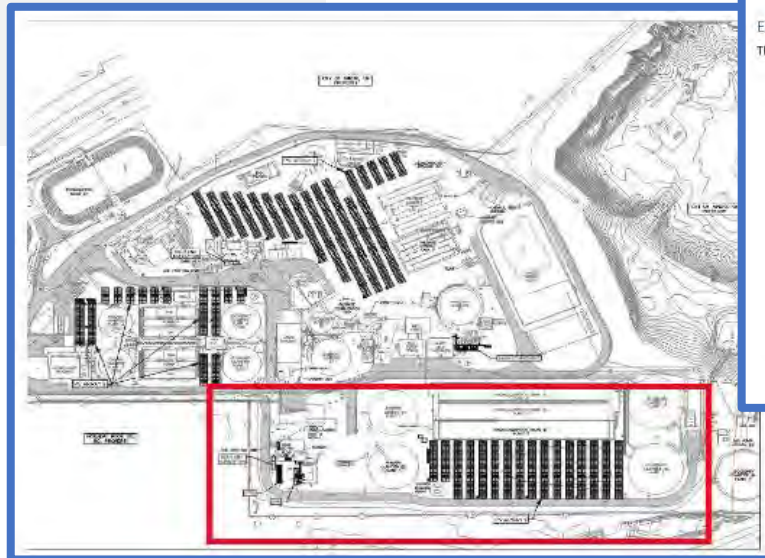
- Prepared counter-factual calculation of energy reduction at the wastewater plant resulting from the energy efficiency implementations

Biogas Powered Microgrid with Solar and Battery

- Prepared financial and technical feasibility assessments
- Managed ITC/IRA CPA validation and Safe Harbor Studies
- Managed Self-Generation Incentive Program (SGIP)

Biosolids Handling Project

- Supporting City staff for Council and Sub-Committee executive presentations
- Managing the Value Engineering review process
- Managing project interface with Biogas Powered Microgrid project



DATE October 16, 2024
SUBJECT City of Rialto Solar Bill Savings Analysis
TO Stephen Dopudja, City of Rialto
FROM TerraVerde Energy

TerraVerde
ENERGY

Executive Summary

The City of Rialto has a portfolio of 1.4 megawatts of solar PV systems deployed across 15 campuses.

The City of Rialto's Solar Portfolio

Site Name	Address	Installation Date	System Size (kW-DC)
RIALTO Fitness & Aquatic Cntr	South Riverside Avenue 1243	7/5/19	413.66
RIALTO Police Department	North Willow Avenue 128	8/5/19	237.32
RIALTO Civic Center	South Palm Avenue 150	5/8/19	155.66
RIALTO Senior Center	South Riverside Avenue 1411	5/9/19	153.94
RIALTO Fire Station HQ	South Willow Avenue 131	7/5/19	129
RIALTO Fire Station #3	North Ayala Drive 1550	8/5/19	68.8
RIALTO Police Annex	West Rialto Avenue 429	8/5/19	59.84
RIALTO Library	West 1st Street 251	8/5/19	44.72
RIALTO Metro Link	South Palm Avenue 292	4/9/19	42.84
RIALTO Community Services	North Palm Avenue 214	8/5/19	35.694
RIALTO Public Works	335 W Rialto Avenue	11/1/18	28.56
RIALTO Fleet Services	South Willow Avenue 247	8/5/19	28.56
RIALTO Fire Station #2	North Riverside Ave 1700	11/1/18	24.48
RIALTO Fire Station #4	North Alder Avenue 3288	8/5/19	24.48
RIALTO Human Resources	South Willow Avenue 246	1/1/19	23.6

TerraVerde ENERGY

Advisor to Public Agencies

Solar • Battery • CHP • Microgrids • Fleet Electrification

**14 Years Advising Agencies
260 Energy Studies & Assessments**

**130 Public Clients
115 Solicitations**

Who We are

- Independent Energy Advisors
- Fully Transparent
- Educating Our Clients

What We Stand For

- Client First Approach
- Highest & Best Use of Public Funds
- Reliability • Cost Savings • GHG Reduction
- Compliance and Rate Control

Who We Serve

- Water Agencies
- Schools
- Government

Services

- Feasibility
- Procurement
 - RFP, RFQ, RFI, etc
 - Negotiation
 - Contract Management
- O&M, Asset Management
 - Solar + Storage, CHP
- ACF & Fleet Electrification

Contact

1300 22nd Street, Suite 401
San Francisco, CA 94107

tony@terraverde.energy

www.terraverde.energy

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Alameda COE
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Arcadia Unified School District
Armona Union Schools
Arvin-Edison Water Storage
BART
Big Pine USD
Burton Elementary
Cajon Valley Union Schools
CalChoice
Calistoga JUSD
Calleguas MWD
CalOP
Caltrain (JPB)
Canigou Capital
Ceres Unified
Chawanakee
Cinnabar Unified
City of Bishop
City of Davis
City of Fairfield
City of Lathrop
City of Rialto
City of Riverside
City of Torrance
City of Woodland
Clovis Unified
Contra Costa Water District
Corcoran Joint Unified
Coronado USD
County of Inyo
County of SLO
Delano UESD
Desert Community Energy
Dos Palos-Oro Loma Unified

Eastern Municipal Water
Eastern Sierra CSD
El Dorado County
El Dorado Irrigation District
EPR Squared
Eureka USD
Facebook
Fallbrook PUD
Farmersville Unified
Fillmore Unified
Firebaugh-Las Deltas Unified
Fontana USD
Fowler Unified
Francis Parker School
Generate Capital
Global Integrated Renewable
Golden Plains Unified
Golden Valley Unified
Groome Transportation
Hemet Unified
HSR
Joshua Basin WD
Jurupa CSD
Kerman Unified
Kern Delta Water District
Kings River Conservation
Kingsburg Joint Union High
Lafayette Elementary
Lakeport USD
Lakeside Union Elementary
Lakeside Water District
Lancaster AEC CEC Grant
Lancaster SD
Las Virgenes Municipal Water
Le Grand Union High School
Lindsay Unified

Los Altos Elementary
McCormack Baron
MCE
MCE Marin Sanitary District
MCE Monterey Pines
MCE Novato Sanitary District
McSwain Union Elementary
Mendota Unified
Merced City Elementary
Monterey Peninsula Unified
Nevada Irrigation District
Novato Sanitary District
NREL SEIN
Oakland Unified School District
Olivenhain Municipal Water
Orange County WD
Orinda Union Elementary
Pacific Union Elementary
Palm Springs Unified Schools
Palmdale School District
Palmdale Water District
PCE (Peninsula Clean Energy)
Petaluma City Schools
Pittsburg USD
Placentia-Yorba Linda Unified
Placer County Water Agency
Pleasanton Unified
PRIME
Ramona Unified
Rancho California Water
Riverdale Joint Unified
Rowland Water District
Samtrans
San Gabriel County Water
San Ramon Valley Unified
Sanger Unified

Santa Ana WPA
Santa Clarita Valley Water
Santa Fe ID
SB Energy
SCPA - Sonoma Clean Power
SDCOE - Lemon Grove School
Sierra Unified
Sierra Vista Charter School
Sonoma COE
South San Joaquin Irrigation
Synergics Energy Services
Taft City
Tamalpais Union High School
Tulare City
Tulare Joint Union High
Turlock Unified
Twin Rivers Unified
Vallecitos Water District
Vallecitos WD
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23 July 2025

Steve Wagner – General Manager
Goleta Sanitary District
1 William Moffett Place
Goleta, California 9311

Re: Proposal to Prepare an Initial Study/Mitigated Negative Declaration and Associated Technical Analyses, Permits and General Support for the Goleta Sanitary District Microgrid Solar Project

Dear Mr. Wagner:

It is with great pleasure that we present the following scope of services. We greatly value your trust in our services and would be honored to provide the following services if given the opportunity. The following is a time-and-materials, not-to-exceed proposal to conduct and provide California Environmental Quality Act (CEQA) technical analyses, Mitigated Negative Declaration (MND) document preparation, and support services for the Goleta Sanitary District Microgrid Solar Project Proposal (Project) located in Santa Barbara County, California. This proposal is prepared to ensure products will satisfy CEQA and Santa Barbara County (County) requirements for this Project and, if applicable, the National Environmental Quality Act (NEPA). We understand that Goleta Sanitary District (District) is lead agency on this project for purposes of CEQA compliance and that the CEQA document and associated studies will also be subject to County review and approval. Based on recent CEQA review for the Biosolids and Energy Phase I and the Solids Handling Improvement Project, this proposal has been prepared assuming that all project impacts can be mitigated to a less than significant level and as such, a Mitigated Negative Declaration is the appropriate document to address CEQA review for the proposed Project. The specific tasks provided in this proposal are intended to support the District throughout the CEQA review process as well as outside agency coordination and permit acquisition.

We also understand that there is a potential for a federal nexus. Although the full extent of NEPA review and tasks is not yet known, we do not expect the effort, if required, to necessitate a significant effort nor should it create significant delays provided the nexus is identified as early as feasibly possible.

Finally, based on Langan's involvement in the District's two most recent projects, we have prepared a scope that employs previous efforts and our knowledge of the District's property to provide a cost-efficient and streamlined approach to CEQA and potentially NEPA review for this next project. Following is a summary of our proposed scope:

Task 1. Project Management and Meetings

Project Initiation Tasks

Langan will initiate the CEQA review process and technical analyses through coordination with District staff and design staff to establish projects needs relevant to the regulatory review process and to ensure an efficient path to review completion. This task includes a review of all available data at the beginning and throughout the review process. This task also includes a site visit and project kick-off meeting with District and Project staff, as well as the following:

- Serving as general point of contact for the regulatory process
- Developing and managing project scope, timeframes, schedules and financial matters with internal teams
- Coordination of communication and documents with agency and project teams
- Information dissemination to outside agencies and stakeholders as appropriate and with District authorization
- Ensuring timely product deliveries to the District and outside agencies
- Managing the public review and agency review process to ensure all required document deliverables and timing is met in accordance with regulatory requirements

Project Management, Coordination and Meetings

Langan will provide coordination and management services for all meetings related to the regulatory review process. This task includes establishing, with the District's input:

- Regular schedule of meetings to ensure efficient progress throughout the regulatory review process.
- Regular schedule of email dissemination of information and deliverable accountability.

Langan will document all meetings and communications in a shareable matrix format so that all project staff have access to current and relevant information to ensure a clear understanding of individual responsibilities. Langan will manage a secure file share database for storage of general project information as well as administration of project delivery. This scope includes attendance of at least one Langan staff member to no more than 26 one-hour meetings.

Task 2. Preparation of Project Description

Langan will coordinate with the District and all appropriate Project staff to develop a project description that accurately defines and explains the Project in relation to environmental review. Since project descriptions are the basis for analyzing and determining the Project's environmental impacts and resulting mitigation measures, Langan will begin the environmental review process by preparing the project description. The project description will include:

- Local and regional location
- Objectives and goals
- Construction and operational characteristics including but not limited to site preparation, construction, hard and soft scape, infrastructure, stormwater management, phasing/scheduling, equipment and haul routes, access and circulation
- Estimated construction and occupancy schedules
- Required discretionary actions

Preparation of the project description is expected to need revision as the project design progresses. To ensure concurrent progress for both the design and regulatory review teams, five (5) revisions are included in this scope.

Task 3. CEQA Document Preparation

Administrative Draft Initial Study Memorandum

Langan will prepare the Administrative Draft Initial Study (IS) employing the CEQA Appendix G checklist and provide the findings in a PDF format to the District for review and comment. The Draft IS will evaluate all 20 threshold/issue areas on the checklist employing all available information, including project plans and specific technical analyses. Determination of significance will be made for each issue area and mitigation measures will be developed as appropriate for issues areas with significant effects. The methods and results for each issue area will be included in the Draft IS and written in a manner that will be easily and efficiently integrated into the Draft Mitigated Negative Declaration (MND) document. Each checklist topic will be addressed and previous efforts by Langan for other District projects will be utilized to minimize costs and preparation time while ensuring a defensible, customized and accurate document. The issues areas that we anticipate may be issue areas are biological resources, cultural resources, utilities/service systems, and tribal resources. The Draft IS in PDF format as a digital copy and hard copies (up to 10 copies) will be made available upon request.

Public Draft IS-MND

Langan will review District comments and respond and/or revise the document accordingly. Provided that no unavoidable significant impacts are identified, Langan will then format and compile the Draft IS-MND document for 30-day public review distribution. Sufficient hard copies will be prepared for distribution to the District and applicable agencies and involved entities (no more than 20 hard copies are assumed). Langan will prepare a Notice of Intent (NOI) to Adopt, a Notice of Completion, and newspaper notices. Finally, Langan will deliver the Draft IS-MND either through mail or in person, as appropriate, to the State Clearinghouse, responsible agencies and the county clerk, as well as post the NOI in the newspaper. Langan will support the District through the procedure of posting the NOI and Draft IS-MND on the District's website. However, it is the responsibility of the District to post the NOI according to instructions.

Final IS-MND

Langan will draft responses to all public comments for District review. Upon request, Langan will support the District in their review and response to the public comments. Once the District has provided their review responses, Langan will incorporate changes as appropriate and prepare the Final IS-MND that will include the responses to the public comments. Within five days of project approval, Langan file the Notice of Determination (NOD). Once filing fees are known, Langan will inform the District and will either pay the fees for full reimbursement or support the District in the process of paying the fees directly. Costs provided in this proposal do not include filing fees.

Task 4. Separate Technical Studies/Analysis

Langan will ensure that all information and data about the Project site collected from previous projects will be employed to ensure an accurate, efficient and cost-effective approach to the analysis required for sufficient environmental review of the Project. With that said, studies and analyses are required to prepare the applicable regulatory documents, and due to involvement by the County and other regulatory agencies, some studies will require standalone reports. Below is a summary of the analyses

that is required and how each will be performed, followed by a brief summary scop for the studies that will require a standalone document.

ENVIRONMENTAL IMPACT AREA	STANDALONE DOCUMENT (Y/N)	COST FOR STUDY INCLUDED (Y/N)	COMMENTS
Aesthetics	N	Y	
Agricultural/Forestry Resources	N	Y	
Air Quality	Y	Y	
Biological Resources	Y	Y	
Cultural Resources	Y	N	provided in separate proposal
Energy	N	Y	
Geology/Soils	N	Y	
Greenhouse Gas Emissions	Y	Y	
Hazards and Hazardous Materials	N	Y	
Hydrology/Wate Quality	N	Y	
Land Use/Planning	N	Y	
Mineral Resources	N	Y	
Noise	Y	Y	
Population/Housing	N	Y	
Public Servies	N	Y	
Recreation	N	Y	
Transportation	N	Y	
Tribal Cultural Resources	N	N	provided in separate proposal
Utilities/Service Systems	N	Y	
Wildfire	N	Y	
Mandatory Findings of Significance	N	Y	

Air Quality and Greenhous Gas Emissions Study

Langan will prepare an air quality and greenhouse gas (GHG) emissions assessment in accordance with guidance from the Bay Area Air Quality Management District (BAAQMD) and U.S. Department of Housing and Urban Development's (HUD) NEPA environmental review procedures (24 CFR Part 58) to evaluate emissions of criteria air pollutants (CAPs) and GHGs generated during construction and operation of the proposed affordable housing project. The analysis will include:

- Review of project description, construction activities, and local context
- Quantification of CAPs and GHGs using the California Emissions Estimator Model (CalEEMod), based on project-specific information including proposed construction schedule, equipment inventory, and land use operations
- Evaluation of daily and annual construction emissions of ROG, NOx, CO, PM10, and PM2.5 and comparison to BAAQMD CEQA thresholds of significance to determine whether emissions would result in potentially significant impacts
- Evaluation of the site's compatibility with air quality goals (including sensitive receptor context)

- Discussion of regional conformity and federal Clean Air Act applicability
- Identification of recommended best practices or mitigation (if applicable)
- Localized analysis of construction emissions using BAAQMD-recommended screening tools methodologies to assess potential exposure of nearby sensitive receptors to PM10, PM2.5, NO2, and CO
- Identification of feasible mitigation measures if thresholds are exceeded, including dust control best management practices per BAAQMD guidance
- Discussion of air quality impacts related to grading, truck trips for import/export of fill, delivery and service vehicle trips, and material hauling activities
- Preparation of a technical memorandum or EA-ready section for direct inclusion in the Environmental Assessment

The completed analysis will be formatted as a technical appendix and regulatory document including an Air Quality Analysis memo, emissions modeling output and assumptions. Langan assumes that only one round of client comments/revisions will be required and that no dispersion modeling will be required.

Biological Assessment

Langan will prepare a Biological Survey Memorandum for the biological resources section of the IS/MND. Langan understands that the current Project will occur within the existing GSD facility, which is distant from natural habitats in the vicinity, and that the assessment area is currently developed and landscaped. Since the Project site is located immediately adjacent and south of the Biosolids and Energy Phase 1 Project site, the biological resources section for the Biological Survey Memorandum and MND document would be very similar to that completed for the Biosolids and Energy Phase 1 Project MND. Information from the previous MND would be incorporated into the new MND biological resources section. The memorandum and MND section will describe the literature review, survey methods, survey results, and the potential for impacts to biological resources. Results will include descriptions of any vegetation communities and land covers in the survey area, and a brief discussion of the potential for special-status plant and wildlife species to occur in the survey area. The discussion of potential impacts will include recommendations of avoidance, minimization, and mitigation measures, if necessary, based on the impact analysis. The MND section will be composed in accordance with CEQA and in consideration that in addition to the GSD Board of Directors (BOD), the Santa Barbara County staff will also review the documents. Langan will document the methods and findings in a separate memorandum. Langan assumes that only one round of client comments/revisions will be required.

Paleontological Assessment

Langan will complete a paleontological resources assessment pursuant to CEQA requirements and the Society of Vertebrate Paleontology guidelines. Langan's qualified paleontologist will complete a review of records search results of the Natural History Museum of Los Angeles (NHMLA) County database to determine the location of any previously recorded fossil discoveries within or nearby the Project site. Langan anticipates direct costs for the records search will not exceed \$600. Following the records search Langan's paleontological staff will review available geological maps, geological and paleontological literature, geotechnical reports, and grading plans pertinent to the project (if available). The background geological and paleontological desktop review and paleontological records search

results will provide information necessary to develop paleontological sensitivity determinations for the Project site. Methods and findings will be incorporated directly into the Geology/Soils section of the regulatory document and the results letter provided by the NHMLA will be appended to the Draft a Final IS-MND. No standalone report is included in this scope.

Noise Assessment

Langan will prepare a noise study addressing temporary noise increases resulting from construction as they relate to nearby areas of sensitivity including residential and other appropriate uses. These potential impacts related to on-site construction activities will be evaluated through calculations of equipment noise levels at various distances in contrast to the allowable noise thresholds based on the published noise data by the Federal Highway Administration (FHWA) Roadway Construction Noise Model. The noise readings will be conducted employing short-term (i.e., 15-minute) measurements to determine the ambient noise levels of the surrounding area.

Potential construction and operational related noise impacts will be employed to analyze ambient noise levels. Ground-borne vibration impacts due to Project construction activities will be evaluated by identifying potential vibration sources and consideration of impacts associated with potential building damage. Because the City does not currently have adopted standards or thresholds addressing ground-borne vibration, the Federal Transit Authority (FTA) guidelines will be employed to assess impacts due to ground-borne vibration. Project-related off-site construction haul trucks and operational traffic noise impacts will be analyzed using the FHWA's TNM computer noise model that is the current Caltrans standard computer noise model for traffic noise studies. Potential noise impacts will be determined by comparing the predicted noise level with that of the existing ambient noise levels along the Project's anticipated haul route(s) and at the Project site. Finally, the total of 15 segments that are analyzed in the LLG Traffic Study (dated January 16, 2024) would be subject of the analysis of roadway noise to determine the potential effect of the Project's motor vehicle travel on community noise level. Findings of the noise and vibration study will be provided in a technical report that will be appended to the Draft and Final IS-MND.

Task 5. Permits and General CEQA Support

Langan will provide services in support of permit acquisition required prior to approval of the project that are anticipated to include at the least a Development Plan Review, a Coastal Development Permit, and a Stormwater Pollution Prevention Plan. This scope also includes coordination with the County of Santa Barbara. Permits required to satisfy mitigation measures imposed on the project by involved agencies are not covered in the scope but can be provided upon request.

Optional/Conditional Studies/Services

The following services are included in the case they are required either because they have not already been conducted and are necessary for regulatory review or because they are triggered by a federal nexus.

Phase I ESA

Upon request, Langan will complete a Phase I ESA for the Project using the guidelines of the ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site

Assessment Process (ASTM E1527-21), and the United States Environmental Protection Agency's (US EPA's) All Appropriate Inquiries (AAI) Rule (40 CFR Part 312). The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions (RECs) in connection with the subject property. The Phase I ESA will include reviewing physical setting resources, government records and historical records; completing a site reconnaissance; interviewing owners/operators/ occupants of the subject property; and evaluating the information obtained. We will provide the findings, opinions, and conclusions of the Phase I ESA in a report signed by an environmental professional. Upon authorization of the task, Langan will provide a more in-depth scope for review and a contract amendment for execution by the District.

Section 106 Consultation

Upon request, Langan will initiate consultation with the California State Historic Preservation Officer (CA SHPO) to satisfy the District's obligation pursuant to Section 106 of the National Historic Preservation Act (NHPA). This scope will only be necessary if a federal nexus is identified for the Project and includes up to 30 hours of Langan's cultural resources staff to ensure that all aspects of the study and related products satisfy the CA SHPO's expectations resulting in an efficient and technically proficient process. If additional time is needed to accomplish satisfactory compliance with Section 106 of the NHPA, we will inform you as soon as we are aware. Upon authorization of the task, Langan will provide a more in-depth scope for review and a contract amendment for execution by the District.

Federal Coordination Allowance

Upon request, Langan will initiate tasks associated with consultation, document preparation and permit acquisition associated with compliance with the National Environmental Quality Act (NEPA). This scope will only be necessary if a federal nexus is identified for the Project and includes up to 60 hours of Langan staff. If additional time is needed to accomplish satisfactory compliance with NEPA, we will inform you as soon as we are aware. Upon authorization of the task, Langan will provide a more in-depth scope for review and a contract amendment for execution by the District.

Project Budget

The time and materials, not-to-exceed fee provided in this proposal of **\$121,600** represents an estimate of the anticipated level of effort required to complete the tasks described in this proposal (optional task fees provided separately in the Fee Estimate Table). Fees for labor will be in accordance with Langan's 2024 Rates. Should the actual effort required to complete the tasks be less than anticipated, the amount billed will be less than the total fee. Conversely, should the actual effort to complete the proposed tasks be greater than anticipated, for example, if a previously unrecorded archaeological site is identified that requires recordation, additional fee authorizations may be requested. No work in excess of the proposed fee or outside of the proposed scope of work will be performed without written authorization.

FEE ESTIMATE TABLE	
Scope of Services	Fee
Task 1. Project Management and Meetings	\$15,500
<i>Project Initiation Tasks</i>	\$6,000
<i>Project Management, Coordination and Meetings</i>	\$9,500
Task 2. Preparation of Project Description	\$6,600
Task 3. CEQA Document Preparation	\$55,500
<i>Administrative Draft Initial Study Memorandum</i>	\$35,000
<i>Public Draft IS-MND</i>	\$12,000
<i>Final IS-MND</i>	\$8,500
Task 4. Separate Technical Studies/Analysis	\$29,000
<i>Air Quality and Greenhouse Gas Emissions Study</i>	\$7,500
<i>Biological Assessment</i>	\$8,500
<i>Paleontological Assessment</i>	\$4,500
<i>Noise Assessment</i>	\$8,500
Task 5. Permits and General CEQA Support	\$15,000
TOTAL	121,600
Optional/Conditional Studies/Services	
<i>Phase I ESA</i>	\$7,000
<i>Section 106 Consultation</i>	\$6,500
<i>Federal Coordination Allowance</i>	\$12,000

Schedule

The following estimated schedule is based on the scope provided herein and on Langan's previous experience with similar tasks. Some tasks are conditional on the timing of outside entities (i.e. SHPO, County, Design Team, District). We welcome any input to this schedule to ensure it meets the District's needs.

TASK	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
Kickoff Meeting/Project Description	■	■	■			
Technical Studies/Administrative Draft IS	■	■	■	■	■	■
Public Review Draft IS-MND				■	■	■
Final IS-MND					■	■
Permitting/Outside Agency Coordination					■	■

Closing

Thank you again for the opportunity to present our services and for the potential of working together again towards successful completion of another project for the District. We are committed to providing your team with technical excellence and superior service.

If you have any questions, require additional information or would like to see revisions to our proposal, please do not hesitate to give me a call at (805) 957-6013 (office) or 805-696-0957 (mobile). I may also be reached at hmcdanielmcdevitt@Langan.com.

Very Respectfully,



Heather McDaniel McDevitt, MA, RPA
 Cultural Resource Practice Director



Cory Lavoie, CHMM, PMP
 Associate Principal / Vice President

Enclosure(s):

Attachment 1 – General Terms and Conditions

AUTHORIZATION

Receipt of this Proposal dated July 23, 2025 is hereby acknowledged and all of the terms and condition contained herein are accepted.

**Re: Proposal to Prepare an Initial Study/Mitigated Negative Declaration
 and Associated Technical Analyses, Permits and General Support
 for the Goleta Sanitary District Microgrid Solar Project**

Company: _____ (Client)

By/Title: _____ (Authorized representative)

Signature: _____ **Date:** _____

GENERAL TERMS AND CONDITIONS

These Terms and Conditions shall apply to services provided by **Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.; or Langan Engineering and Environmental Services, LLC; or Langan CA, Inc.; or Langan CT, Inc.; or Langan MA, Inc.; or Langan MI, Inc.; or Langan NC, Inc.; or Langan International, LLC; or Langan International UK, LTD.; or Langan Panama, S. DE R.L.**; or such other Langan entity specifically identified in the Proposal (each individually, a **"LANGAN ENTITY"**); and together with the proposal to which these Terms and Conditions are attached (hereinafter, the **"Proposal"**), shall constitute the **"Agreement."** For purposes of this Agreement, the **LANGAN ENTITY** identified in the Proposal shall be referred to as **"LANGAN"** and the entity signing the Proposal shall be referred to as **"CLIENT."**

A. SCOPE OF SERVICES AND ADDITIONAL SERVICES

LANGAN will provide those services specifically identified in the Proposal (hereinafter, the **"Services"**). All Services, regardless of the commencement date, will be covered by these Terms and Conditions. All services not specifically identified in the Proposal are excluded; provided, however, that if requested by the CLIENT and agreed to by LANGAN in writing, LANGAN will perform such additional services (**"Additional Services"**) subject to these Terms and Conditions. Unless otherwise agreed in writing, the CLIENT shall pay LANGAN for the performance of any Additional Services on a time-and-materials basis based upon LANGAN's then-current hourly rates. For avoidance of doubt, email will constitute written notice.

B. STANDARD OF CARE

LANGAN's services will be performed in accordance with this Agreement and in a manner consistent with the generally accepted standard of care and skill ordinarily exercised by professionals performing similar services under similar circumstances at the place and time the services are being performed (the **"Standard of Care"**). LANGAN will exercise reasonable professional care in its efforts to comply with codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement. The CLIENT agrees that no other representation, warranty or guarantee, expressed or implied, is provided by LANGAN or is presumed given by LANGAN under this Agreement or in any report, opinion, or any other document prepared by LANGAN or otherwise.

C. CLIENT RESPONSIBILITIES

In addition to other responsibilities described herein, the CLIENT shall: (i) provide all information and criteria as to the CLIENT's requirements, objectives, and expectations for the project, including all numerical criteria that are to be met and all standards of development, design, or construction and all other information reasonably necessary for completion of the Services, prior to the commencement of the Services; (ii) provide prompt, complete disclosure of known or potential hazardous conditions or health and safety risks; (iii) provide to LANGAN all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in LANGAN's opinion for completion of the Services; (iv) review all documents or oral reports presented by LANGAN and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services; (v) furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of LANGAN's Services; (vi) give prompt written notice to LANGAN whenever the CLIENT becomes aware of any development that affects the scope and timing of LANGAN's Services or any defect or noncompliance in any aspect of the project; (vii) give immediate written notice to LANGAN whenever CLIENT becomes aware of a cyber-event impacting CLIENT's or LANGAN's data or computer systems, including but not limited to theft, dissemination or use of confidential or personally identifiable information, or breach of network security (including unauthorized access to, use of or tampering with computer systems or data, or introduction of any virus or malware); and (viii) bear all costs incident to the responsibilities of the CLIENT. LANGAN will have the right to reasonable reliance upon the accuracy and completeness of all information furnished by the CLIENT.

CLIENT acknowledges that LANGAN has expended substantial time and expense in recruiting and training its employees and that the loss of such employees would cause significant financial harm to LANGAN. CLIENT therefore agrees that during the term of this Agreement and for one (1) year following completion of the Services, not to, directly or indirectly, attempt to or actually solicit, recruit or hire, any LANGAN employee involved with the Services. In the event this provision is violated, CLIENT will, on demand, pay LANGAN damages in an amount equal to the current yearly salary of the employee. CLIENT agrees that: (i) damages for a violation of this provision are difficult to ascertain; and (ii) the amount set forth herein bears a reasonable relationship to the actual damages LANGAN would incur and does not constitute a penalty. This provision will not apply to offers of employment resulting from general solicitations in the public domain.

D. INVOICING AND SERVICE CHARGES

LANGAN will submit monthly invoices to the CLIENT and a final bill upon completion of Services. The CLIENT shall notify LANGAN within two weeks of receipt of invoice of any dispute with the invoice. The CLIENT and LANGAN will promptly resolve any disputed items. Payment on undisputed invoice amounts is due upon receipt of invoice by the CLIENT and is past-due thirty (30) days from the date of the invoice. Any unpaid balances shall accrue late charges of 1.5% per month, or the highest rate allowed by law, whichever is lower, and the CLIENT agrees to pay all fees and expenses incurred by LANGAN in any collection action.

The CLIENT shall notify LANGAN prior to executing this Agreement if federal, state, or local prevailing wage requirements apply. If prevailing wages apply, and LANGAN was not notified by CLIENT, CLIENT agrees to pay LANGAN the prevailing wage for new invoiced amounts, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. CLIENT also agrees to defend, indemnify, and hold harmless LANGAN from any alleged violations for failing to pay prevailing wages, including the payment of any fines or penalties.

E. RIGHT OF ENTRY

The CLIENT shall provide for safe right of entry in order for LANGAN to perform its Services, including execution of any site access or license agreements required for completion of the Services. LANGAN will not be required to execute any site access or license agreement(s). While LANGAN will take all reasonable precautions to minimize any damage to the property, the CLIENT acknowledges and agrees that in the normal course of work some damage may occur, the correction of which is not part of this Agreement unless specifically provided in the proposal.

F. JOBSITE SAFETY AND CONTROL OF WORK

LANGAN will take reasonable precautions to safeguard its own employees and those for whom LANGAN is legally responsible. Unless expressly agreed to in writing by LANGAN under separate contract, LANGAN will have no responsibility for the safety program at the Project or the safety of any entity or person other than LANGAN and its employees. Neither the professional activities of LANGAN nor the presence of LANGAN's employees and subcontractors at the Project site will be construed to confer upon LANGAN any responsibility for any activities on site performed by personnel other than LANGAN's employees and subcontractors. The CLIENT agrees that LANGAN will have no power, authority, right or obligation to supervise, direct, stop the work of or control the activities of any other contractors or subcontractors or construction manager, their agents, servants or employees.

G. EXISTING CONDITIONS AND SUBSURFACE RISKS

Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program implemented in accordance with a professional Standard of Care may fail to detect certain conditions. The environmental, geologic, geotechnical, geochemical, and hydrogeologic conditions that LANGAN interprets to exist between sampling points will differ from those that actually exist. The CLIENT recognizes that actual conditions will vary from those encountered at the locations where borings, sampling, surveys, observations or explorations are made by LANGAN or its subcontractors and that the data, interpretation, and recommendations of LANGAN are based solely on the information available to it. Furthermore, the CLIENT recognizes that passage of time, natural occurrences, and/or direct or indirect human intervention at or near the site may substantially alter discovered conditions. LANGAN shall not be responsible for interpretations by others of the information it develops or provides to the CLIENT.

LANGAN will take reasonable precautions to avoid damage or injury to subterranean structures or utilities in the performance of its services. The CLIENT agrees to defend, indemnify, and hold LANGAN harmless for any damage to subterranean structures or utilities and for any impact this damage may cause where the subterranean structures or utilities are not called to LANGAN's attention or are not correctly shown on the plans furnished by CLIENT or third parties.

H. HAZARDOUS MATERIALS

Unless otherwise expressly agreed to in writing, the parties acknowledge that LANGAN'S scope of services does not include any services related to a hazardous environmental condition (such as asbestos, PCBs, petroleum, mold, waste, radioactive materials or any other hazardous substance). The discovery of any such condition shall be considered a changed condition and LANGAN may suspend its services until the CLIENT has resolved the condition.

I. INDEMNIFICATION

Subject to the provisions of Section J of these General Terms and Conditions, LANGAN agrees to indemnify and hold harmless the CLIENT and CLIENT's parent companies, subsidiaries, affiliates, partners, officers, directors, shareholders, and employees for any and all damage obligations, liabilities, judgments, and losses for personal injury and/or property damage including reasonable attorney's fees and other expenses and disbursements, asserted by any third parties to the extent determined to have been caused by the negligent acts, errors or omissions or willful misconduct of LANGAN in the performance of its services under this Agreement. LANGAN will not be responsible for any loss, damage, or liability arising from any acts by the CLIENT or any of its agents, employees, staff, or other consultants, subconsultants, contractors or subcontractors. In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by an applicable statute of repose or statute of limitations.

To the fullest extent permitted by law, the CLIENT agrees to indemnify, defend and hold harmless LANGAN and LANGAN's parent companies, subsidiaries, affiliates, partners, officers, directors, shareholders, and employees for any and all, damage obligations, liabilities, judgments and losses, including reasonable attorneys' fees and all other expenses and disbursements, to which LANGAN may be subject, arising from or relating to (i) any unknown site condition or subterranean structures of which LANGAN does not have actual knowledge; (ii) any errors, omissions or inconsistencies in any data documents, records or information provided by the CLIENT on which LANGAN reasonably relied; (iii) any breach of contract, tort, error, omission, wrong, fault, or failure to comply with law by the CLIENT or third party over whom LANGAN has no control; (iv) the transport, treatment, removal or disposal of all Samples; and (v) the CLIENT's unauthorized use or copyright violation of plans, reports, documents and related materials prepared by LANGAN.

In connection with any construction project, CLIENT agrees to insert the following wording into any General Contract, Construction Management Agreement, or foundation contractor's contract: "To the extent permitted by law, and to the extent not proven to be caused in whole or in part by an indemnitee's own negligence, the contractor and its subcontractors of any tier shall indemnify, defend, save and hold harmless the CLIENT and LANGAN from and against all liability, damage, loss, claims, demands and actions of any nature whatsoever (including reasonable attorneys' fees and litigation costs) which arise out of or are connected with or are claimed to arise out of or claimed to be connected with the design (to the extent the design is based on calculations, plans and drawings by contractor or anyone acting by, through or under contractor for which contractor is responsible) and performance of work by the contractor, or any act or omission of the contractor. Without limiting the generality of the foregoing, such defense and indemnity shall include all liability, damages, loss, claims, demands and actions on account of personal injury, death, property damage or any other economic loss to any indemnitee, any of indemnitees' employees, agents, contractors or subcontractors, licensees or invitees, or sustained by any other persons or entities, whether based upon, or claimed to be based upon, statutory (including, without limiting the generality of the foregoing, workers' compensation), contractual, tort or other liability of any indemnitee, contractor, subcontractor or any other persons."

In connection with any damages, loss, suit, claim or proceeding arising from or otherwise related to the execution of excavation, support of excavation, foundations, or underpinning activities, CLIENT agrees to use all reasonable efforts to seek defense and indemnification from the Contractor and Subcontractor responsible for the work, and, to the extent the CLIENT is entitled to be or is otherwise indemnified by contractors/subcontractors, CLIENT shall not seek indemnification from LANGAN.

Payment by CLIENT in accordance with Section D of this Agreement is a condition precedent to LANGAN's indemnification obligations.

In the event any part of this indemnification is determined to be void as a matter of law, then the clause shall automatically be reformed to be consistent with the law and apply the parties' intent to the maximum extent permissible by law.

J. LIMITATION OF LIABILITY

To the fullest extent permitted by law, the total liability, in the aggregate, of LANGAN and its officers, directors, partners, employees, agents, and subconsultants, to CLIENT, and anyone claiming by, through, or under CLIENT, and to any third parties granted reliance by LANGAN per Section O, for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way relating to this Project or Agreement, from any cause or causes, including but not limited to tort (including negligence and professional errors and omissions), strict liability, breach of contract, or breach of warranty, shall not exceed an aggregate amount equal to the total compensation received by LANGAN or \$100,000, whichever is greater. The CLIENT may negotiate a higher limitation of liability for an additional fee, which is necessary to compensate for the greater risk assumed by LANGAN.

To the extent damages are covered by property insurance, LANGAN and the CLIENT waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance. LANGAN and the CLIENT, as appropriate, shall require of the contractors, subcontractors, consultants, subconsultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

K. WAIVER OF CONSEQUENTIAL DAMAGES

LANGAN and the CLIENT waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the services provided by LANGAN regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory. This mutual waiver shall survive termination or completion of this Agreement.

L. INSURANCE

LANGAN agrees to maintain workers' compensation insurance as required by law and general liability, automobile and professional liability insurance with limits of \$1,000,000. Certificates of insurance will be issued to the CLIENT upon written request.

The CLIENT agrees that it will require the construction manager, general contractor and, the contractor(s) responsible for performing the work reflected by or relating to LANGAN's services on the Project, to name LANGAN as an additional insured on its Commercial General Liability and Excess/Umbrella insurance policies inclusive of operations, completed operations, and products liability coverage provisions. Such additional insured coverage shall be provided by endorsement CG 20 32 04 13 (for ongoing operations) and endorsement CG 20 37 04 13 (for completed operations).

To the fullest extent permitted by law, CLIENT hereby waives all rights of recovery under subrogation against LANGAN and its consultants.

M. FORCE MAJEURE

LANGAN will not be responsible or liable for any delays in performance, failure of performance or additional costs incurred by CLIENT related to any force majeure event, including but not limited to fire, flood, explosion, the elements, or other catastrophe, unforeseen existing or subsurface conditions, acts of God, war, riot, civil

disturbances, terrorist act, strike, lock-out, refusal of employees to work, labor disputes, inability to obtain materials or services, recognized health threats as determined by the World Health Organization, the Center for Disease Control, or local governments or health agencies (including but not limited to health threats of COVID-19, H1N1, or similar infectious diseases), or delays caused by the CLIENT, its agents, contractors, subcontractors, consultants, subconsultants or employees, or any governmental regulation or agency, or for any other cause beyond the reasonable control of LANGAN.

N. OPINION OF COST

Consistent with the Standard of Care in Section B of these General Terms and Conditions, any opinions rendered by LANGAN as to costs, including, but not limited to, opinions as to the costs of construction, remediation and materials, shall be made on the basis of its experience and shall represent its judgment as an experienced and qualified professional familiar with the industry. LANGAN cannot and does not guarantee that proposals, bids, or actual costs will not vary from its opinions of cost. LANGAN's services required to bring costs within any limitation established by the CLIENT will be paid for as Additional Services.

O. PROJECT DELIVERABLES

All reports, opinions, notes, drawings, specifications, data, calculations, and other documents prepared by LANGAN and all electronic media prepared by LANGAN are considered its project Deliverables to which LANGAN retains all rights. The CLIENT acknowledges that electronic media are susceptible to unauthorized modification, deterioration, and incompatibility; and therefore, the CLIENT cannot rely upon the electronic media version of LANGAN's Deliverables. All Deliverables provided by LANGAN to the CLIENT as part of the Services are provided for the sole and exclusive use of the CLIENT with respect to the Project. Reliance upon or reuse of the Deliverables by third parties without LANGAN's prior written authorization is strictly prohibited; provided, however, that LANGAN, in its sole discretion, may agree to grant reliance to a single relying party subject to (i) the payment by CLIENT of a reliance fee equal to 10 percent (10%) of the amount paid by CLIENT for the Deliverables upon which reliance is to be granted, and (ii) acceptance by the relying party of Langan's standard reliance letter (a copy of which will be provided to CLIENT and relying party upon request).

If the CLIENT distributes, reuses, or modifies LANGAN's Deliverables without the prior written authorization of LANGAN, or uses LANGAN's Deliverables to complete the project without LANGAN'S participation, the CLIENT agrees, to the fullest extent permitted by law, to release LANGAN, its officers, directors, employees and subconsultants from all claims and causes of action arising from such distribution, modification or use, and shall indemnify and hold LANGAN harmless from all costs and expenses, including the cost of defense, related to claims and causes of action arising therefrom or related thereto.

LANGAN will not sign any documents that certify the existence of conditions whose existence LANGAN cannot ascertain, or execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement. In the event LANGAN is required to execute any certifications, it is understood and agreed that: (i) the words "certify" or "certification" shall mean an expression of LANGAN's professional opinion based upon available information and consistent with the Standard of Care; and (ii) such certification does not constitute a warranty or guarantee by LANGAN.

P. CONFLICTS OF INTEREST

LANGAN provides engineering and other services on behalf of many companies and individuals; thus, during the time LANGAN is providing services to CLIENT it may also provide engineering and other services, unrelated to the services LANGAN is providing to CLIENT, to other present or future clients of LANGAN with interests adverse to CLIENT'S interests. CLIENT agrees that LANGAN'S services to CLIENT will not disqualify LANGAN from providing services to other clients in matters that are unrelated to the services LANGAN is providing to CLIENT, and CLIENT hereby waives any conflict of interest with respect to those services. LANGAN agrees not to use or disclose any proprietary or other confidential information of a nonpublic nature concerning CLIENT, which is acquired by LANGAN as a result of its service to CLIENT, in connection with any other matter, unless required to do so by law.

Q. TERMINATION AND SUSPENSION

Except as otherwise provided in this Agreement, this Agreement may be terminated by either party upon not less than seven (7) calendar days' written notice should the other party fail substantially to perform in accordance with the terms and conditions of this Agreement through no fault of the party initiating the termination. If the defaulting party fails to cure its default within the seven (7) calendar day notice period or fails to commence action to cure its default if the cure cannot reasonably be completed within the seven (7) days, the non-defaulting party may terminate the Agreement.

Failure of the CLIENT to make payments to LANGAN in accordance with this Agreement shall be considered substantial non-performance and grounds for termination or suspension of services at LANGAN's option after such seven (7) day notice period or anytime thereafter. In the event of suspension for non-payment, LANGAN shall have the right to: (i) withhold its project Deliverables; and (ii) demand advanced payment for future services. Furthermore, LANGAN will be compensated for all services performed and reimbursable expenses incurred prior to such termination and all termination expenses.

In the event of a suspension of services or termination of the Agreement by LANGAN in accordance with this Section Q, LANGAN will have no liability for any delay or damage of any kind actually or allegedly caused by such suspension of services or termination. CLIENT shall not withhold amounts from LANGAN'S compensation to impose a penalty or damages on LANGAN, or to offset sums requested by or paid to contractors for the cost of changes in their work unless LANGAN agrees or has been found liable for the amounts.

R. DISPOSAL OF SAMPLES

All samples, contaminated or otherwise ("Samples"), collected by LANGAN while performing services under this agreement remain the property and responsibility of the CLIENT. LANGAN may dispose of Samples in its possession after ninety (90) calendar days from the date the samples are taken unless otherwise required by law or other arrangements are mutually agreed to in writing by the parties. At all times, any and all rights, title and responsibility for Samples shall remain with the CLIENT. Under no circumstances shall these rights, title and responsibility be transferred to LANGAN, and nothing contained in this Agreement shall be construed as requiring LANGAN to assume the status of an owner, operator, generator, storer, transporter or person who arranges for disposal, under any federal or state law or regulation. CLIENT shall reimburse LANGAN for the actual cost of disposal plus 15%.

S. RIGHT TO REFERENCE PROJECT

The CLIENT agrees that LANGAN has the authority to use its name as the CLIENT and a general description of the Project as a reference for other prospective clients.

T. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto and their respective successors and assigns. Neither party may assign or transfer this Agreement without the prior written consent of the other party, provided, however, that LANGAN can assign this Agreement, without consent, to a subsidiary or affiliate of LANGAN. The parties agree that this Agreement is not intended to give any benefits, rights, actions or remedies to any person or entity not a party to this Agreement, as a third-party beneficiary or otherwise under any theory of law.

If LANGAN is requested to execute a consent to assignment of this Agreement to a lender or other entity providing financing for the Project, LANGAN, in its sole but reasonable discretion, may agree to execute any such document provided it does not materially alter LANGAN's risk exposure or obligations under this Agreement, and provided the assignee agrees to: (i) pay any amounts due and owing at the time of assignment; (ii) pay any amounts to become due subsequent to such assignment; and (iii) be bound by the terms and conditions of this Agreement.

U. DISPUTE RESOLUTION

LANGAN and the CLIENT agree that any disputes arising under this Agreement and the performance thereof shall be subject to non-binding mediation as a prerequisite to further legal proceedings, which proceeding must be brought in a court of competent jurisdiction in the state in which the office of LANGAN that issued the Proposal is located. LANGAN and CLIENT waive any right to a trial by jury.

All actions by CLIENT against LANGAN, and by LANGAN against CLIENT whether for breach of contract, tort or otherwise, shall be brought within the period specified by applicable law, but in no event more than five (5) years following substantial completion of LANGAN'S services. CLIENT and LANGAN unconditionally and irrevocably waive all claims and causes of action not commenced in accordance with this paragraph.

If the CLIENT asserts a claim against LANGAN relating to allegations of professional negligence in performance of LANGAN'S services under this Agreement, LANGAN will be entitled to reimbursement of any costs incurred by LANGAN in the defense of the professional negligence claim, including any expenses incurred as part of LANGAN'S professional liability insurance deductible, to the extent LANGAN is successful in its negligence defense.

V. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the state in which the office of LANGAN that issued the Proposal is located.

W. ENTIRE AGREEMENT

Unless a separate agreement is executed by the parties, upon receipt of direction to proceed from CLIENT and commencement of the SERVICES by LANGAN, and regardless of whether CLIENT signs the Proposal, these General Terms and Conditions will govern LANGAN's performance of the Services.

This Agreement (consisting of these General Terms and Conditions, the accompanying Proposal and LANGAN's Fee Schedule, if applicable) constitutes the entire agreement between the parties, supersede any and all prior agreements or representations of the parties to this agreement and conflicting terms on documents created by the CLIENT, and may not be modified, amended, or varied except by a document in writing signed by the parties hereto.



QUALIFICATIONS

CEQA/NEPA Consulting Services

Goleta Sanitary District Energy Storage Project

SUBMITTED TO:



SUBMITTED BY: **LANGAN**

72% of employees work
in LEED-certified buildings



Acterra Award for
Sustainability Winner

Carbon-Neutral
since 2018



LANGAN

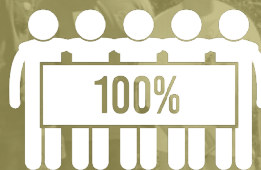
committed to applying principles of sustainability
and environmental stewardship to our internal operations.

In addition to minimizing the environmental footprint of our operations, Langan partners with CarbonFund, a non-profit entity, that manages carbon reduction projects that protect the environment and reduce the threat of climate change.



Reduced overall electricity
usage **16%** below
US average

Active Green Teams
in every office



Reduced annual
paper usage by **53%**

01

Firm Summary

Corporate Summary

Integrated Solutions. Measurable Value.

Langan provides an integrated mix of environmental and engineering consulting services in support of public infrastructure, private land development projects, corporate real estate portfolios, transportation, renewable energy, and the oil and gas industry. Our clients include public agencies, utilities, developers, property owners, public agencies, corporations, educational institutions, and renewable energy companies.



1,600
employees



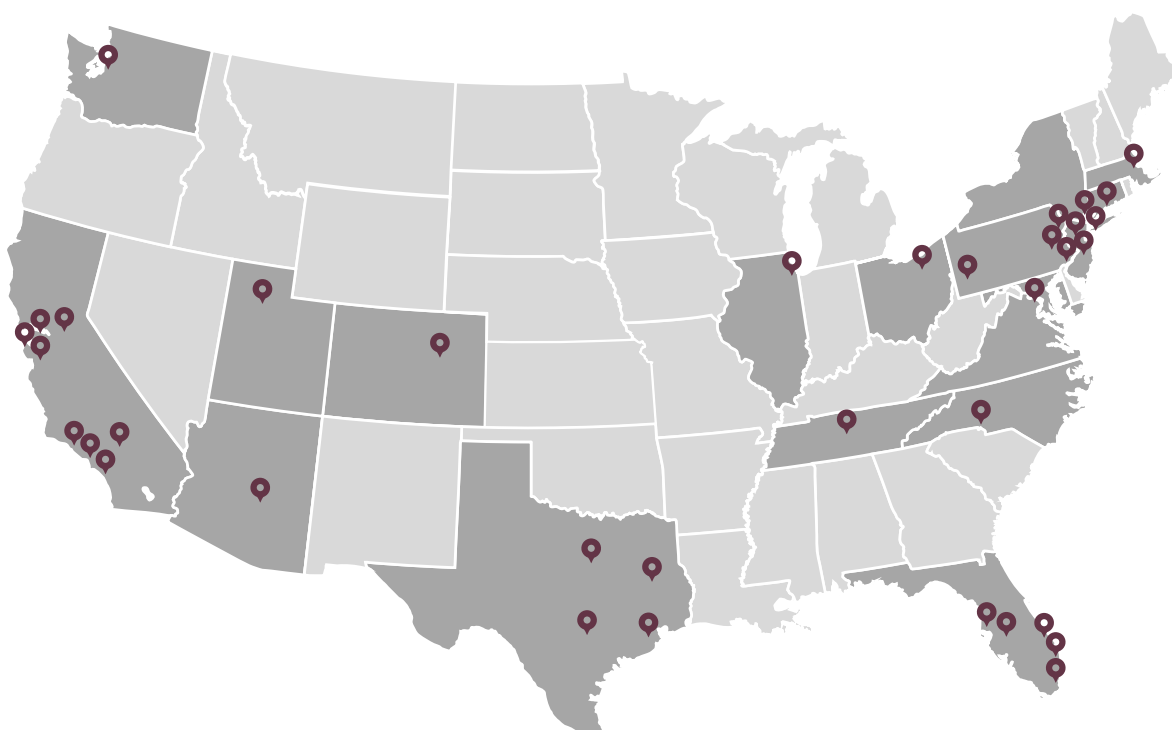
53 years
in business



6 international
office locations



Carbon Neutral



Highly Recognized Throughout the Industry



Acterra
Sustainability Award



Presence in California

Integrated Solutions. Measurable Value.

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the energy industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world. Our professionals include engineers, scientists, landscape architects, planners, and technical specialists. Using sound principles and proven concepts, while continually advancing our technology and promoting continual education within our field's expertise; our professionals are skilled problem solvers who strive to deliver a high level of quality on each and every project. Langan is listed among the "Top 10 Environmental and Geotechnical Firms" by ENR California.



200+
employees
in state



Full-service
land development
firm



55
years in
business

Key Services

- Geotechnical Engineering
- Earthquake/Seismic
- Environmental Services
- Foundation Design
- Site/Civil Engineering
- Cultural Resources Assessments and Evaluation
- Tribal Consultation/Coordination Support
- 3D Laser Scanning
- Building Information Modeling (BIM)
- Natural Resources Assessments & Permitting
- Stormwater & Spill Control Compliance
- Landscape Architecture + Planning
- Regulated Building Materials Inspections
- GIS/Management Services
- Asbestos, Lead-Based Paint Consulting
- Indoor Air Quality/Mold Consulting
- EHS Management and Compliance
- Litigation Support/Expert Witness
- Constraints Analysis
- CEQA/NEPA Analysis and Documentation
- Compliance & Mitigation



ENRCalifornia

Top Design Firms

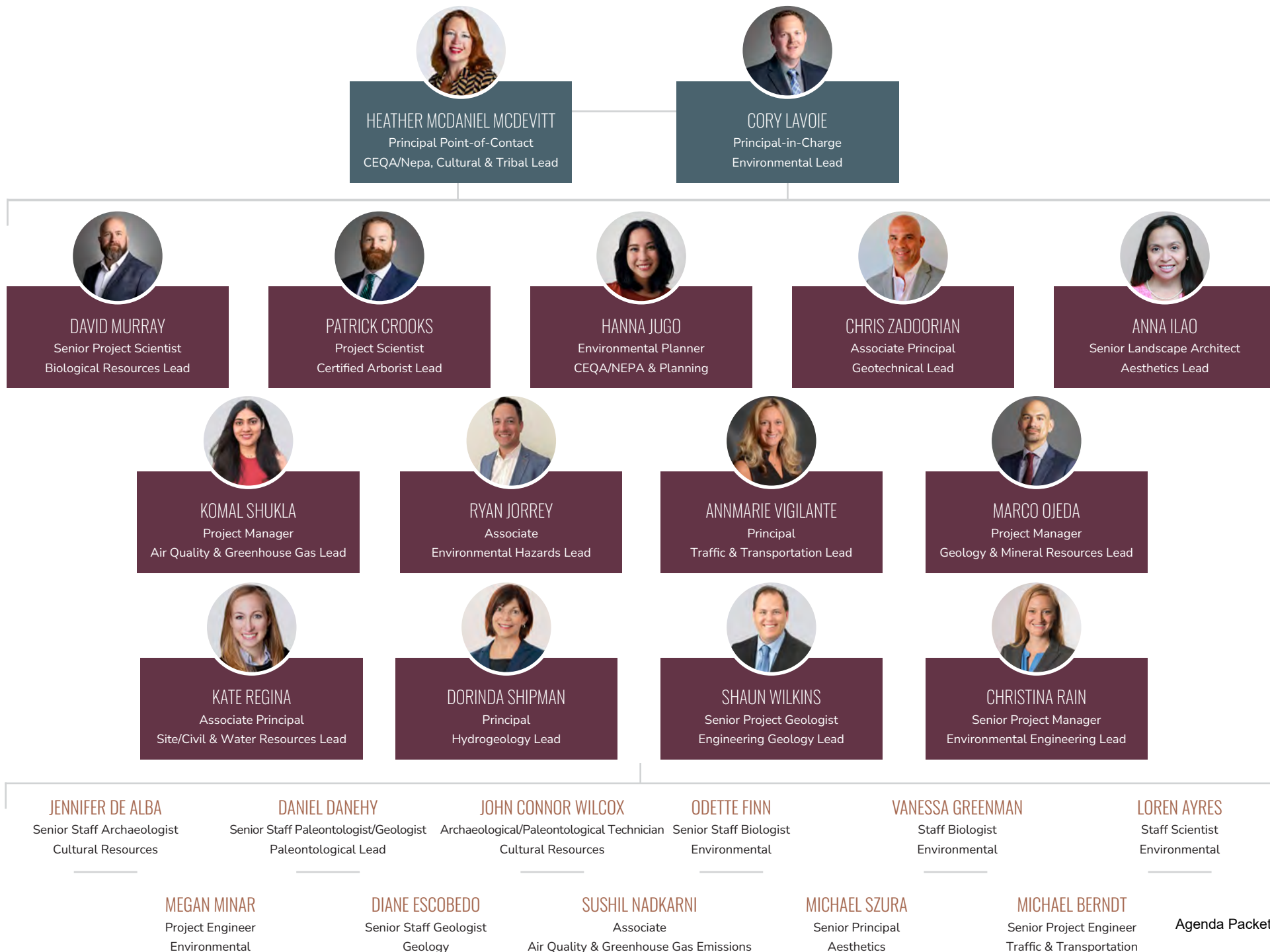
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LANGAN

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112

CEQA/NEPA & ENVIRONMENTAL TEAM





HEATHER MCDANIEL MCDEVITT RPA

Principal Point-of-Contact
CEQA/NEPA, Cultural & Tribal Lead

Education

- M.A., Public Archaeology, California State University, Northridge
- M.A., GIS (ABT), California State University, Northridge
- B.A., Anthropology, California State University, Northridge

Professional Registration

- CEQA Training through Advanced, AEP
GIS Professional Certificate
- Registered Professional Archaeologist (RPA)- National, License #28577133
- Commissioner, Historic Preservation, City of Goleta
- 40-Hour HAZWOPER

Affiliations

- American Anthropological Association
- American Institute of Archaeology
- Society for American Archaeology
- Society for California

Ms. McDaniel McDevitt is a cultural resources and heritage management expert, CEQA/NEPA practitioner and environmental project manager with nearly 20 years' experience including management of public and private contracts spanning a wide range of market sectors. Ms. McDevitt has secured trust and excellent working relationships with local, state and federal agencies. Her understanding of various industry requirements ensures customized service with a responsive, solution-based approach strengthened by a strong working expertise in regulatory compliance. She specializes in developing tailored, project-specific strategies to ensure defensible documents that stand the test of short- and long-term scrutiny without sacrificing the delivery of products on time and within budget. These skills include the application of permits and preparation of all manner of federal and state documentation and support materials. Ms. McDevitt has worked on projects for and in cooperation with the Army Corps of Engineers, California Department of Transportation, National Park Service, U.S. Environmental Protection Agency, National Aeronautics and Space Administration, U.S. Bureau of Land Management, U.S. Forest Service, Smithsonian Institute, California State Parks, and US military bases to name a few. Ms. McDevitt is committed to creating a technically excellent product scaled to the need of each individual client and project and is professionally and personally motivated by the concept that consistent and innovative product delivery is capable of generating programmatic and regenerative success.

Selected Projects

- Contract Manager for City of Santa Barbara 5-Year On-Call for Archaeological Services.
- Santa Barbara Police Station Project. Archaeological Data Recovery and Archaeological and Paleontological
- Community Wildfire Protection Plan and Programmatic Environmental Impact Report - CEQA analysis and documentation*/**
- Los Angeles County South Bay Area Plan, Programmatic EIR*
- Los Angeles County Housing Element Update, Programmatic EIR*
- Santa Barbara Police Station Project - Phase I, Extended Phase I, Phase II Evaluation*/**
- Phase I Archaeological Resources Assessment*/**
- County of San Bernadino SB2 Planning Grant Project, Programmatic Guidelines and CEQA analysis Streamlining Project*
- HSIP Cycle 10: Mission Street and State Street Safety Lighting Project –
- Arroyo Burro Open Space Park Project – Phase I Archaeological Resources Assessment*/**
- Confidential Warehouse and Distribution Center Project. CEQA EIR Addendum, Patterson, California.
- Braemar Lift Station Rehabilitation Project - Phase I Archaeological Resou Goleta Sanitary District Biosolids and Energy Project. CEQA MND Preparation, Cultural Assessments, Evaluation, Mitigation. Goleta, Santa Barbara County, California

*Denotes projects performed prior to joining Langan/** Denotes in accordance with City MEA/ ** Denotes in accordance with Section 106 of the NHPA



CORY LAVOIE CHMM, PMP

Principal-in-Charge
Environmental Lead

Education

- Post-Bacc. Certificate, Engineering Management
University of Maryland, Baltimore County
- M.Sc., Environmental Science, Towson University
- B.Sc., Environmental Biology, Bloomsburg University

Professional Registration

- HAZWOPER 40-hr & Supervisor
- OSHA 30-hr Construction
- Excavation Competent Person
- Asbestos in Construction
- Transportation Worker Identification Credential
- Smith System Driving
- First Aid and CPR
- Root Cause Analysis Training

Affiliations

- District of Columbia Building Industry Association
- Washington Building Congress

Mr. Lavoie has nearly 20 years of experience providing technical, advisory, and management expertise for wide array of infrastructure projects – municipal, energy, and land development. One of his field of expertise is managing development constraints associated with public agency projects. He has developed and executed numerous large-scale projects (>\$5mm/project) that included land use permitting; navigating CEQA; garnering approvals from local, state, and federal agencies; and managing a multi-disciplinary project team to provide efficient and innovative solutions. He has an extensive working knowledge of regulatory and permitting requirements related to land use, natural resources, and environmental considerations. His skilled approach allows for reduced time and cost to completion, while maintaining a high-level of health and safety and technical quality. His mission is to help create practical and innovative solutions for Langan's clients most pressing challenges

Selected Projects

- Santa Barbara Airport, Environmental Services, PFAS Remediation Project, Santa Barbara, CA
- City of San Luis Obispo, Environmental Services, Laguna Lake Dredge Project, San Luis Obispo, CA
- County of Santa Barbara, Environmental Services, SEMCO Industrial TCE-PCE Remediation, Santa Maria, CA
- Investment Firm, Environmental and Geotechnical Services, Coastal Properties Assessment, Isla Vista, CA
- Environmental Attorney, Environmental Services, Industrial Facility Permitting and Compliance, Goleta, CA
- Major Petroleum Client, PCB and VOC Remediation and Restoration, Former Natural Gas Plant, Santa Barbara County, CA
- Major Petroleum Client, Oil Field Remediation and Restoration Monitoring and Maintenance, Santa Barbara County CA
- Commercial Office Park Developer, Environmental and Natural Resources Services, Commercial Development, Santa Clarita, CA
- California Oil and Gas Producer, Lease Closure Permitting and Remediation for Future Residential Development, Santa Clarita, CA
- Major Petroleum Client, Product Pipeline Abandonment Assessment, Los Angeles to San Francisco, CA
- Waste Transporter, Truck Roll-over Emergency Response Management and Sampling, Southern CA
- County of Santa Barbara, Soil Vapor and Indoor Air Assessment, Office Building, Santa Barbara, CA
- Housing Authority of Santa Barbara, Soil and Vapor and Indoor Assessment, Residential Building, Santa Barbara, CA



DAVID MURRAY

Senior Project Scientist
Biological Resources Lead

Education

- B.S., Environmental Science
Humboldt State University

Professional Registrations

- Qualified Stormwater Pollution Prevention Plan Developer (QSD) and Practitioner (QSP)
- Certified Professional in Erosion and Sediment Control (CPESC)
- CRAM Training Course (CRAM General Practitioner)
- Survey Techniques for California red-legged frog, California tiger salamander, and western pond turtle.
- Mammal tracking techniques
- Jepson Herbarium Poaceae Course
- Training on survey techniques for the yellow-billed cuckoo presence/absence protocol.
- San Joaquin Kit Fox Training
- OSHA 40 Hour HAZWOPER
- OSHA 30 Hour Supervisor Training
- First Aid/CPR/AED

Affiliations

- The Wildlife Society, Central Coast Chapter
- California Native Plant Society
- American Society of Civil Engineers
- California Society of Environmental Professionals

Mr. Murray has over 15 years of experience supporting environmental compliance and natural resource management throughout Santa Barbara County and across California. His work has focused on delivering high-quality biological and CEQA-related services for a wide range of public and private sector clients. David's technical expertise includes conducting botanical and wildlife surveys, wetland and jurisdictional delineations, habitat restoration planning and implementation, and preparing environmental documentation in compliance with CEQA, NEPA, and the Endangered Species Act. He is highly skilled in identifying special-status plant and wildlife species and has a deep understanding of the regulatory frameworks that protect them, including those enforced by the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and the California Coastal Commission. Mr. Murray has led large-scale rare plant census and mapping efforts that have directly informed the development of species-specific restoration and management plans. He has extensive experience characterizing vegetation communities in rugged and remote terrain and has overseen the implementation and adaptive maintenance of large-scale habitat restoration projects. His work regularly involves the preparation of biological resource assessments and technical reports that meet local, state, and federal requirements, and support regulatory permitting under Clean Water Act Sections 404 and 401, and California Fish and Game Code Section 1602. Mr. Murray leads a team of biologists that specialize in nesting bird and pre-construction surveys, sensitive species presence/absence surveys, construction monitoring, and Worker Environmental Awareness Programs.

Selected Projects

- PCB and VOC Remediation and Restoration, Former Natural Gas Plant, Santa Barbara County, CA
- Cat Canyon Oil Field Remediation and Restoration Project, Santa Barbara County, CA
- East Cat Canyon Oil Field Remediation and Restoration Project, Santa Barbara County, CA
- Oilfield Lease Closure Permitting and Remediation for Future Residential Development, Santa Clarita, CA
- San Antonio Creek Restoration Project, Vandenberg AFB, CA
- Dune Restoration for Snowy Plover
- and CA Least Tern Management, Oceano Dunes State Vehicular Recreation Area, San Luis Obispo County, CA
- Major Launch Facility Development Project Biological Assessment, NEPA, Restoration, Vandenberg AFB, CA
- Restoration Monitoring for California Red-legged Frog, San Antonio Creek, Vandenberg AFB, Santa Barbara County, CA
- Riparian Restoration Projects, Marine Corps Base Camp Pendleton, CA
- Construction Monitoring, North Campus Faculty Housing, University of California at Santa Barbara (UCSB), Santa Barbara County, CA
- Nesting Bird Surveys for UCSB Bike Path, UCEN Road Realignment, and Davidson Library Expansion Projects, University of California Santa Barbara (UCSB), CA
- Marine Mammal Launch Monitoring, Vandenberg AFB, CA
- Vegetation and Landcover Mapping, Marine Corps Air Station Miramar, CA
- United States Army Corps Clean Water Act Section 10/404 Contracted Regulatory
- Compliance Monitoring, Los Angeles District, CA



PATRICK CROOKS

Project Scientist
Certified Lead Arborist

Education

- B.S., Environmental Science
Ferrum College

Certifications

- ISA Certified Arborist ®
- WE-12523A
- Western Chapter ISA
sponsored Santa Barbara Tree
Management Workshop: Tree
Risk Assessment
- California Department of
Fish and Wildlife approved
Designated Biologist
- National Oceanic and
Atmospheric Administration
Fisheries approved Marine
Wildlife Observer
- OSHA 40-Hour HAZWOPER
- 8-Hour CPR and First Aid
Training

Affiliations

- City of Carpinteria Open
Space Management Advisory
Board
- City of Carpinteria Integrated
Pest Management Advisory
Committee
- Citizens for the Carpinteria
Bluffs, Board of Directors

Mr. Crooks has 11 years of professional experience as an environmental specialist and wildlife biologist. Mr. Crooks' biological experience has been focused on terrestrial and marine wildlife observation, arboricultural assessment, biological resource surveys and habitat assessment, assisting surveys for State and federally listed and special-status plant and wildlife species, general construction monitoring, drill site compliance monitoring, and air quality monitoring. He has assisted with the implementation of post-construction restoration and mitigation plans, environmental awareness trainings, and agency-approved relocations for aquatic and terrestrial reptiles, amphibians, fish, and mammals. He has conducted storm water monitoring and installation and monitoring of erosion and sediment controls. He has performed natural resource projects throughout California and offshore focused in the counties of Santa Barbara, Ventura, and Los Angeles.

Mr. Crooks has extensive field experience relating to geoenvironmental assessment including collection of soil and ground water samples in a variety of locations, industrial and construction stormwater sampling and monitoring, experience with photoionization detectors, monitoring grading activities and subsequent compaction testing utilizing a nuclear density gauge.

Selected Projects

- ExxonMobil, Las Flores Canyon
Drainage Improvements, Biological
Monitoring, Santa Barbara County, CA*
- County of Santa Barbara, Resource
Recovery and Waste Management,
Tajiguas Landfill, Biological Surveys,
Santa Barbara County, CA*
- Company, Casmalia Mineral Fee,
Biological Assessment, Oak Tree
Protection Guidance, Santa Barbara
County, CA*
- ExxonMobil, Las Flores Canyon Facility,
Biological Monitoring, Tree Protection
Guidance, Santa Barbara County, CA*
- East Cat Canyon Oil Field Restoration,
Santa Maria, CA
- California Resources Corporation Lease
Closure, Oil and Gas, Santa Maria, CA
- Erburu Lease Closure, Oil and Gas,
Goleta, CA
- Former Hercules Gas Plant Restoration,
Santa Barbara County, CA
- Agua Mansa Commerce Park, Biological
Monitoring, Jurupa Valley, CA
- Chevron Environmental Management
R.A. Atmore and Sons, Biological
Assessment, Tree Protection
Recommendations, Ventura County, CA*
- Boeing Santa Susana Field Laboratory,
Arboriculture Assessment, Biological
Monitoring, and Special Studies, Ventura
County, CA*
- Richard Kraft, 4120 Escondido Drive,
Biological Assessment, Malibu, CA*
- Chevron Environmental Management
Company, Prugh Fee, Montebello Oil
Field, Biological Assessment, Oak
Tree Protection Guidance, Los Angeles
County, CA*

*Denotes experience prior to joining Langan



HANNA JUGO

Senior Staff Environmental Planner
CEQA, NEPA & Planning

Education

- M.S., Sustainable Agriculture, Food, and Natural Resources, University of Guam
- B.A., Environmental Studies, University of San Diego

Affiliations

- California Association of Environmental Planners (Cal AEP), OC Chapter

Ms. Jugo is an environmental planner with almost a decade of experience in the United States and the Pacific Islands. Hanna has extensive experience authoring and coordinating CEQA documents, such as IS/MNDs, EIR addendums, and Categorical Exemption Notices. She also has experience contributing to NEPA Environmental Assessments/Finding of No Significant Impacts (EA/FONSIs). Hanna has managed permitting and project efforts for renewable energy, housing, utility, industrial and municipal projects across California. Her experience also includes supporting environmental compliance contracts for major utilities in southern California, contributing to Critical Issue Analyses (CIA) for solar BESS projects in California, New Mexico, and Arizona, and conducting Phase I Environmental Site Assessments in California and Micronesia.

Selected Projects

- Confidential Solar Project CEQA Consistency and Feasibility Analysis, Barstow, San Bernardino County, California.
- Confidential Warehouse and Distribution Center Project, CEQA EIR Addendum, Patterson, California.
- Confidential Solar Project CEQA Consistency and Feasibility Analysis, Borrego Springs, San Diego County, California
- Goleta Sanitary District Solids Handling Project, CEQA MND, Goleta, Santa Barbara County, California.
- Confidential Solar Project CEQA Consistency and Feasibility Analysis, Fall River Mills, Shasta County, California
- Sierra Highway Multifamily Low Income Residential Housing Project. Santa Clarita, Los Angeles County, California.
- Confidential Solar Project CEQA Consistency and Feasibility Analysis, Laytonville, Mendocino County, California
- Confidential Solar Project CEQA Consistency and Feasibility Analysis, Butte, Butte County, California
- Ventura SWI Pipeline, NEPA Environmental Assessment, Ventura, Ventura County, California.
- Guam International Airport Master Plan Update, NEPA Categorical Exclusion, Tamuning, Guam*
- Balch Hydroelectric Relicensing Project, CEQA Initial Study, Fresno, California*
- Fresno Hydrogen and CNG Fueling Station Project, CEQA Initial Study/ Mitigation Negative Declaration, Fresno, California*
- Bowtie Parcel Demonstration Wetland Project, CEQA Initial Study, Los Angeles, California*
- Humidor Battery Energy Storage Project, CEQA 15183 Exemption Memorandum, Palmdale, California*

*Denotes experience prior to joining Langan



CHRIS ZADOORIAN PE, GA, F. ASCE

Associate Principal
Geotechnical Lead

Education

- M.S., Geotechnical Earthquake Engineering University of Southern California
- B.S., Civil Engineering, State University of New York at Buffalo

Professional Registration

- Professional Engineer (PE) in AZ, CA, CO, ID, MS, NV, OR, UT
- Geotechnical Engineer (GE) in CA

Affiliations

- American Society for Civil Engineers (ASCE), Fellow
- American Council of Engineering Companies (ACEC), Past President, Los Angeles Chapter
- California Board of Professional Engineers and Land Surveyors, Subject Matter Expert

Mr. Zadoorian's 33 years of experience includes a unique combination of public and private sector projects and his professional accomplishments include geotechnical engineer of record on several signature structures and developments as well as the organic development of a prominent geotechnical engineering group in the highly competitive Los Angeles market. His lead-by-example and collaborative style helped cultivate a devoted group of professionals internally and fostered teaming opportunities that collectively resulted in disproportionately large project opportunities. Mr. Zadoorian has distinguished himself as an industry leader by consistently providing quality-based, client-focused customized geotechnical services.

Selected Projects

- Isla Vista Bluffs, Isla Vista, CA
- Goleta Slope Stability Analysis, Goleta, CA
- Harbor UCLA, Torrance, CA
- Saddleback Memorial Hospital Central Plant, Laguna Hills, CA
- UC Irvine Medical Center, Irvine, CA
- UC Irvine Verano 8 Graduate Student Housing, Irvine, CA
- Proposed Building 398 and SLC-4E Monopole Towers, VSFB, CA
- Proposed Proof Load Test Facility, VSFB, CA
- Proposed Vertical Test Stand, Relativity Space, Long Beach, CA
- University in Reno, Confidential Project, Reno, NV
- Proposed Friendship Foundation, Redondo Beach, CA
- Scripps Mercy Hospital 9-Story Parking Garage, San Diego, CA
- Ranchos Los Amigos Office and Parking Garage, Downey, CA
- 5600 Hollywood Boulevard High-Rise Tower, Los Angeles, CA
- Arts District Center Tower, Los Angeles, CA
- 1717 Bronson High-Rise Tower, Los Angeles, CA
- John Wayne Airport On-Call, Santa Ana, CA
- Artesia Apartments, Scottsdale AZ
- 100 E Ocean Blvd Proposed High-Rise Tower, Long Beach, CA
- DSD Renewables, 2029 E Avenue Q, Palmdale, CA
- DSD Renewables, 6th St, Palmdale, CA
- Floor & Decor Geotechnical Investigation, Lancaster, CA
- Claremont McKenna College, Claremont, CA
- 400 S. San Vicente, Los Angeles, CA
- 7979 Sunset Blvd. Mixed-Use, Los Angeles, CA
- 8025 Santa Monica Blvd., Los Angeles, CA



ANNA ILAO PLA, ASLA

Senior Landscape Architect
Aesthetics Lead

Education

- Certificate in Landscape Architecture
University of California, Los Angeles
- B.S., Industrial Design
DLSU – College of Saint Benilde Manila

Professional Registration

- Landscape Architect in CA

Affiliations

- American Society of Landscape Architecture (ASLA)

Anna Leah Ilao has been in the landscape architecture industry for over 20 years. She has extensive experience in landscape design, site planning and programming, sustainable design solutions, and project management for public works, parks, streetscapes, aviation, education, healthcare, retail, workplace, data centers and mixed-use projects in California. Ms. Ilao is proficient in best management practices, low impact development and water conservation techniques. In addition to her work with Langan, Anna has served as juror at UCLA Extension's thesis presentations and guest critic in advanced design classes. Anna is an Advisory Board Member for the Women in Leadership Executive Program at University of California Riverside Extension

Selected Projects

- University of California Santa Barbara P.E. Building, Santa Barbara CA*
- The Ritz-Carlton Bacara Trail Repair Project, Santa Barbara CA*
- Park to Playa Trail and Pedestrian/Habitat Bridge, Los Angeles CA*
- Campus Kilpatrick Replacement Project, Malibu CA*
- Great Park Administration Building, Irvine CA*
- OC Probation Verdugo Building, Laguna Niguel CA*
- Great Park Building Irvine, Irvine CA*
- San Bernardino Valley Communication Center, Rialto CA*
- Vasona Lake Park, Santa Clara CA*
- Syd Kronenthal & Veterans Park, Culver City CA*
- CNU Natomas Streetscape, Sacramento CA
- Project Loki Streetscape, Victorville CA
- Commerce Flotilla St., Commerce CA
- Crenshaw/LAX Corridor, CA*
- John Wayne Airport, Santa Ana CA*
- The Irvine Company Discovery Masterplan, Irvine CA*
- USC Medical Campus, Los Angeles CA*
- University of California Irvine Extension Building, Irvine CA*
- The Irvine Company Discovery Masterplan, Irvine CA*
- El Cerrito Supportive Housing, San Diego CA*
- India and Beech Residential and Retail Tower, San Diego CA*
- Newton Family Health Center, San Diego CA*
- Barrio Logan Family Health Center, San Diego CA*
- San Bernardino Valley Communication Center, Rialto CA*
- 3163 Vernon Data Center, Los Angeles CA
- Confidential Data Center, Santa Clara CA

*Denotes experience prior to joining Langan



KOMAL SHUKLA PhD

Project Manager

Air Quality and Greenhouse Gas Emissions

Education

- Doctor of Philosophy (PhD), Photochemical Modeling of Air Pollution, Environmental Engineering, IIT Delhi
- Master of Science, Environmental Management, University School of Environment Management
- Bachelor of Science, (Honors) Chemistry, University of Delhi

Dr. Shukla holds a PhD in air quality and atmospheric phenomenon modeling, specializing in environmental solutions for industrial and urban settings, and the impact of trace gases and particulate matter on human health and climate. With 10 years of experience, she provides expert guidance in air emissions analysis, air pollution control, greenhouse gas (GHG) emissions inventory development, and CEQA/NEPA compliance. She is highly skilled in air quality assessments, regulatory compliance, and litigation support, with in-depth knowledge of environmental regulations. Dr. Shukla has extensive experience working with construction, utility, and data storage clients, conducting CEQA assessments for projects in renewable energy, industrial sectors, and large-scale infrastructure. As the lead modeling scientist for NYSERDA's clean energy initiatives, Dr. Shukla developed the ZAPPA tool to support clean energy efforts.

Dr. Shukla has contributed to multiple documents, including EIRs, EISs, ISs, NDs, and MNDs, covering areas such as air quality, GHG emissions, hazardous waste management, and risk assessments. She has collaborated with the California Energy Commission on high-profile projects and provided technical expertise for CURE on geothermal and energy storage projects, ensuring compliance with environmental regulations and effective risk management. Her project experience includes minor source and major source air quality permitting and compliance, litigation support, Capital Project permitting, Greenhouse Gas reporting, digital solutions, agency negotiations, auditing, and verifications.

Selected Projects

- Air Quality And Health Risk Review – Csatc Mnd, Glenn County, CA*
- Morton Bay Geothermal Project (Mbgp) With Abjc For Cure Renewable Energy, Morton Bay, CA*
- Black Rock Geothermal Project (Brqp) With Abjc For Cure Renewable Energy, Imperial County, CA*
- Rio Vista Master Plan Community Deir Review With Adams Broadwell Joseph & Cardozo (Abjc) Public Works, Riverside, CA*
- Recycle Wise Industrial Recycling Facility And Warehouse With Adams Broadwell Joseph & Cardozo (Abjc) Energy Sector, Perris, CA*
- I-270 Improvements Air Quality Assessment With Department Of Transportation, CO*
- Sierra Club Ozone Assessment, East Coast With Sierra Club Power Plant Sector, East Coast, USA*
- Air Quality Modeling And Compliance With Environment And Climate Change Canada Oil & Gas, Alberta, CA*
- NYSERDA Project With New York State Energy Research & Development Authority New York Public Works, New York City, NY*
- Trech Project With Tci Harvard University Transportation, Boston, MA*

*Denotes experience prior to joining Langan



RYAN JORREY

Associate
Environmental Hazards Lead

Education

- B.A., Geosciences, Hamilton College

Professional Registration

- Professional Geologist (PG) in CA, PA
- OSHA 10 Hour HAZWOPER
- OSHA 40 Hour HAZWOPER
- OSHA 8 Hour HAZWOPER Supervisor

Mr. Jorrey, PG is an experienced Environmental Consultant with over 15 years of broad technical and managerial experience. Mr. Jorrey has extensive experience supporting clients in both the public and private sector, ensuring project success through technical knowledge, scheduling, budgeting, and compliance. Mr. Jorrey's extensive experience includes environmental compliance, training, permitting, monitoring, and document preparation under the Clean Water Act (CWA), Site Characterization, Remedial Investigation, and Feasibility Study, hazardous and non-hazardous waste management, environmental due diligence, environmental health and safety, construction management, and emergency response management. Mr. Jorrey has successfully managed a wide-ranging portfolio of projects over his career, with an emphasis on client and stakeholder communication, resulting in consistent project completion on-schedule and under budget while fully achieving project goals.

Selected Projects

- LAUSD Site Assessment Services (multiple projects), Los Angeles, CA*
- LA Metro Rosecrans-Marquardt Grade Separation Project, Santa Fe Springs, CA*
- LA Metro Rail to Rail Active Transportation Corridor, Los Angeles, CA*
- LA Metro North Hollywood Abatement and Demolition, North Hollywood, CA*
- LA Metro, Compliance Tracking & Documentation, Los Angeles, CA*
- Private Client, Environmental Compliance Inspection Program, CA, OR, WA, UT, MT, NE, NM, MN, TX, LA*
- Private Client, Environmental Compliance Programmatic Support (NPDES, OPA, APSA, HMBP, Tier II, Air, Wastewater), CA, AZ*
- Private Client, Wastewater Treatment Management, Permitting, and O&M (multiple facilities), Southern CA*
- Cal Compact Landfill, Carson, CA*
- Private Client, Nationwide Environmental Compliance Program*
- Private Client, Hazardous Materials and Emergency Response Program, Various Locations*
- NYSDEC Brillo Landfill, Victory, NY*
- NYSDEC Adirondack Regional Airport, Harrietstown, NY*
- NYSDEC Hoosick Falls Landfill, Hoosick Falls, NY*
- AFCEC, Former Plattsburgh Air Force Base, Plattsburgh, NY*
- Private Client, Title V Annual Air Emission Statement, NY*

*Denotes experience prior to joining Langan



ANNMARIE VIGILANTE PE

Principal
Traffic and Transportation Lead

Education

- M.S., Engineering Management
Drexel University
- B.S., Civil Engineering
Pennsylvania State University

Professional Registration

- Professional Engineer (PE) in
NJ, PA, DE, NY

Affiliations

- American Society of Civil
Engineers– Past President
- Delaware Valley Engineers
Week Council – Director of
Awards
- Greater Lehigh Valley
Chamber of Commerce –
Board of Governors
- Greater Lehigh Valley
Chamber of Commerce
Transportation Committee –
Board Member
- ACEC/PA – Diversity &
Inclusion Committee Member
- Lehigh Valley Commercial
Real Estate Women Network
(CREW)

Ms. Vigilante has over 27 years of extensive traffic engineering, parking, highway/roadway design, ADA and transportation planning experience. She has worked on projects involving major roadways throughout the north east, created traffic plans for major stadium, retail, residential, industrial and corporate developments, and has provided due diligence, wayfinding, and ADA plans for various developments. She has a working knowledge of various state and local permitting processes, and is currently working to grow the Texas and Southern California Traffic and Transportation Groups.

Selected Projects

- S.R. 33 and Main Street Interchange Project, S.R. 33, Palmer Township, Northampton County, PA
- Pennsylvania Turnpike Reconstruction and Widening Between Valley Forge and the Norristown Interchange, Montgomery County, PA
- Washington Avenue Connector Project, Philadelphia, PA
- Parkside Edge Centennial Commons Improvements Project, Philadelphia, PA
- Welsh Fountain Garden, Philadelphia, PA
- Cobbs Creek Trail Segment B1, Philadelphia, PA
- Robert A. Borski Park, Philadelphia, PA
- Bridesburg Park, Philadelphia, PA
- Dry Run Creek Crossing, Allen Township, PA
- Township Area Wide Transportation Impact Study, Allen Township, PA
- Northampton Business Center, Transportation Impact Study, Roadway and Signal Improvements, Howertown Road (S.R. 3017) & Seemsville Road (S.R., 3021), Allen Township, Northampton County, PA
- Milford Village Senior Living, S.R. 663 (John Fries Highway), Milford Township, Bucks County, PA
- Airport Business Campus, S.R. 2002 (Second Street) Tinicum Township, Delaware County, PA
- Allen Township Industrial Development, Allentown, PA
- Amazon Distribution Center, Roadway and Traffic Signal Improvements, S.R. 1002 (Main Street) & Van Buren Road, Palmer Township, Northampton County, PA
- Chrin Lots 4, 5 & 6, Warehouse/Distribution, Transportation Assessment, Commerce Lane & McFadden Road, Palmer Township, Northampton County, PA
- Chrin Northwest Quadrant Transportation Impact Study, Roadway and Signal Improvements, Palmer Township, Northampton County, PA
- Chrin - Southeast Quadrant, Mixed Use, Easton, PA



MARCO OJEDA

Project Geologist Geology & Mineral Resources Lead

Education

- B.S., Geological Sciences, University of California, Santa Barbara

Professional Registration

- California Professional Geologist (PG) No. 9646
- Qualified SWPPP Developer (QSD)
- OSHA 40-hour Hazwoper
- OSHA 30-hour Construction Safety
- OSHA Hazwoper Supervisor for Construction
- Radiation Safety/Nuclear Density Gauge Training
- U.S. DOT Hazmat Transportation
- RCRA Hazardous Waste Generator
- American Red Cross CPR
- Smith Driver Training
- Fall Protection for Construction

Mr. Ojeda, PE is a Project Geologist with 14 years of experience in environmental consulting in California. His primary focus has been specializing in petroleum construction remediation and site management. Mr. Ojeda manages field investigations and assessments in soil, gas, and groundwater contamination and remediation projects within local and state regulatory agencies. He has worked on Phase I, Phase II, Phase III Environmental Site Assessments at residential, commercial, agricultural, and industrial properties, which include site reconnaissance, file and database reviews, historical aerial photo research, soil, groundwater and air sampling and screening and soil logging in oil production fields, refineries, commercial properties and private properties to quantify various contaminants. Mr. Ojeda's experience also includes evaluating chemical analytical laboratory data with U.S EPA, state and local county regulatory limits (soil, gas, water).

Mr. Ojeda has successfully collaborated with the City of Santa Barbara on several environmental projects, ensuring adherence to the California Environmental Quality Act (CEQA) requirements. His work involved comprehensive environmental impact assessments and the preparation of detailed CEQA documentation, including Initial Studies, Environmental Impact Reports (EIRs), and Mitigated Negative Declarations. Through his efforts, Mr. Ojeda has facilitated the City's compliance with CEQA regulations, helping to identify and mitigate potential environmental impacts associated with urban development and infrastructure projects. His ability to navigate complex regulatory frameworks and engage with stakeholders has been instrumental in advancing the City of Santa Barbara's environmental objectives while promoting sustainable development practices.

Selected Projects

- Major Oil Company, Hercules Santa Barbara Gas Plant, Natural Gas Plant Closure PCB and VOC Remediation, Central Coast, CA
- Major Oil Company, East Cat Canyon, Oil Field Remediation and Restoration Monitoring & Maintenance, Central Coast, CA
- California Oil and Gas Producer, Cat Canyon Oil Field, Lease Closure Permitting and Remediation, Central Coast, CA
- California Oil and Gas Producer, Rancho San Francisco, Site Investigation, Valencia, CA
- Major Oil Company, Erburu Lease Closure, Extensive Site Assessment, Central Coast, CA
- Major Oil Company, Dent Mud Sump, geotechnical inclinometer assessment, Ventura, CA
- Major Oil Company, Ventura Oil Field, Ventura, CA*



KATHERINE REGINA PE, LEED AP

Associate Principal
Site/Civil & Water Resources Lead

Education

- B.S., Civil Engineering
Lehigh University

Professional Registration

- Professional Engineer (PE) in
CA, OR, WA
- LEED Accredited Professional
(LEED AP)

Training

- OSHA 40 Hour
HAZWOPER
- Certified Nuclear Gauge
Operator
- Transportation Worker
Identification Credential
(TWIC®)
- First Aid and CPR

Ms. Regina has 16 years of site/civil engineering experience in a wide range of complex land development projects. Her experience ranges from conceptual planning and due diligence through construction and includes: soil erosion and sedimentation control, site demolition, site grading, stormwater management, hydrologic and hydraulic analyses, utility design, and sustainable/energy efficient design. She has experience with various computer software programs including Microsoft Office, AutoCAD Civil 3D, HEC-RAS, HEC-HMS, Water CAD, InfoWater and Hydraflow. Ms. Regina also has experience in geotechnical and environmental engineering.

Selected Projects

- 130 West College Street, Creative Office, Los Angeles, CA
- Rye Canyon Studios, Santa Clarita, CA
- Cultural Terrace, Irvine, CA
- UC Irvine, Verano 8 Student Housing, Irvine, CA
- UC Irvine, Mesa Court Student House, Irvine, CA
- NBCUniversal, Campus Project, Universal City, CA
- NBCUniversal, Barham Sound States, Universal City, CA
- NBCUniversal, Campus-Wide Utility Modeling, Universal City, CA
- NBCUniversal, Sheriff Facility, Universal City, CA
- Arts District Production Campus, Los Angeles, CA
- Apple Store, 1415 Third Street Promenade, Santa Monica, CA
- Burberry Store, Beverly Hills, CA
- Chanel Store, Beverly Hills, CA
- Confidential Retail Store, Beverly Hills, CA
- Hunters Point Shipyard B52, Multi-Family, San Francisco, CA
- 340 Fremont Street, Mixed-Use Tower, San Francisco, CA
- 950 Market Street, Hotel, Retail, and Residential, San Francisco, CA
- 55 Ninth Street, Multi-Family Residential Tower, San Francisco, CA
- 72 Ellis Street, Hotel Tower, San Francisco, CA
- 115 Telegraph Hill, Townhomes, San Francisco, CA
- 160 Produce Avenue, SFO Park-N-Fly, South San Francisco, CA
- 350 Second Street, Hotel Tower, San Francisco, CA
- 385 14th Street (formerly 1314 Franklin), Oakland, CA
- 399 Fremont Street, Multi-Family Residential Tower, San Francisco, CA
- 706 Mission St., Mexican Museum & Mixed-Use Tower, San Francisco, CA
- 525 Harrison St., Multi-Family Residential Tower, San Francisco, CA
- 645 Texas Street, Multi-Family Residential, San Francisco, CA
- 875 California Street, Multi-Family Residential, San Francisco, CA



DORINDA SHIPMAN PE, CHG

Principal
Hydrogeology Lead

Education

- M.S., Geology (Hydrogeology Option)
Wright State University
- B.S., Geology (cum laude)
Ohio University

Professional Registration

- Professional Geologist (PG) in CA, WA, NY
- Certified Hydrogeologist in CA, WA
- Certified Environmental Manager in NV

Affiliations

- National Groundwater Association
- Groundwater Resources Association of California
- Center for Creative Land Recycling (CCLR), Advisory Board member

Dorinda Shipman is a senior director and hydrogeologist. Dorinda's expertise includes site characterization, human and ecological risk evaluation, hydrogeologic assessment and modeling, remediation and risk management. Dorinda is also experienced in strategy development for environmental compliance and management, regulatory agency negotiation and community and public outreach. She leads water supply assessment, and dewatering evaluations; provides litigation support; and directs groundwater-flow and fate and transport modeling.

Selected Projects

- Candlestick Point and Hunters Point Shipyard Phase II EIR, San Francisco, CA
- Groundwater Level Rise Evaluations to Support CEQA Approval, Cities of Belmont and San Carlos, CA
- Report of Waste Discharge Application (ROWD) Application for Agricultural Greenhouse Wastewater and submittal to Central Coast Regional Water Quality Control Board, Somis, CA
- Report of Waste Discharge Application (ROWD) Application for Oil and Gas Waste and submittal to Central Valley Regional Water Quality Control Board, Kern County, CA
- City of Lodi Supply Well Cleanup, Protection and Optimization working with Central Valley Regional Water Quality Control Board, Lodi, CA
- San Francisco Public Utilities Commission Sunol Cutoff-Wall at Pond F3-East, Sunol, CA
- San Francisco Municipal Transportation Agency , Evaluation of Subterranean Construction Using Numerical Groundwater Model of the Downtown San Francisco Basin, San Francisco, CA
- City of San Francisco Department of Public Works As-needed Infrastructure and As-needed Risk Management Contracts, San Francisco, CA
- Bob Hope Airport Regional Intermodal Transportation Center Environmental Services, Burbank, CA
- Port of San Francisco As-needed Environmental Services, San Francisco, CA
- Port of San Francisco Southeast Shoreline Stormwater Management Plan, San Francisco, CA
- Port Of San Francisco Pier 70 Investigation and Risk Management Planning, San Francisco, CA
- Avaya Stadium, San Jose Earthquakes, San Jose, CA
- Proposed Farmer's Field Stadium Expansion, Los Angeles, CA
- L.A. Live Way Parking Structure, Los Angeles, CA
- Los Angeles Convention Center Expansion, Los Angeles, CA



SHAUN WILKINS PE, CEG

Senior Project Geologist
Engineering Geology Lead

Education

- B.S., Geology California Polytechnic University, Pomona

Professional Registration

- Professional Geologist (PG) in CA, UT, AZ
- Certified Engineering Geologist (CEG) in CA

Affiliations

- Association of Engineering Geologists (AEG)
- South Coast Geological Society (SCGS)

Mr. Wilkins is a highly experienced geologist with 20 years of experience in Santa Barbara, Orange, Los Angeles, Imperial, Riverside, San Bernardino, San Diego, and Ventura Counties. Projects managed include a wide variety of custom homes, tract homes, commercial development, school construction, distress, fault hazard analysis, and landslide analysis as well as agency review for the Cities of Buena Park and Mission Viejo. Mr. Wilkins has extensive experience in conducting assessments pursuant to CEQA employing a variety of drilling and other subsurface exploration methods. He has conducted field work and project management for geologic mapping, downhole logging, landslide investigation, field reconnaissance, and numerous fault hazard investigations with an emphasis on Alquist-Priolo Earthquake Fault zone studies to determine active status of faults.

Selected Projects

- UC Santa Barbara East Campus Student Housing Project, Santa Barbara, CA
- Rancho Monte Alegre Stability Evaluation, Carpinteria, CA
- Isla Vista Coastal Bluff Evaluation, Goleta, CA
- LAX Fire Station 51 Relocation Project, Los Angeles, CA
- Harbor-UCLA Replacement Hospital Project, Torrance, CA
- UC Irvine Campus Medical Complex (ICMC), Irvine, CA
- UC Irvine Verano 8 Graduate Student Housing, Irvine, CA
- UC Riverside School of Medicine II Building, Riverside, CA
- California State University, Fullerton Campus, Visual Arts Complex, Fullerton, CA
- Cypress Community College Student Housing Project, Cypress, CA
- Glendale Community College District, Verdugo Campus Instructional Building Conference Center (IBCC), Glendale, CA
- Glendale Community College District, Verdugo Campus Central Plant Replacement, Glendale, CA
- Long Beach Unified School District – Various Projects, Long Beach, CA*
- Huntington Beach Union High School District – Various Projects, Huntington Beach, CA*
- Brea-Olinda School District – Various Projects, Brea, CA*
- Wilson Hall Replacement Project, Arizona State University Campus, Tempe, AZ
- Killefer Historic School Reuse Project, Orange, CA*
- Beaumont Plain Fault Investigation, Beaumont, CA*
- Santa Monica Fault Investigation, Beverly Hills, CA
- Newport-Inglewood/Rose Canyon Fault Investigation, San Diego, CA
- Black Hills Fault Investigation, South Henderson, NV

*Denotes experience prior to joining Langan



CHRISTINA RAIN PE

Senior Project Manager
Environmental Engineering

Education

- M.S., Civil & Environmental Engineering Carnegie Mellon University
- B.S., Environmental Studies University of California Santa Barbara

Professional Registration

- Professional Engineer (PE) in CA
- OSHA Training (40-Hour HAZWOPER and 8-hour Annual Refresher)

Affiliations

- Bay Area Council
- Commercial Real Estate Women San Francisco (CREW SF)

Ms. Rain has 14 years of experience as a senior project manager and engineer. Ms. Rain specializes in environmental engineering and remediation. She has a background in civil engineering and environmental science. She has expertise and experience guiding industry groups, municipal stakeholders, and developers through decisions related to remediation, land use controls and activity restrictions, and site and risk management. She has advanced knowledge of the CERCLA process and experience preparing and reviewing CERCLA technical reports. She designs and oversees construction of remediation and mitigation systems and plans and implements environmental monitoring programs. She has professional experience with development on sites with methane and vapor conditions and design of methane and vapor mitigation systems. She manages environmental due diligence projects and other site investigations required for regulatory compliance.

Selected Projects

- 40+ Amazon Sites - Due Diligence Services for Real Estate Portfolio, CA
- Hunters Point Shipyard - Remediation and Risk Management, San Francisco, CA
- Site A at Former Naval Air Station Alameda (Alameda Point) - Remediation and Risk Management, Alameda, CA
- Astra Space Facility at Former Naval Air Station Alameda (Alameda Point) - Vapor Mitigation System Design, Alameda, CA
- Former Naval Station Treasure Island - Remediation and Risk Management, San Francisco, CA
- Genesis Marina Development at Former Sierra Point Landfill - Methane Mitigation System Design, Post-Closure Land Use Planning, and Landfill Final Cover Construction Quality Assurance, Brisbane, CA
- Sangamo Facility at Former Sierra Point Landfill - Methane Mitigation System Design, Post-Closure Land Use Planning, and Construction Quality Assurance, Brisbane, CA
- Bascom Creekside Mixed-Use Development at Former Campisi Landfill - Phase I Environmental Site Assessment, Site Investigation, Methane Mitigation System Design, Post-Closure Land Use Planning, Site Management, UST Removal, and Construction Quality Assurance, Campbell, CA
- 1121 3rd Street - Vapor Intrusion Assessment, Oakland, CA
- 3093 Broadway Development at Former Connell Motor Company - Petroleum Remediation and Soil Management, Oakland, CA
- Texas Instruments - Volatile Organic Compound Remediation, Sunnyvale, CA
- San Mateo County Office Building 3 - Vapor Mitigation System Design and Construction Observation, Redwood City, CA
- 1165 E. Arques - Vapor Mitigation System Design and Construction Observation, Sunnyvale, CA
- Lucky's Cleaners at Plaza by the Sea - Vapor Intrusion Investigation, San Clemente, CA

A dark blue background with a white topographic map pattern of concentric, wavy lines. A large, white, stylized number '03' is centered in the upper half of the page.

03

Environmental Services

Navigating California's Complex Regulatory Environment

Langan's CEQA/NEPA team is composed of practitioners from varied disciplines who specialize in defensible analysis and thorough documentation preparation. We attentively lead our client from project inception, to application, review, and eventual approval with a proactive and solution-oriented approach.

Our CEQA/NEPA compliance staff consists of certified professional planners, and specialists in air quality, aesthetics, biology, cultural and tribal resources, ecology, geology/soils/minerals, hydrology/water quality, transportation/traffic noise, and regulated/hazardous materials. Our experienced specialists work closely with clients to design "permissible" projects, while providing the most economic return to our clients. Our ability to identify critical resource issues early in the design process and our in-depth knowledge of regulatory programs and policies results in an expedited application and approval process. Langan's CEQA/NEPA team specializes in California's complex regulatory environment where projects are often subject to the jurisdiction of multiple federal, state and local agencies requiring simultaneous regulatory response, intricate submission calendars, and diplomatic negotiations.

Our aim is to advance reasonable expectations, accurate analysis and unassailable documents that stand the rest of short- and long-term scrutiny without sacrificing the delivery of products on time and within budget.

Langan's CEQA/NEPA Services

- Due diligence/constraint reports and technical studies
- CEQA/NEPA strategy consultation
- Initial studies and notices of preparation (Notices of Preparation and Notices of Determination)
- Initial Studies (IS), Negative Declarations (ND), Mitigated Negative Declarations (MND), Environmental Impact Reports (EIR)
- Joint CEQA/NEPA (CEQA+) document preparation
- Notices of Determination
- Program and project Environmental Impact Reports (EIR)
- statutory/Categorical Exemptions and Categorical Exclusions
- Programmatic supplemental and tiered CEQA analysis and documentation
- Findings of fact & Statements of Overriding Consideration
- Environmental Assessments (EA), Environmental Impact Statements (EIS), Findings of No Significant Impact (FONSI)
- Section 7 and 10 coordination and consultation
- Third party review
- NHPA Section 106 coordination
- Tribal consultation

Agency Coordination

We possess strong working relationships with state, and local regulators established and continually fostered by our proven technical excellence, responsiveness and respectful collaboration with agency staff while always keeping client advocacy for reasonable outcomes at the forefront. Langan serves as your advocate, keeping you informed about the requirements that affect your business, and providing the technical expertise to help you manage and comply with environmental regulations. Our practical experience and relationships give you an advantage in dealings with regulatory agencies. We offer cost-effective solutions to complicated regulatory requirements while minimizing your burden throughout the process. Furthermore, we combine a nation-wide presence, with over 1,800 experienced professional local subject matter experts, to bring our clients the best of both worlds - the knowledge and experience of a national firm joined with the intimate regional knowledge of our local staff.

Cultural Resources

Langan's cultural resource practice includes archaeologists and architecture historians who meet or exceed the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, architectural history, and historic architecture. Additionally, we have on staff paleontologists who meet the requirements of the Society of Vertebrate Paleontologists and are capable of satisfactorily executing assessments in accordance with the U.S. Paleontological Resources Preservation Act. Our senior cultural staff is supported by a robust team of cross-trained archaeological/paleontological technicians, world-class researchers, and ethnographers/ethnoarchaeologists. We are committed to delivering technically excellent and defensible products in a cost-sensitive and time-efficient manner by employing practical experience in federal, state, and local laws and regulations, and providing continuing education and mentorship of our technical staff.

Cultural Resources Services

- Constraints Analysis + Due Diligence Studies
- Archaeological Reconnaissance Survey
- Archaeological Site Boundary Delineation
- Phase I Absence/Presence Study
- Phase II Evaluation
- Phase III Data Recovery
- Cemetery Delineation/Recording/Treatment
- Ground Penetrating Radar Surveys
- Remote Sensing + GIS + Predictive Modeling
- Background Context Statements + Ethnographic Studies
- Construction Monitoring + Avoidance/Treatment Plans
- NHPA Section 106 compliance
- NAGPRA Compliance
- Tribal Coordination/Outreach + Formal Consultation Support
- Collaboration with Descendant Communities
- Laboratory/Data Analysis + Curation
- Data Collection Systems (realtime and in perpetuity)
- Traditional Cultural Property (TCP) Evaluation
- Arboreglyph + Culturally Modified Tree Surveys
- NEPA Analysis + Documentation
- Programmatic Analysis/Agreements for Agencies
- Public Interpretation Displays for Historical Resources
- Architectural and Historic Structure Survey Reports
- Historic Preservation Plans
- National Register of Historic Places Evaluation and Nomination



Supporting Sustainable Development Through Science-Driven Environmental Solutions in California

At Langan, we bring deep ecological expertise and regulatory insight to support responsible development across California. Our Biological Services team specializes in conducting comprehensive biological studies that align with the rigorous federal, state and local regulatory requirements and standards, ensuring our clients meet compliance while preserving the unique and sensitive ecosystems within and surrounding their project.

CEQA-Focused Biological Expertise

California's diverse landscapes—from coastal wetlands and chaparral to desert and alpine habitats—require nuanced, site-specific biological assessments. Langan's biologists are experts in:

- **Baseline Biological Inventories** – Detailed field surveys to document flora, fauna, and habitat conditions, forming the foundation for CEQA Initial Studies and Environmental Impact Reports (EIRs).
- **Special-Status Species Surveys** – Protocol-level surveys for federally and state-listed species, including California red-legged frog, San Joaquin kit fox, and burrowing owl.
- **Habitat Assessments & Mapping** – GIS-based habitat delineation and impact analysis to support CEQA documentation and mitigation planning.
- **Mitigation Strategy Development** – Science-based mitigation and monitoring plans that meet CEQA and agency requirements while supporting project timelines.
- **Regulatory Coordination** – Seamless collaboration with California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and regional agencies to streamline approvals.

Local Expertise

Santa Barbara County is home to a rich mosaic of coastal, chaparral, riparian, and grassland ecosystems that support a wide range of special-status species. Langan's local Santa Barbara office provides the following services:

- Biological Resource Assessments – Field-based inventories of plant and wildlife species, habitat types, and ecological conditions to support CEQA Initial Studies and Environmental Impact Reports (EIRs).
- Targeted Species Surveys – Protocol-level surveys for federally and state-listed species known to occur in the region, including but are not limited to:
 - California red-legged frog
 - Western snowy plover
 - Monarch butterfly
 - California tiger salamander
 - Least Bell's vireo
 - Southern California steelhead
 - Gaviota tarplant
 - bat and tidewater goby
- Habitat Mapping & Impact Analysis – GIS-based mapping of sensitive habitats such as coastal sage scrub, oak woodlands, and estuarine wetlands to inform CEQA/NEPA analysis, documentation and mitigation planning.
- Mitigation Planning & Monitoring – Development of site-specific mitigation strategies, including habitat restoration, species relocation, and long-term monitoring programs.
- Agency Coordination – Liaison services with the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and California Coastal Commission to streamline project approvals.

Why Langan?

- **Local Expertise**
With a strong presence in Santa Barbara County, our team understands the region's ecological sensitivities and regulatory expectations.
- **Integrated Environmental Services**
We collaborate across disciplines—cultural, planning, environmental, engineering, etc.—to deliver efficient, cost-effective solutions.
- **Trusted by Public and Private Clients**
Our reputation for technical excellence and regulatory insight makes us a preferred partner for CEQA-driven projects across the Central Coast.



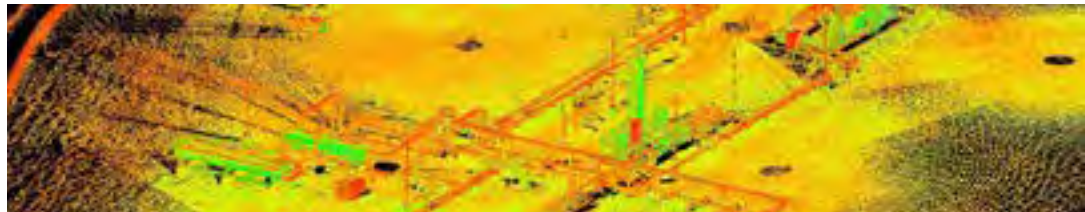
Environmental

Technical and Regulatory Advocacy

Langan works with project teams to provide leading-edge, focused, streamlined investigations and risk-based remediation. We excel in promoting and gaining regulatory acceptance of risk based strategies to obtain cost effective site closures. Langan possesses expertise in a wide variety of projects including state Voluntary Programs, Brownfields, RCRA, Hazardous Building Materials, State and Federal Superfund, Manufactured Gas Plants (MGP) and Storage Tank programs.

Environmental Services:

- Risk-Based Corrective Action
- Brownfields
- Storage Tank Management
- Due Diligence Support
- Environmental Assessments
- Site Characterization
- Permitting/Regulatory Approvals
- Remediation Design/Oversight
- Water Resources/Supply
- Hydrological Investigations
- Wastewater and Stormwater Permitting
- Air Modeling
- GIS/Database Management
- Environmental Impact Statements
- MGP Remediation
- Asbestos/Lead-Based Paint Abatement
- Management of PCB-Containing Materials
- Indoor Air Quality/Mold
- Demolition
- Waste Management
- Compliance Auditing
- Ecological Risk Assessment
- Human Health Risk Assessment
- Site Feasibility Studies
- Remediation by Natural Attenuation
- Expert Witness
- Exposure Assessments



Surveying, Scanning & Mapping

Cutting-Edge Technology & Efficiency

Our field crews utilize state-of-the-art surveying equipment including a new Pegasus mobile mapping system, 3D laser scanning, global positioning systems (GPS), robotic and prismless total stations, single and multi-beam echo sounders, drones, and side-scan sonar. Langan's mobile mapping and 3D scanning programs are integral for asset management, as-built information, and preliminary development for all aspects of the industry. Use of the most recent technology in the field allows our crews to be more productive and achieve greater accuracy. Field crews have mobile internet capabilities through field laptops and our advanced equipment to accommodate data analysis and design changes in real time, which is crucial in oil and gas field operations.

Surveying Services:

- Well Plat Surveys
- Topographic Surveys
- Boundary, Right-of-Way, & Corridor Surveys
- ALTA/ACSM Land Title Surveys
- Utility Surveys
- GPS Surveys
- Hydrographic/Bathymetric Surveys
- Highway/Route Surveys
- Construction Stake-Out
- As-Built Surveys
- Photogrammetric Control
- GIS/LIS Data Acquisition
- Geographical Information Systems
- Deformation/Monitoring Surveys
- Utility/Thermal Scanning



Wastewater

Regulatory Knowledge

Many processes produce wastewater which triggers permitting compliance requirements. Langan's wastewater experts evaluate sources and processes that contribute to wastewater (wastewater inventory), conduct treatability studies, prepare applicable permitting, prepare slug discharge control plans/spill management plans, and conduct sampling.

Langan's Wastewater Services:

- NPDES/SPDES/POTW Pretreatment Permits
- Water Balance and Reduction/Reuse/Recycling Assessments
- Forensic Engineering/Expert Testimony
- Treatability Studies, Pilot Testing, Troubleshooting, and Optimization
- Operation and Maintenance Plans
- Geotechnical Hazard Assessment Tool
- Toxic Organic/Sludge Management Plans
- Pre-Construction Conditions Surveys
- Construction Observation



Sustainable Design

LEEDing the Way

With more than 100 LEED APs on staff, sustainable design weaves through all Langan services. Our diverse portfolio of intelligent site planning, design, and engineering coupled with our Brownfield and site remediation expertise places us at the forefront of the sustainable design movement. Langan has been an instrumental player on dozens of Leadership in Energy and Environmental Design (LEED) and sustainable design projects. Our expertise allows us to make significant contributions in developing sustainable sites with an emphasis on stormwater management, low impact landscapes, brownfield redevelopment, materials recycling, energy conservation, and renewable energy design.

Langan's Sustainability Design Services:

- Demolition Design and Permitting
- Shoring and Bracing Design
- Integrated Site Preparation Planning
- Materials Re-Use Design and
- Hazardous Building Materials Survey and Abatement Design
- Demolition Observation
- Waste Flow Management
- Air Monitoring During Abatement Activities



Infrastructure

An Impact Player on the Team

The engineers and environmental scientists at Langan have vast experience with respect to infrastructure design and consulting. Because of our knowledge and experience, we are an ideal choice for a sub-consultant to construction companies, engineering firms, and architects that specialize in infrastructure programs. Given Langan's nationwide office locations primarily in densely populated urban areas, we are strategically situated to be a local consultant on projects in places like the Washington DC region, New York City and the five boroughs, all of New Jersey, the state of Connecticut, Philadelphia and Eastern Pennsylvania, Miami, and California. As a result, Langan has been a key player in some of the largest, most significant infrastructure projects both in the United States and overseas, encompassing highways, bridges, rail, major transportation hubs, airports, utilities, port facilities, and flood prevention.

- Rail/Transit
- Bridges/Tunnels
- Port/Marine
- Airports
- Tunnels
- Water/Wastewater
- Roadways
- Utilities
- Energy
- Flood Prevention



Landscape Architecture & Planning

Sense of Place

Langan Landscape Architects and Planners understand what makes places work. We shape effective design solutions that range from regional or city scale down to the most intimate courtyards and garden spaces. In every project we strive to identify and enhance the "sense of place," which makes every site unique and memorable. This places us at the forefront of the rebirth of our cities and aging downtowns, guiding their revitalization as destinations where people live, work, shop and play.

Landscape Architecture Services:

- Site Feasibility and Yield Studies
- High Performance Site Planning
- Land Development Approvals
- Brownfield Redevelopment
- Waterfront Design
- Park and Playground Design
- Traffic Calming
- Landscape Planting and Irrigation Design
- Landscape Restoration Design
- Green Rooftop / Garden Design
- Site Lighting Design
- Water Feature Design
- Construction Administration and Inspection
- Expert Testimony and Zoning Reviews
- Community Outreach
- Complete Streets and Streetscape Design



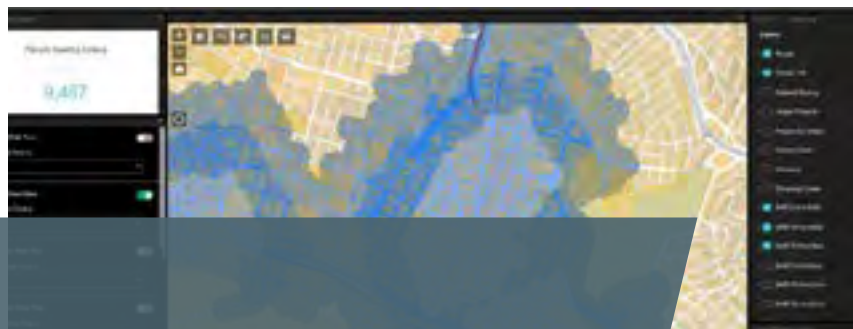
Traffic/Transportation

Safe. Efficient. Innovative.

Langan's transportation engineering and planning work includes highway and local street design, as well as the design of parking, transit, and non-motorized transportation facilities. For the planning and design of these types of facilities we have provided simulation modeling, master plans, traffic impact studies, operational analysis, signal design, traffic calming measures, signage and wayfinding studies, origin/destination surveys, travel demand modeling, corridor studies, urban transportation plans, transit station and route planning, terminal planning, bikeway planning, and permitting services through counties, municipalities, and the various transportation agencies.

Transportation Services:

- Vehicular Traffic Studies
- Stadium and Event Planning
- Traffic Modeling & Simulation
- Master Planning
- Parking, Corridor & Transit Studies
- Site Access / Site & Value Engineering
- Airport Studies
- Site Feasibility Studies
- Streetscape Improvements
- Traffic Calming
- Bicycle & Pedestrian Safety Studies
- Toll Facilities
- Grading & Roadway Design
- Infrastructure Rehabilitation
- Cost Estimates



Digital Solutions

Cutting-Edge Data Visualization

Langan's Technology Team takes a holistic approach to software development, maintenance, and support. From desktop, web, and mobile applications to enterprise systems integration and technical support, we provide the expertise and tools necessary to help clients undergo digital transformations to solve the problems that challenge their business and to enhance operational performance. These tools help remove workflow redundancies and ensure that Langan's client objectives are met in the most cost-effective manner while maintaining data. Langan's standardized process for data management uses industry-leading applications including advanced enterprise-level relational databases and web-based project portals for data retrieval.

Digital Solutions Services:

- Geographic Information System (GIS)
- Data/Predictive Analytics
- Web & Mobile App Development
- Real-Time Data Capture & Analysis
- Artificial Intelligence & Machine Learning (AI/ML)
- Workflow Optimization & Automation
- Data Interpretation, Management & Analysis
- Environmental Information Management Systems
- IoT & Sensor Implementation and Reporting
- Enterprise System Integration
- Systems Architecture & Design
- Needs/Gaps Analysis & IT Planning
- Digital Twins
- BIM/GeoBIM




EHS Management & Compliance

Improving Efficiency

Langan uses a systematic approach to plan, design, and implement management systems for EHS compliance tracking. Our services enable Langan's clients to increase operational efficiency and productivity, reduce risks, and enhance collaboration and transparency of operations while preparing for changing safety and environmental compliance rules and shifting economic conditions.

Langan's EHS Management Services:

- Environmental & Safety Incident Management
- Audits & Corrective Actions Management
- Regulatory Compliance Content Tracking & Reporting
- Environmental Emissions Management (Air, Water, & Waste)
- EPCRA Planning & Reporting
- Health & Safety (OSHA) Reporting
- Sustainability Monitoring & Reporting
- Asset Management
- Corporate Requirements Tracking & Reporting



Waterfront & Marine

Leading Edge At The Water's Edge

Langan works with property owners and their design teams to assess and rejuvenate waterfront sites. We evaluate shorelines and waterfront structures to determine the best approach for reuse, replacement, or new construction. Our waterfront engineers and marine specialists develop tailored design solutions. And with offices strategically located near major bodies of water, Langan is able to serve clients in coastal regions around the world.

Waterfront Engineering Services:

- Bulkhead, Wharf, and Pier/Platform Design
- Structural Inspection
- Repair and Remediation Design
- Shoreline Revetment and Slope/Embankment Stabilization
- Flood Protection Studies and Design
- Dredging Design and Oversight
- Stream Restoration and Bioengineering
- Permitting
- Wetland Delineation and Mitigation
- Wildlife Habitat Assessments and Surveys



Site/Civil

Responsiveness That Delivers Results

Langan's site/civil engineers work closely with the design team to develop final designs that minimize disturbances, permitting requirements, and cost. Our quality submittals lead to rapid permit approvals. Langan staff observes construction to ensure adherence to our design criteria and simplify the permit termination process.

Site/Civil Services:

- Site Feasibility Studies & Conceptual Plans
- Grading & Drainage Design
- Erosion & Sediment Control Plans/Permits/Inspection
- Site Restoration Plans & Analysis
- Post-Construction Stormwater Earthwork Analysis
- Construction Observation
- Utility Infrastructure Designs
- Landscape Plans
- Hydrologic & Hydraulic Studies
- Waterfront Systems Designs
- Property Acquisition Support
- Regulatory Coordination/Compliance
- CADD/GIS/Computer Animations



Geotechnical

Subsurface Solutions

Langan was founded as a geotechnical consulting company in 1970, and geotechnical engineering remains a core discipline at Langan today. We work closely with our clients and the permitting, design, and construction teams to engineer cost-effective geotechnical solutions appropriate for proposed infrastructure by considering permitting constraints and site conditions.

Geotechnical Services:

- Subsurface Investigations
- Slope Stability Analysis
- Crossing Design Using Trenchless Techniques
- Subsurface Utility Engineering
- Earthquake/Seismic
- Materials Analysis
- Foundation Design
- Retaining Structures
- Soil Improvement/Ground Modification
- Dewatering Design & Permitting
- Excavation Support & Underpinning Design
- Geological Mapping of Rock Slopes
- Mine Investigations
- Earth & Rock Fill Dams
- Tunnels/Microtunneling
- Seawalls, Piers, & Bulkheads
- Pre-Construction Conditions Surveys
- Construction Observation
- Forensic Engineering/Expert Testimony
- Geotechnical Hazard Assessment Tool

Environmental Due Diligence & Audits

Langan's environmental due diligence services investigate properties and provide value to potential purchasers or sellers by identifying costly environmental conditions and liabilities. With a third-party environmental compliance audit, Langan brings a fresh perspective to the operations and environmental management systems. Langan leverages regulatory knowledge and enforcement mitigation experience to develop environmental compliance auditing programs that identify regulated activities, determine applicability with federal, state, and local environmental regulatory programs, identify compliance gaps, and propose corrective actions to help achieve compliance and prevent violations. Additionally, Langan assists in permit transfers, closures, and initial permits as a result of property transactions.

- Buyer/Seller Environmental Compliance Assessments
- Routine Environmental Compliance Audits
- Permit Transfers and Closures
- Regulatory Applicability/Permit Matrices
- EPA/State New Owner/Audit Policy Self Disclosures
- Phase I ESAs



Waste

Generation of Resource Conservation and Recovery Act (RCRA) hazardous, non-hazardous, medical, used oil, or universal waste streams requires proper identification, tracking, and management. Langan's compliance team assesses waste streams, prepares and verifies waste determinations, and prepares waste-minimization plans.

We also assist with obtaining waste permits, creating a waste compliance program specific to individual facility needs, and aiding with routine regulatory compliance reporting and training.

- Waste Permitting and Compliance Programs
- Waste Minimization Plans
- Hazardous Waste Contingency Plans
- RCRA Closure
- Waste Characterizations and Determinations

Enforcement and Litigation Support

Langan provides our clients with support for violations and legal matters relating to environmental conditions. From citizen's group lawsuits to Consent Orders, Langan's compliance team has expertise in validating allegations, and negotiating with regulators. Langan also assists in developing and implementing corrective actions to facilitate practical outcomes.

- Investigating/Validating Allegations
- Developing Compliance Programs
- Litigation Support
- Developing and Implementing Corrective Actions
- Assisting with Agency/Organization Responses
- Navigating/Supporting Self Disclosures



Air Permitting

Equipment, traffic, and facility operations generate pollutants that are emitted to the air. These emissions include criteria air pollutants, volatile organic compounds (VOC), hazardous air pollutants (HAP), or greenhouse gases and require permitting and compliance with regulations. Langan supports a broad range of clients and industries by calculating emission unit-specific and facility-wide air emissions, assessing permit applicability based on regulatory thresholds, and listing exemptions for insignificant sources. We secure permits for Title V major sources, installation, preconstruction and operating permits, and renewals from regulatory agencies at the local, state, and federal level. Langan also provides strategic advice on placement or purchasing of emission units, as well as evaluation of potential impacts from future development projects.



- Applicability Determinations (Permits, RACT, MACT, NESHAPs)
- Construction and Operation Permitting (Title V, Synthetic Minor, Minor, etc.)
- Annual and Routine Recordkeeping and Reporting
- Air Quality Dispersion Modeling (Mobile and Stationary Sources)
- Air Quality Impact Studies



Air Modeling

air quality or nuisance odor thresholds. This model is instrumental in assessing the impact of emissions from various sources, including industrial facilities, to ensure compliance with both federal and state air quality standards. In addition to AERMOD, our team is experienced with the EPA MOVES (Motor Vehicle Emission Simulator) model, which estimates emissions from vehicles for use in mobile source analyses to evaluate the impact of traffic-related emissions on local air quality.

Langan has an experienced in-house team available to support air dispersion modeling needs for air permit applications, toxic air pollutant and health risk assessments, mobile source modeling, and strategic support. Our team uses the EPA AERMOD dispersion model to estimate concentrations of pollutants for comparison with

We offer comprehensive problem-solving to provide air quality modeling that is conservative while still realistic and meets the applicable regulatory requirements. This includes detailed analysis and adjustments based on site-specific data, meteorological conditions, and emission source characteristics. We also provide strategic support, including the development of mitigation measures and best practices to minimize emissions and their impacts. Our team stays up-to-date with the latest regulatory changes and modeling techniques, ensuring that our clients receive the most current and effective solutions for their air quality challenges. Langan's air quality dispersion modeling services are designed to deliver accurate and regulatory-compliant results, helping our clients navigate the complexities of air quality regulations and achieve their environmental and operational goals.

Stormwater

Stormwater at industrial facilities may be subject to permits and water quality standards. Langan's expertise includes evaluating site operations with respect to stormwater discharges and determining National Pollutant Discharge Elimination System (NPDES) permitting and compliance requirements. Langan offers solutions to help you obtain permits and then maintain compliance by recommending best management practices (BMP), preparing stormwater pollution prevention plans (SWPPP), reviewing pollutant contributions, and preparing corrective action plans.

- NPDES/State Permitting (Individual and General)
- Stormwater Pollution Prevention Plans (SWPPP)
- Corrective Action/Best Management Plans
- No Exposure/No Discharge Certifications
- Routine Reporting and Sampling
- Engineered Systems to Achieve Compliance



Storage Tanks/SPCC

Storing petroleum products, hazardous chemicals, and other regulated substances often requires permits, registrations, spill prevention plans and programs, and training to ensure regulatory compliance and maintain safe and responsible operations.

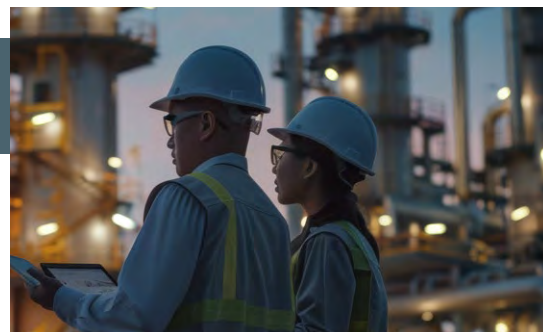
Langan supports clients in obtaining permits and registrations for tanks and spill contingency plans and programs for storing oil or hazardous substances (e.g., SPCC or FRP). Developing storage tanks in compliance prevents violations and costly penalties, keeping assets secure, minimizing the chances of a release, and ensuring that procedures are in place to respond to releases if they occur. Langan prepares a tailored program for site-specific conditions meeting regulatory and operational needs, including inspections, recordkeeping, and training programs.

- Spill Prevention and Response Plan (SPCC, FRP, etc.)
- Engineering Design Review and Compliance Recommendations
- Tank Closure/Abandonment/Removal
- Spill Plan Training
- Tank Permitting/Registration

Occupational Health & Safety

Langan partners with clients to maximize their company's value through smart health & safety investments, helping maintain company reputation and worker health. We provide the following services focusing on each client's specific needs:

- Safety Program Development
- Industrial Hygiene and Occupational Health
- Contractor Management and Permit-to-Work
- Safety Program Assessments, Gap Analysis, and Improvement
- Process Safety Management (PSM)
- Auditing
- Incident Investigation
- Training



EHS Management & Digital Solutions

Langan uses a systematic approach to plan, design, and implement business processes and technology solutions for our clients to manage their environmental, health, and safety (EHS) compliance, asset integrity, product stewardship, and sustainability initiatives. Our services enable Langan's clients to prepare for frequently changing EHS regulations and shifting economic conditions resulting in increased operational efficiency and productivity, reduction of risks, and enhanced collaboration and transparency of their businesses.

Process Improvement:

- Business Process Optimization
- Best Management Practices Assessment
- Digital Master Planning
- Materiality Assessment

Information Management:

- Technology Selection and Implementation
- System Enhancements
- Digital Governance
- Cyber Security

People Engagement:

- Organizational Change Management
- Knowledge Management
- Training



Per- and Polyfluoroalkyl Substances (PFAS)

Langan's PFAS practice focuses on the investigation, remediation, and management of contaminants of emerging concern with a particular emphasis on per- and polyfluoroalkyl substances (PFAS). We are engaged in the complex and rapidly evolving technical and regulatory aspects of PFAS investigation and remediation.

Our core team of PFAS professionals located throughout the United States has diverse expertise in PFAS sampling and analysis, chemistry, history of use, site characterization, fate and transport, treatability studies, treatment and remediation, regulations and regulatory policy, risk assessment and management, compliance, data management and visualization, and other related specialties. Our portfolio of PFAS projects includes facilities in the following categories: fluorochemical manufacturing, aviation, petroleum refining, petrochemical manufacturing, semiconductor research and development, electroplating, military, fire training and response involving aqueous film-forming foam (AFFF), wastewater treatment, public water supply, and others.

EPCRA

Preparation and planning is at the core of the Emergency Planning and Community Right-to-Know Act (EPCRA). Langan's services include the recordkeeping and tracking needed to meet EPCRA requirements, assistance on projects like drafting Local Emergency Planning Committee (LEPC) emergency response plans, preparation of detailed chemical inventories and threshold determinations, and preparation and submission of required reports.

- Applicability Review/Threshold Determinations
- Initial Reporting (EPCRA Section 302)
- Tier II Reporting (EPCRA Section 311/312)
- Toxic Release Inventory Reporting (EPCRA Section 313)
- LEPC Emergency Response Plans
- PFAS Diligence and Threshold Determinations





GENERAL MANAGER'S REPORT

GOLETA SANITARY DISTRICT GENERAL MANAGER'S REPORT

The following summary report describes the District's activities from August 5, 2025, through August 18, 2025. It provides updated information on significant activities under three major categories: Collection System, Treatment/Reclamation and Disposal Facilities, and General and Administration Items.

1. COLLECTION SYSTEM REPORT

LINES CLEANING

Staff continues to conduct routine lines cleaning in the area of Cambridge Drive and Via Bolzano, and other locations throughout the District as staff works to closeout open cleaning sections/work orders. Staff has also been conducting priority lines cleaning throughout the District.

CCTV INSPECTION

Staff has been conducting routine Closed-Circuit Television (CCTV) inspections in the area of San Antonio Creek Road and Via Gennita. Staff has also been conducting priority CCTV inspections throughout the District.

REPAIR AND MAINTENANCE

Cal Portland Construction (Cal Portland) has completed the manhole and cleanout adjustment work that was part of the County of Santa Barbara's Fiscal Year 24-25 Pavement Rehabilitation Project. Cal Portland adjusted 32 of the District's manhole and cleanout frames and covers as part of this paving project.

Granite Construction continues work on the City of Goleta's 2025 Arterial Pavement Project. The current preliminary count of manholes and cleanouts to be adjusted is approximately 32. Granite Construction will be adjusting the District's frames and covers as part of this paving project. Staff is coordinating the work with the City of Goleta and Granite Construction staff. Staff will be providing replacement frames and covers as needed.

CUESTA VERDE ODOR ISSUE

Staff continues to collect gas monitor readings on Cuesta Verde in response to an ongoing odor issue associated with the force main lateral from the Santa Barbara Wildlife Care Network (SBWCN) effluent pumpstation.

CONSIBIO MONITOR TRIAL

Staff have relocated the Consibio combined water level/flow and hydrogen sulfide remote monitoring device that was installed in a manhole on Cuesta Verde. The device has been installed in a manhole located on the 30-inch Atascadero Creek trunk sewer main so staff can better assess the level/flow monitoring capabilities. The monitor was installed as part of a no-cost trial provided by Consibio and their vendor, West Coast Equipment and Safety Supply. Staff continues to assess the features of the device to determine if it should be recommended for purchase by the District.

2. TREATMENT, RECLAMATION AND DISPOSAL FACILITIES REPORT

Plant flows for the month of July, 2025 averaged 4.42 million gallons a day (MGD). The Reclamation Plant is online and the average reclaimed water produced for Goleta Water District is 1.25 MGD.

Construction of the Biosolids and Energy (BESP) Phase 1 project continues. The excavation around Digester #4 has been backfilled, and the surrounding utility work has resumed. The replacement 24-inch primary effluent pipe to Biofilter #1 is being prepared for pressure testing, and the digester exterior piping is being installed.

The ammonia probes are being installed at the aeration basin. Staff took Aeration Basin #1 offline for inspection. Repairs have been completed, and Aeration Basin #1 is back online. Staff also received the Jetter Trailer to be used in the plant for clearing and cleaning lines.

3. GENERAL AND ADMINISTRATIVE ITEMS

Financial Report

The District account balances as of August 18, 2025, shown below, are approximations to the nearest dollar and indicate the overall funds available to the District at this time.

Operating Checking Accounts:	\$ 462,092
Investment Accounts (including interest earned):	<u>\$ 43,365,264</u>
Total District Funds:	\$ 43,827,356

The following transactions are reported herein for the period 07/19/2025 – 08/18/2025

Regular, Overtime, Cash-outs, and Net Payroll:	\$ 235,775
Claims:	\$ 784,619
Total Expenditures:	\$ 1,020,394
Total Deposits:	\$ 164,303

Transfers of funds:

LAIF to Community West Bank Operational (CWB):	\$ - 0 -
CWB Operational to CWB Money Market:	\$ - 0 -
CWB Money Market to CWB Operational:	\$ 700,000
CWB Operational to CA-Class Investment Account	\$ - 0 -
CA-Class Investment Account to CWB Operational	\$ - 0 -

The District's investments comply with the District's Investment Policy adopted per Resolution No. 16-606. The District has adequate funds to meet the next six months of normal operating expenses.

Local Agency Investment Fund (LAIF)

LAIF Monthly Statement – July, 2025

LAIF Quarterly Report – Previously reported.

PMIA/LAIF Performance – July, 2025
PMIA Effective Yield – July, 2025

Community West Bank (CWB)

CWB Money Market and ICS Accounts – July, 2025

CA-Class Investment Account

CA-Class Investment Account – July, 2025

Deferred Compensation Accounts

CalPERS 457 Deferred Compensation Plan – Previously reported.
Lincoln 457 Deferred Compensation Plan – July, 2025

Personnel

A verbal personnel update will be provided at the meeting.

California State Treasurer

Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

August 01, 2025

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

GOLETA SANITARY DISTRICT

GENERAL MANAGER
ONE WILLIAM MOFFETT PLACE
GOLETA, CA 93117

[Tran Type Definitions](#)

Account Number: 70-42-002

July 2025 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
7/15/2025	7/14/2025	QRD	1779003	N/A	SYSTEM	45.44

Account Summary

Total Deposit:	45.44	Beginning Balance:	4,147.13
Total Withdrawal:	0.00	Ending Balance:	4,192.57



PMIA/LAIF Performance Report as of 08/06/25



Quarterly Performance Quarter Ended 6/30/25

LAIF Apportionment Rate ⁽²⁾ :	4.40
LAIF Earnings Ratio ⁽²⁾ :	0.00012059828906715
LAIF Administrative Cost ^{(1)*} :	0.18
LAIF Fair Value Factor ⁽¹⁾ :	1.001198310
PMIA Daily ⁽¹⁾ :	4.26
PMIA Quarter to Date ⁽¹⁾ :	4.27
PMIA Average Life ⁽¹⁾ :	248

PMIA Average Monthly Effective Yields⁽¹⁾

July	4.258
June	4.269
May	4.272
April	4.281
March	4.313
February	4.333

Pooled Money Investment Account Monthly Portfolio Composition ⁽¹⁾ 6/30/25 \$178.1 billion

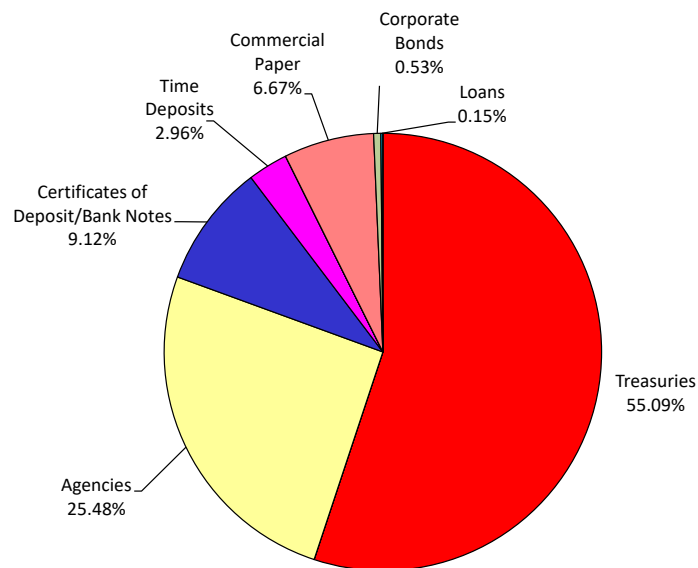


Chart does not include \$1,063,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

*The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.

Source:

⁽¹⁾ State of California, Office of the Treasurer

⁽²⁾ State of California, Office of the Controller



POOLED MONEY INVESTMENT ACCOUNT

PMIA Average Monthly Effective Yields

08/13/25

Max: 12.844





Min: 0.203

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1990	8.571	8.538	8.506	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.775	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.680	5.692	5.379	5.323	5.235	4.958	4.760	4.730	4.659	4.647
1993	4.678	4.649	4.624	4.605	4.427	4.554	4.438	4.472	4.430	4.380	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.380	5.528
1995	5.612	5.779	5.934	5.960	6.008	5.997	5.972	5.910	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.580	5.612	5.634	5.667	5.679	5.690	5.707	5.705	5.715	5.744
1998	5.742	5.720	5.680	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.210	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.760	5.824	5.851	6.014	6.190	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.760	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.740	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.440	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.890	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.700	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.250	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.620	4.161	3.777	3.400	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.530	1.377	1.035	0.925	0.750	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.560	0.528	0.531	0.513	0.500	0.480	0.454	0.462
2011	0.538	0.512	0.500	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.340	0.324	0.326
2013	0.300	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263	0.264
2014	0.244	0.236	0.236	0.233	0.228	0.228	0.244	0.260	0.246	0.261	0.261	0.267
2015	0.262	0.266	0.278	0.283	0.290	0.299	0.320	0.330	0.337	0.357	0.374	0.400
2016	0.446	0.467	0.506	0.525	0.552	0.576	0.588	0.614	0.634	0.654	0.678	0.719
2017	0.751	0.777	0.821	0.884	0.925	0.978	1.051	1.084	1.111	1.143	1.172	1.239
2018	1.350	1.412	1.524	1.661	1.755	1.854	1.944	1.998	2.063	2.144	2.208	2.291
2019	2.355	2.392	2.436	2.445	2.449	2.428	2.379	2.341	2.280	2.190	2.103	2.043
2020	1.967	1.912	1.787	1.648	1.363	1.217	0.920	0.784	0.685	0.620	0.576	0.540
2021	0.458	0.407	0.357	0.339	0.315	0.262	0.221	0.221	0.206	0.203	0.203	0.212
2022	0.234	0.278	0.365	0.523	0.684	0.861	1.090	1.276	1.513	1.772	2.007	2.173
2023	2.425	2.624	2.831	2.870	2.993	3.167	3.305	3.434	3.534	3.670	3.843	3.929
2024	4.012	4.122	4.232	4.272	4.332	4.480	4.516	4.579	4.575	4.518	4.477	4.443
2025	4.336	4.333	4.313	4.281	4.272	4.269	4.258					

7100 N. Financial Dr. STE 101
Fresno, CA 93720

GOLETA SANITARY DISTRICT
1 WILLIAM MOFFETT PL
GOLETA CA 93117-3901

Managing Your Accounts

	Customer Service (800) 298-1775
	BankLine (24-hours) (800) 298-1775
	Mailing Address 7100 N. Financial Drive, Ste. 101 Fresno, CA 93720
	Website www.communitywestbank.com

Important Notice

Changes to Funds Availability Policy (Reg CC Update)

Effective July 1, 2025, we are updating our funds availability policy in accordance with the latest Regulation CC changes.

- The amount available for withdrawal by checks not subject to next-day availability is increasing from **\$225 to \$275**.
- The threshold for exception holds on large deposits, new accounts, and repeat overdrafts is increasing from **\$5,525 to \$6,725**.

These changes are designed to improve access to your funds while maintaining security and compliance.

If you have any questions, please contact Customer Service (800) 298-1775 or visit a CWB Banking Center near you.

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC MONEY MARKET	XXXXXXXXXXXX554	\$250,000.00

PUBLIC MONEY MARKET - XXXXXXXXXXXXXXX554

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$250,000.00
	2 Credit(s) This Period	\$250,921.51
	2 Debit(s) This Period	\$250,921.51
07/31/2025	Ending Balance	\$250,000.00

Interest Summary

Description	Amount
Interest Earned From 07/01/2025 Through 07/31/2025	
Annual Percentage Yield Earned	4.43%
Interest Days	31
Interest Earned	\$921.51
Interest Paid This Period	\$921.51
Interest Paid Year-to-Date	\$7,234.13
Minimum Balance	\$250,000.00
Average Ledger Balance	\$250,000.00

Other Credits

Date	Description	Amount
07/21/2025	TRANSFER FROM ICS SHADOW MMA ACCOUNT XXXXXXXXXXXXXXX8650	\$250,000.00
07/31/2025	INTEREST	\$921.51
		2 item(s) totaling \$250,921.51

Electronic Debits

Date	Description	Amount
07/21/2025	Internet Transfer to xxx5538	\$250,000.00
		1 item(s) totaling \$250,000.00



PUBLIC MONEY MARKET - XXXXXXXXXXXXXXX554 (continued)

Other Debits		
Date	Description	Amount
07/31/2025	TRANSFER TO ICS SHADOW DDA ACCOUNT XXXXXXXXXXXXXXX8650	\$921.51
		1 item(s) totaling \$921.51

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Community West Bank
7100 N Financial Dr Ste 101
Fresno, CA 93720

Community West Bank

RETURN SERVICE REQUESTED



136006-31A

Goleta Sanitary District
One William Moffett Place
Goleta, CA 93117

Contact Us

559-298-1775

www.communitywestbank.com



Account

Goleta Sanitary District

Date

07/31/2025

Page

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IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of July 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****554	Demand	4.09%	\$38,158,786.21	\$38,042,228.93
TOTAL			\$38,158,786.21	\$38,042,228.93

DETAILED ACCOUNT OVERVIEW

Account ID: *****554

Account Title: Goleta Sanitary District

Account Summary - Demand

Statement Period	7/1-7/31/2025	Average Daily Balance	\$38,083,360.87
Previous Period Ending Balance	\$38,158,786.21	Interest Rate at End of Statement Period	4.09%
Total Program Deposits	945.72	Annual Percentage Yield Earned	4.17%
Total Program Withdrawals	(250,000.00)	YTD Interest Paid	1,013,230.03
Interest Capitalized	132,497.00		
Current Period Ending Balance	\$38,042,228.93		

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/01/2025	Deposit	\$945.72	\$38,159,731.93
07/22/2025	Withdrawal	(250,000.00)	37,909,731.93
07/31/2025	Interest Capitalization	132,497.00	38,042,228.93

Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Alerus Financial, N.A.	Grand Forks, ND	3931	\$247,859.44
Amerant Bank, N.A.	Coral Gables, FL	22953	247,859.44
Ameris Bank	Atlanta, GA	20504	247,859.44
Apple Bank	New York, NY	16068	247,859.44
Associated Bank, N.A.	Green Bay, WI	5296	247,859.44
Atlantic Union Bank	Glen Allen, VA	34589	247,859.44
Axos Bank	San Diego, CA	35546	247,859.44
BOKF, National Association	Tulsa, OK	4214	247,859.44
Banc of California	Los Angeles, CA	24045	247,859.44
Bangor Savings Bank	Bangor, ME	18408	247,859.44
Bank OZK	Little Rock, AR	110	247,859.44
Bank of Baroda	New York, NY	33681	247,859.44
Bank of Charles Town	Charles Town, WV	9023	247,859.44
Bank of Hope	Los Angeles, CA	26610	315.26
Bank of India	New York, NY	33648	247,859.44
Bank of New Hampshire	Laconia, NH	18012	247,859.44
Bankers Trust Company	Des Moines, IA	953	247,859.44
Banner Bank	Walla Walla, WA	28489	247,859.44
Bar Harbor Bank & Trust	Bar Harbor, ME	11971	247,859.44
Barclays Bank Delaware	Wilmington, DE	57203	247,859.44
Bell Bank	Fargo, ND	19581	247,859.44
Benchmark Community Bank	Kenbridge, VA	20484	247,859.44
Bradesco Bank	Coral Gables, FL	21265	247,859.44
Bridgewater Bank	Saint Louis Park, MN	58210	247,859.44

DETAILED ACCOUNT OVERVIEW

Account ID: *****554

Account Title: Goleta Sanitary District



Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Busey Bank	Champaign, IL	16450	247,859.44
CIBC Bank USA	Chicago, IL	33306	247,859.44
Cadence Bank	Tupelo, MS	11813	247,859.44
California Bank of Commerce, N.A.	San Diego, CA	57044	247,859.44
Cathay Bank	Los Angeles, CA	18503	247,859.43
Cedar Rapids Bank and Trust Company	Cedar Rapids, IA	57244	247,859.44
Centennial Bank	Conway, AR	11241	247,859.44
Central National Bank	Waco, TX	22396	247,859.44
Choice Financial Group	Grafton, ND	9423	247,859.44
Citizens Bank, National Association	Providence, RI	57957	247,859.44
City National Bank of Florida	Miami, FL	20234	247,859.44
Coastal Carolina National Bank	Myrtle Beach, SC	58864	247,859.44
Coastal Community Bank	Everett, WA	34403	247,859.44
Columbia Bank	Fair Lawn, NJ	28834	247,859.44
Columbia Bank	Roseburg, OR	17266	247,859.44
Community State Bank	Ankeny, IA	18272	247,859.44
Country Club Bank	Kansas City, MO	8888	247,859.44
Customers Bank	Malvern, PA	34444	247,859.44
Dime Community Bank	Hauppauge, NY	6976	247,859.44
Eastern Bank	Boston, MA	32773	247,859.44
Encore Bank	Little Rock, AR	34562	247,859.44
Equity Bank	Andover, KS	25858	247,859.44
Farmers National Bank of Danville	Danville, KY	2740	247,859.44
First Bank	Creve Coeur, MO	12229	247,859.44
First Bank Chicago	Highland Park, IL	17470	247,859.44
First Commonwealth Bank	Indiana, PA	7468	247,859.44
First Financial Bank	Abilene, TX	3066	247,859.44
First Foundation Bank	Irvine, CA	58647	247,859.44
First Guaranty Bank	Hammond, LA	14028	247,859.44
First Horizon Bank	MEMPHIS, TN	4977	247,859.44
First Internet Bank of Indiana	Fishers, IN	34607	247,859.44
First Interstate Bank	Billings, MT	1105	247,859.44
First Merchants Bank	Muncie, IN	4365	247,859.44
First National Bank of Michigan	Kalamazoo, MI	58259	247,859.44
First National Bank of Oklahoma	Oklahoma City, OK	4211	247,859.44
First National Bank of Pennsylvania	Greenville, PA	7888	247,859.44
First State Community Bank	Farmington, MO	17323	247,859.44
First United Bank and Trust Company	Durant, OK	4239	247,859.44
First Utah Bank	Salt Lake City, UT	22738	247,859.44

DETAILED ACCOUNT OVERVIEW

Account ID: *****554

Account Title: Goleta Sanitary District

Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	247,859.44
Firststar Bank	Sallisaw, OK	19288	247,859.44
Flagstar Bank, N.A.	Hicksville, NY	32541	247,859.44
Fulton Bank, N.A.	Lancaster, PA	7551	247,859.44
Great Southern Bank	Reeds Spring, MO	29546	247,859.44
Guaranty Bank	Springfield, MO	58892	247,859.44
Gulf Coast Bank and Trust Company	New Orleans, LA	32974	247,859.44
Hanover Community Bank	Mineola, NY	58675	247,859.44
HomeStreet Bank	Seattle, WA	32489	247,859.44
INB	Springfield, IL	3664	247,859.44
INTRUST Bank NA	Wichita, KS	4799	247,859.44
Independent Bank	Ionia, MI	27811	247,859.44
Inwood National Bank	Dallas, TX	19080	247,859.44
Israel Discount Bank of New York	New York City, NY	19977	247,859.44
Johnson Bank	Racine, WI	20296	247,859.44
KeyBank National Association	Cleveland, OH	17534	247,859.44
Lake Forest Bank & Trust Co,N.A.	Lake Forest, IL	27589	247,859.44
Lead Bank	Kansas City, MO	8283	247,859.44
Liberty National Bank	Lawton, OK	11522	247,859.44
Live Oak Banking Company	Wilmington, NC	58665	247,859.43
MVB Bank, Inc	Fairmont, WV	34603	247,859.44
Manufacturers and Traders Trust Co	Buffalo, NY	588	247,859.44
Mascoma Bank	Lebanon, NH	18013	247,859.44
Mercantile Bank	Grand Rapids, MI	34598	247,859.44
Metro City Bank	Doraville, GA	58181	247,831.27
MidFirst Bank	Oklahoma City, OK	4063	247,859.44
Middletown Valley Bank	Middletown, MD	14017	247,859.44
Midland States Bank	Effingham, IL	1040	247,859.44
Morton Community Bank	Morton, IL	18429	247,859.44
NBH Bank	Greenwood Village, CO	59052	247,859.44
Northeast Bank	Lewiston, ME	19690	247,859.44
Northwest Bank	Warren, PA	28178	247,859.44
Oakstar Bank	Springfield, MO	58115	247,859.44
Old National Bank	Evansville, IN	3832	247,859.43
Origin Bank	Ruston, LA	12614	247,859.44
Outdoor Bank	Manhattan, KS	17685	247,859.44
Parkway Bank and Trust Company	Harwood Heights, IL	19008	247,859.44
Peoples National Bank, N.A.	Mt. Vernon, IL	3809	247,859.44
Pinnacle Bank	Omaha, NE	10634	247,859.44

DETAILED ACCOUNT OVERVIEW

Account ID: *****554

Account Title: Goleta Sanitary District



Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Pinnacle Bank	Nashville, TN	35583	247,859.44
Pinnacle Bank	Keene, TX	20231	247,859.44
PlainsCapital Bank	Lubbock, TX	17491	247,859.44
Planters Bank, Inc.	Hopkinsville, KY	34254	247,859.44
Popular Bank	New York, NY	34967	247,859.44
Preferred Bank	Los Angeles, CA	33539	247,859.44
Primis Bank	McLean, VA	57968	247,859.44
Provident Bank	Jersey City, NJ	12010	247,859.44
Raymond James Bank	St. Petersburg, FL	33893	247,859.44
Regent Bank	Nowata, OK	4160	247,859.44
River City Bank	Sacramento, CA	18983	247,859.44
Seacoast National Bank	Stuart, FL	131	247,859.44
Security First Bank	Rapid City, SD	5415	247,859.44
Shore United Bank, N.A.	Easton, MD	4832	247,859.44
Simmons Bank	Pine Bluff, AR	3890	247,859.44
South State Bank, N.A.	Winter Haven, FL	33555	247,859.44
SouthEast Bank	Farragut, TN	57348	247,859.44
Southern Bank	Poplar Bluff, MO	28332	247,859.44
Southside Bank	Tyler, TX	18297	247,859.42
State Bank of India	New York City, NY	33682	247,859.44
Stifel Bank	St. Louis, MO	57358	247,859.44
Summit State Bank	Santa Rosa, CA	32203	247,859.44
Sunflower Bank NA	Salina, KS	4767	247,859.44
Susser Bank	Arlington, TX	34885	119,447.57
Synovus Bank	Columbus, GA	873	247,859.44
Texas Capital Bank	Dallas, TX	34383	247,859.44
Texas Partners Bank	San Antonio, TX	58581	247,859.44
The Camden National Bank	Camden, ME	4255	247,859.44
The Farmers & Merchants State Bank	Archbold, OH	5969	247,859.44
The First National Bank of Carmi	Carmi, IL	3777	247,859.44
The Huntington National Bank	Columbus, OH	6560	247,859.44
The Middlefield Banking Company	Middlefield, OH	13716	247,859.44
Town Bank, N.A.	Hartland, WI	34717	247,859.44
Tradition Capital Bank	Edina, MN	58057	247,859.44
Traditional Bank, Inc.	Mount Sterling, KY	2711	247,859.44
Tri Counties Bank	Chico, CA	21943	247,859.44
TriState Capital Bank	Pittsburgh, PA	58457	247,859.44
Truist Bank	Charlotte, NC	9846	247,859.44
UMB Bank, National Association	Kansas City, MO	8273	247,859.44

DETAILED ACCOUNT OVERVIEW

Account ID: *****554

Account Title: Goleta Sanitary District

Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
UniBank for Savings	Whitinsville, MA	90290	247,859.44
Union Bank & Trust	Lincoln, NE	13421	247,859.44
United Bank	Fairfax, VA	22858	247,859.44
United Community Bank	Greenville, SC	16889	247,859.44
United Fidelity Bank, fsb	Evansville, IN	29566	247,859.44
Valley National Bank	Morristown, NJ	9396	247,859.44
Washington Federal Bank	Seattle, WA	28088	247,859.44
Webster Bank, National Association	Waterbury, CT	18221	247,859.44
WesBanco Bank, Inc.	Wheeling, WV	803	247,859.44
West Bank	West Des Moines, IA	15614	247,859.44
Western Alliance Bank	Phoenix, AZ	57512	247,859.44
Wilmington Savings Fund Society, FSB	Wilmington, DE	17838	247,859.44
Woodforest Natl Bank	The Woodlands, TX	23220	247,859.44
Zions Bancorporation, N. A.	Salt Lake City, UT	2270	247,859.44



Summary Statement

July 31, 2025

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Investor ID: CA-01-0030

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Goleta Sanitary District
1 William Moffett Place
Goleta, CA 93117

California CLASS

California CLASS		Average Monthly Yield: 4.3427%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CA-01-0030-0001	Goleta Sanitary District	5,746,719.36	0.00	0.00	21,202.04	144,654.33	5,747,403.30	5,767,921.40
TOTAL		5,746,719.36	0.00	0.00	21,202.04	144,654.33	5,747,403.30	5,767,921.40



Account Statement

July 31, 2025

Page 2 of 3

Account Number: CA-01-0030-0001

Goleta Sanitary District

Account Summary

Average Monthly Yield: 4.3427%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	5,746,719.36	0.00	0.00	21,202.04	144,654.33	5,747,403.30	5,767,921.40

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
07/01/2025	Beginning Balance			5,746,719.36	
07/31/2025	Income Dividend Reinvestment	21,202.04			
07/31/2025	Ending Balance			5,767,921.40	



California CLASS

California CLASS

Date	Dividend Rate	Daily Yield
07/01/2025	0.000119889	4.3760%
07/02/2025	0.000120145	4.3853%
07/03/2025	0.000479008	4.3709%
07/04/2025	0.000000000	4.3709%
07/05/2025	0.000000000	4.3709%
07/06/2025	0.000000000	4.3709%
07/07/2025	0.000119368	4.3569%
07/08/2025	0.000118877	4.3390%
07/09/2025	0.000118864	4.3385%
07/10/2025	0.000118654	4.3309%
07/11/2025	0.000355842	4.3294%
07/12/2025	0.000000000	4.3294%
07/13/2025	0.000000000	4.3294%
07/14/2025	0.000118550	4.3271%
07/15/2025	0.000118558	4.3274%
07/16/2025	0.000119974	4.3437%
07/17/2025	0.000118836	4.3375%
07/18/2025	0.000356685	4.3397%
07/19/2025	0.000000000	4.3397%
07/20/2025	0.000000000	4.3397%
07/21/2025	0.000118501	4.3253%
07/22/2025	0.000118292	4.3176%
07/23/2025	0.000118208	4.3146%
07/24/2025	0.000118207	4.3145%
07/25/2025	0.000356004	4.3314%
07/26/2025	0.000000000	4.3314%
07/27/2025	0.000000000	4.3314%
07/28/2025	0.000119309	4.3548%
07/29/2025	0.000119347	4.3562%
07/30/2025	0.000119306	4.3511%
07/31/2025	0.000118993	4.3432%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**



Multi-Fund[®] Select

Performance Update

Quoted performance data represents past performance. Past performance does not guarantee nor predict future performance. Current performance may be lower or higher than the performance data quoted. Please keep in mind that double-digit returns are highly unusual and cannot be sustained.

Variable products are sold by prospectus. Consider the investment objectives, risks, charges, and expenses of the variable product and its underlying investment options carefully before investing. The prospectus contains this and other information about the variable product and its underlying investment options. Please review the prospectus available online for additional information. Read it carefully before investing.

Investment return and principal value of an investment will fluctuate so that an investor's unit values, when redeemed, may be worth more or less than their original cost.

Monthly hypothetical performance adjusted for contract fees *

INVESTMENT OPTIONS	ASSET CLASS	INCEP. DATE	CHANGE FROM PREVIOUS DAY 08/12/2025	YTD AS OF 08/12/2025	YTD AS OF 07/31/2025	1 MO. AS OF 07/31/2025	3 MO. AS OF 07/31/2025	AVERAGE ANNUAL TOTAL RETURN (%) AS OF 7/31/2025				
								1 YR.	3 YR.	5 YR.	10 YR.	SINCE INCEP.
MAXIMUM CAPITAL APPRECIATION MCA												
DWS Alternative Asset Allocation VIP Portfolio - Class B1, 2, 3, 4, 5	Maximum Capital Appreciation	02/02/2009	0.30	5.05	5.09	-0.31	2.01	5.47	2.96	4.92	2.50	3.76
LVIP Baron Growth Opportunities Fund - Service Class8, 9	Maximum Capital Appreciation	10/01/1998	0.84	-8.58	-4.64	-1.99	4.64	-4.67	3.21	4.47	7.25	9.58
LVIP Franklin Templeton Multi-Factor Emerging Markets Equity Fund - Service Class1, 7, 9	Maximum Capital Appreciation	06/18/2008	0.65	19.37	18.07	1.19	12.67	15.67	10.97	9.38	3.87	2.88
LVIP Macquarie SMID Cap Core Fund - Service Class8, 9, 12	Maximum Capital Appreciation	07/12/1991	2.68	0.36	0.80	0.64	9.89	1.60	7.79	10.73	7.01	8.56
LVIP SSGA Small-Cap Index Fund - Service Class8, 9, 22	Maximum Capital Appreciation	04/18/1986	3.00	2.22	-0.04	1.60	12.53	-2.10	5.32	8.08	5.67	6.26
LVIP T. Rowe Price Structured Mid-Cap Growth Fund - Service Class8, 9	Maximum Capital Appreciation	02/03/1994	1.31	11.42	13.05	2.31	17.19	27.65	15.87	10.74	11.12	7.25
LONG TERM GROWTH LTG												
American Funds® IS Global Growth Fund - Class 2¹	Long Term Growth	04/30/1997	1.23	13.35	11.88	0.71	13.11	11.80	13.74	9.05	9.79	9.03
American Funds® IS Growth Fund - Class 2	Long Term Growth	02/08/1984	1.44	13.66	11.72	2.14	18.48	26.22	21.88	16.10	15.89	12.35
American Funds® IS International Fund - Class 2¹	Long Term Growth	05/01/1990	1.55	13.64	10.54	-1.89	8.44	3.49	7.71	3.90	3.40	6.04
Fidelity® VIP Contrafund® Portfolio - Service Class 2	Long Term Growth	01/03/1995	1.27	14.43	12.16	2.94	18.67	22.09	21.87	15.06	13.17	11.01
Fidelity® VIP Growth Portfolio - Service Class 2	Long Term Growth	10/09/1986	1.04	9.47	9.21	3.49	18.93	16.69	19.12	15.03	15.28	10.31
LVIP BlackRock Real Estate Fund - Service Class1, 8, 9, 14, 15	Long Term Growth	04/30/2007	0.68	5.68	5.38	-1.56	2.71	3.00	-0.07	3.22	1.92	0.59
LVIP Dimensional U.S. Core Equity 1 Fund - Service Class9	Long Term Growth	12/28/1981	1.48	7.87	6.36	1.93	13.14	10.23	13.32	13.90	10.78	9.61
LVIP Macquarie Mid Cap Value Fund - Service Class8, 9, 12	Long Term Growth	12/28/1981	1.79	5.38	4.46	2.00	11.35	6.50	8.37	13.74	7.80	9.80
LVIP Mondrian International Value Fund - Service Class1, 9	Long Term Growth	05/01/1991	1.00	25.97	21.61	-1.76	1.98	14.43	13.07	10.75	4.07	5.35
LVIP SSGA International Index Fund - Service Class1, 9, 22, 23	Long Term Growth	04/30/2008	1.31	21.56	17.91	-2.11	5.06	11.04	11.63	8.71	4.59	2.38
LVIP SSGA S&P 500 Index Fund - Service Class9, 22, 24	Long Term Growth	05/01/2000	1.13	9.44	8.04	2.12	13.78	14.61	15.38	14.18	11.99	6.38
LVIP Vanguard Domestic Equity ETF Fund - Service Class3, 4	Long Term Growth	04/29/2011	1.20	8.63	7.43	2.07	13.65	13.35	14.20	13.23	11.16	10.88
LVIP Vanguard International Equity ETF Fund - Service Class1, 3, 4	Long Term Growth	04/29/2011	1.14	20.33	17.03	-1.05	7.06	11.61	9.88	7.34	4.72	3.57
Macquarie VIP Small Cap Value Series - Service Class8, 12	Long Term Growth	12/27/1993	2.84	1.28	0.70	0.62	9.58	-1.93	4.63	11.88	6.27	8.49
MFS® VIT Utilities Series - Service Class14	Long Term Growth	01/03/1995	0.51	11.04	9.81	3.64	7.72	11.86	4.72	7.71	6.13	9.28
GROWTH AND INCOME GI												
American Funds® IS Growth-Income Fund - Class 2	Growth and Income	02/08/1984	1.28	11.17	10.56	2.66	15.61	16.73	18.12	14.29	11.72	10.37
Fidelity® VIP Freedom 2020 Portfolio SM - Service Class 23, 6	Growth and Income	04/26/2005	0.54	8.65	7.69	0.23	5.15	6.96	6.44	4.64	5.15	5.23
Fidelity® VIP Freedom 2025 Portfolio SM - Service Class 23, 6	Growth and Income	04/26/2005	0.60	9.51	8.50	0.28	6.07	7.64	7.34	5.47	5.69	5.79
Fidelity® VIP Freedom 2030 Portfolio SM - Service Class 23, 6	Growth and Income	04/26/2005	0.70	10.17	9.06	0.39	6.79	8.33	8.24	6.42	6.43	6.14
Fidelity® VIP Freedom 2035 Portfolio SM - Service Class 23, 6	Growth and Income	04/08/2009	0.76	11.05	9.91	0.47	7.81	9.26	9.81	8.17	7.44	10.08

									AVERAGE ANNUAL TOTAL RETURN (%) AS OF 7/31/2025				
Fidelity [®] VIP Freedom 2040 Portfolio SM - Service Class 23, 6	Growth and Income	04/08/2009	0.91	12.50	11.24	0.63	9.50	10.80	11.65	9.81	8.23	10.66	
Fidelity [®] VIP Freedom 2045 Portfolio SM - Service Class 23, 6	Growth and Income	04/08/2009	1.03	13.29	11.98	0.75	10.35	11.58	12.30	10.18	8.41	10.84	
Fidelity [®] VIP Freedom 2050 Portfolio SM - Service Class 23, 6	Growth and Income	04/08/2009	1.03	13.27	11.94	0.77	10.38	11.56	12.31	10.18	8.41	10.92	
LVIP BlackRock Equity Dividend Fund - Service Class9, 12	Growth and Income	07/28/1988	1.04	4.05	3.42	0.27	7.51	0.91	4.21	7.97	6.00	7.23	
LVIP JPMorgan Retirement Income Fund - Service Class2, 9, 12	Growth and Income	04/27/1983	0.55	7.00	5.99	0.21	4.85	6.46	5.97	3.55	3.37	6.05	
LVIP Macquarie U.S. REIT Fund - Service Class8, 9, 12, 14, 15	Growth and Income	05/04/1998	0.94	-2.77	-1.05	-1.15	0.15	-0.37	-0.23	4.94	2.82	6.30	
LVIP Macquarie Wealth Builder Fund - Service Class2, 9, 12	Growth and Income	08/03/1987	0.67	6.44	4.98	0.69	6.30	4.72	5.55	4.81	3.73	5.49	
INCOME II													
LVIP BlackRock Inflation Protected Bond Fund - Service Class1, 9, 13	Income	04/30/2010	-0.09	3.93	3.62	0.12	0.71	3.21	0.95	1.46	1.30	1.38	
LVIP Fidelity Institutional AM [®] Total Bond Fund - Service Class9, 12, 13	Income	05/16/2003	-0.04	3.08	2.49	-0.21	0.50	2.12	0.86	-1.84	0.73	2.94	
LVIP Franklin Templeton Core Bond Fund - Service Class9, 12, 13	Income	12/28/1981	-0.02	3.62	2.92	-0.33	0.60	2.30	0.65	-2.20	0.51	5.55	
LVIP Macquarie Diversified Floating Rate Fund - Service Class9, 12, 13, 18, 19	Income	04/30/2010	0.02	2.07	1.88	0.35	1.39	3.78	3.93	1.88	1.19	0.80	
LVIP Macquarie High Yield Fund - Service Class9, 12, 13, 20	Income	07/28/1988	0.11	5.13	4.72	0.28	4.10	6.95	5.88	3.15	3.36	5.00	
LVIP Mondrian Global Income Fund - Service Class1, 9, 10, 13	Income	05/04/2009	-0.01	5.22	4.34	-2.01	-1.25	0.72	-1.64	-4.47	-1.14	0.38	
LVIP SSGA Bond Index Fund - Service Class9, 13, 22	Income	04/30/2008	-0.03	3.44	2.79	-0.38	0.15	1.75	0.07	-2.62	0.08	1.14	
PIMCO VIT Total Return Portfolio - Administrative Class7, 13	Income	12/31/1997	0.01	4.60	3.70	-0.28	0.56	3.00	1.38	-1.64	0.81	3.35	
PRESERVATION OF CAPITAL PC													
LVIP Government Money Market Fund - Service Class 7-Day Current (Net/Gross) Yield as of 07/31/2025: 3.73%/4.36%9, 17	Preservation of Capital	01/07/1982	0.01	1.70	1.60	0.23	0.69	3.04	3.09	1.47	0.54	2.49	
RISK MANAGED - ASSET ALLOCATION RMAA													
LVIP Global Conservative Allocation Managed Risk Fund - Service Class1, 2, 3, 9, 16	Risk Managed - Asset Allocation	05/03/2005	0.58	4.91	3.88	0.15	4.65	4.66	4.34	2.54	2.64	3.88	
LVIP Global Growth Allocation Managed Risk Fund - Service Class1, 2, 3, 9, 16	Risk Managed - Asset Allocation	05/03/2005	0.95	7.20	5.83	0.42	7.43	6.95	6.99	4.79	3.59	3.97	
LVIP Global Moderate Allocation Managed Risk Fund - Service Class1, 2, 3, 9, 16	Risk Managed - Asset Allocation	05/03/2005	0.81	5.73	4.52	0.40	6.64	5.73	5.79	3.80	3.14	3.99	
LVIP SSGA Global Tactical Allocation Managed Volatility Fund - Service Class1, 2, 3, 9, 11	Risk Managed - Asset Allocation	05/03/2005	0.95	7.20	5.57	0.12	5.59	5.97	7.07	6.28	3.80	3.55	
ASSET ALLOCATION ASA													
Fidelity [®] VIP Freedom 2055 Portfolio SM - Service Class 23, 7	Asset Allocation	04/11/2019	1.08	13.27	11.95	0.74	10.32	11.58	12.31	10.18	N/A	9.88	
Fidelity [®] VIP Freedom 2060 Portfolio SM - Service Class 23, 7	Asset Allocation	04/11/2019	1.03	13.24	11.96	0.75	10.31	11.57	12.30	10.19	N/A	9.89	
LVIP BlackRock Global Allocation Fund - Service Class1, 2, 9	Asset Allocation	04/26/2019	0.87	10.81	9.73	-0.51	7.34	10.31	8.30	5.76	N/A	6.55	
LVIP T. Rowe Price 2020 Fund - Service Class3, 6, 9	Asset Allocation	05/01/2007	0.63	7.20	6.09	0.29	5.09	6.61	6.63	5.10	4.47	3.71	
LVIP T. Rowe Price 2030 Fund - Service Class3, 6, 9	Asset Allocation	05/01/2007	0.83	8.25	6.94	0.34	6.39	7.41	8.19	6.84	5.28	4.12	
LVIP T. Rowe Price 2040 Fund - Service Class3, 6, 9	Asset Allocation	05/01/2007	1.14	9.99	8.37	0.47	8.46	9.10	10.53	9.03	6.34	4.43	
LVIP T. Rowe Price 2050 Fund - Service Class3, 6, 9	Asset Allocation	04/29/2011	1.28	10.83	9.07	0.57	9.41	9.95	11.52	9.89	7.00	5.78	
LVIP T. Rowe Price 2060 Fund - Service Class3, 6, 9	Asset Allocation	04/30/2020	1.29	10.95	9.17	0.57	9.49	10.16	11.56	10.31	N/A	12.30	
RISK MANAGED - US LARGE CAP RMUSL													
LVIP BlackRock Dividend Value Managed Volatility Fund - Service Class9, 10, 11	Risk Managed - US Large Cap	02/03/1994	1.08	3.95	3.24	0.19	5.93	0.99	6.61	10.72	6.40	6.42	
LVIP Blended Large Cap Growth Managed Volatility Fund - Service Class9, 10, 11	Risk Managed - US Large Cap	02/03/1994	1.28	0.44	-1.22	2.17	13.54	8.23	15.02	12.21	9.66	7.22	
RISK MANAGED - US MID CAP RMUSM													
LVIP Blended Mid Cap Managed Volatility Fund - Service Class8, 9, 10, 11	Risk Managed - US Mid Cap	05/01/2001	1.20	4.65	5.46	0.77	10.69	14.02	10.53	7.56	7.79	4.61	
LVIP JPMorgan Select Mid Cap Value Managed Volatility Fund - Service Class8, 9, 10, 11	Risk Managed - US Mid Cap	05/01/2001	1.54	-2.48	-2.28	1.04	5.20	-0.38	6.15	10.78	4.74	5.68	
RISK MANAGED - GLOBAL/INTERNATIONAL RMGI													
LVIP Franklin Templeton Global Equity Managed Volatility Fund - Service Class1, 9, 10, 11	Risk Managed - Global/International	08/01/1985	1.30	6.16	4.64	0.56	8.89	4.64	9.58	9.43	5.04	6.66	
LVIP SSGA International Managed Volatility Fund - Service Class1, 3, 9, 11	Risk Managed - Global/International	12/31/2013	1.31	15.79	12.35	-2.12	4.79	5.44	9.63	6.84	2.29	1.63	

								AVERAGE ANNUAL TOTAL RETURN (%) AS OF 7/31/2025				
ESG/SOCIALLY CONSCIOUS ESC												
AB VPS Sustainable Global Thematic Portfolio - Class B1	ESG/Socially Conscious	01/11/1996	1.66	6.35	6.12	-0.72	10.91	1.95	5.16	5.79	8.04	5.40
LVIP Macquarie Social Awareness Fund - Service Class9, 12, 21	ESG/Socially Conscious	05/02/1988	1.42	7.63	7.75	2.04	16.02	13.53	15.31	13.75	10.73	9.88

* These returns are measured from the inception date of the fund and predate its availability as an investment option in the variable annuity (separate account). This hypothetical representation depicts how the investment option would have performed had the fund been available in the variable annuity during the time period. It includes deductions for the M&E charge and the contract administrative fee. If selected above, the cost for the i4LIFE[®] Advantage feature or a death benefit will be reflected. The cost for other riders with quarterly charges is not reflected. No surrender charge and no annual contract charge is reflected.

Risk disclosures: The following summarizes some of the risks associated with the underlying funds available for investment. For risks specific to each investment option, please see each fund's prospectus.

- 1: **International:** Investing internationally involves risks not associated with investing solely in the United States, such as currency fluctuation, political or regulatory risk, currency exchange rate changes, differences in accounting and the limited availability of information.
- 2: **Asset Allocation Portfolios:** Asset allocation does not ensure a profit, nor protect against loss in a declining market.
- 3: **Fund of funds:** Each fund is operated as a fund of funds that invests primarily in one or more other funds, rather than in individual securities. A fund of this nature may be more expensive than other investment options because it has additional levels of expenses. From time to time, the Fund's advisor may modify the asset allocation to the underlying funds and may add new funds. A Fund's actual allocation may vary from the target strategic allocation at any point in time. Additionally, the Fund's advisor may directly manage assets of the underlying funds for a variety of purposes.
- 4: **Exchange-traded funds:** Exchange-traded funds (ETFs) in this lineup are available through collective trusts or mutual funds. Investors cannot invest directly in an ETF.
- 5: **Alternative Funds:** Certain funds (sometimes called "alternative funds") expect to invest in (or may invest in some) positions that emphasize alternative investment strategies and/or nontraditional asset classes and, as a result, are subject to the risk factors of those asset classes and/or investment strategies. Some of those risks may include general economic risk, geopolitical risk, commodity-price volatility, counterparty and settlement risk, currency risk, derivatives risk, emerging markets risk, foreign securities risk, high-yield bond exposure, index investing risk, exchange-traded notes risk, industry concentration risk, leveraging risk, real estate investment risk, master limited partnership risk, master limited partnership tax risk, energy infrastructure companies risk, sector risk, short sale risk, direct investment risk, hard assets sector risk, active trading and "overlay" risks, event-driven investing risk, global macro strategies risk, temporary defensive positions and large cash positions. If you are considering investing in alternative investment funds, you should ensure that you understand the complex investment strategies sometimes employed and be prepared to tolerate the risks of such asset classes. For a complete list of risks, as well as a discussion of risk and investment strategies, please refer to the fund's prospectus. The fund may invest in derivatives, including futures, options, forwards and swaps. Investments in derivatives may cause the fund's losses to be greater than if it invested only in conventional securities and can cause the fund to be more volatile. Derivatives involve risks different from, or possibly greater than, the risks associated with other investments. The fund's use of derivatives may cause the fund's investment returns to be impacted by the performance of securities the fund does not own and may result in the fund's total investment exposure exceeding the value of its portfolio.
- 6: **Target-date funds:** The target date is the approximate date when investors plan to retire or start withdrawing their money. Some target-date funds make no changes in asset allocation after the target date is reached; other target-date funds continue to make asset allocation changes following the target date. (See the prospectus for the funds allocation strategy.) The principal value is not guaranteed at any time, including at the target date. An asset allocation strategy does not guarantee performance or protect against investment losses. A "fund of funds" may be more expensive than other types of investment options because it has additional levels of expenses.
- 7: **Emerging Markets:** Investing in emerging markets can be riskier than investing in well-established foreign markets. International investing involves special risks not found in domestic investing, including increased political, social and economic instability, all of which are magnified in emerging markets.
- 8: **Small & Mid Cap:** Funds that invest in small and/or midsize company stocks may be more volatile and involve greater risk, particularly in the short term, than those investing in larger, more established companies.
- 9: **Manager of managers funds:** Subject to approval of the fund's board, Lincoln Financial Investments Corporation (LFI) has the right to engage or terminate a subadvisor at any time, without a shareholder vote, based on an exemptive order from the Securities and Exchange Commission. LFI is responsible for overseeing all subadvisors for funds relying on this exemptive order.
- 10:**Multimanager:** For those LVIP funds that employ a multimanager structure, Lincoln Financial Investments Corporation (LFI) is responsible for overseeing the subadvisor(s). While the investment styles employed by the fund's subadvisors are intended to be complementary, they may not, in fact, be complementary, they may not, in fact, be complementary. A multimanager approach may result in more exposure to certain types of securities risks and in higher portfolio turnover.
- 11:**Managed Volatility Strategy:** The fund's managed volatility strategy is not a guarantee, and the fund's shareholders may experience losses. The fund employs hedging strategies designed to reduce overall portfolio volatility. The use of these hedging strategies may limit the upside participation of the fund in rising equity markets relative to unhedged funds, and the effectiveness of such strategies may be impacted during periods of rapid or extreme market events.
- 12:**Macquarie Investment Management:** Investments in Macquarie VIP Series, Delaware Funds, Ivy Funds, LVIP Macquarie Funds or Lincoln Life accounts managed by Macquarie Investment Management Advisers, a series of Macquarie Investments Management Business Trust, are not and will not be deposits with or liabilities of Macquarie Bank Limited ABN 46008 583 542 and its holding companies, including their subsidiaries or related companies, and are subject to investment risk, including possible delays in prepayment and loss of income and capital invested. No Macquarie Group company guarantees or will guarantee the performance of the series or funds or accounts, the repayment of capital from the series or funds or account, or any particular rate of return.
- 13:**Bonds:** The return of principal in bond funds is not guaranteed. Bond funds have the same interest rate, inflation, credit, duration, prepayment and market risks that are associated with the underlying bonds owned by the fund or account.

14:Sector Funds: Funds that target exposure to one region or industry may carry greater risk and higher volatility than more broadly diversified funds.

15:REIT: A real estate investment trust (REIT) involves risks such as refinancing, economic conditions in the real estate industry, declines in property values, dependency on real estate management, changes in property taxes, changes in interest rates and other risks associated with a portfolio that concentrates its investments in one sector or geographic region.

16:Risk Management Strategy: The fund's risk management strategy is not a guarantee, and the funds shareholders may experience losses. The fund employs hedging strategies designed to provide downside protection during sharp downward movements in equity markets. The use of these hedging strategies may limit the upside participation of the fund in rising equity markets relative to other unhedged funds, and the effectiveness of such strategies may be impacted during periods of rapid or extreme market events.

17:LVIP Government Money Market Fund: You could lose money by investing in the Fund. Although the Fund seeks to preserve the value of your investment at \$10.00 per share for LVIP Government Money Market Fund, it cannot guarantee it will do so. An investment in the Fund is not a bank account and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. The Fund's sponsor is not required to reimburse the Fund for losses, and you should not expect that the sponsor will provide financial support to the Fund at any time, including during periods of market stress.

The 7-day yield quotation more closely reflects the current earnings of the money market fund than the total return quotation.

18:Ultra Short Bond Funds: During periods of extremely low short-term interest rates, the fund may not be able to maintain a positive yield and, given a historically low interest rate environment, may experience risks associated with rising rates.

19:Floating rate funds: Floating rate funds should not be considered alternatives to CDs or money market funds and should not be considered as cash alternatives.

20:High-yield or mortgage-backed funds: High-yield funds may invest in high-yield or lower rated fixed income securities (junk bonds) or mortgage-backed securities with exposure to subprime mortgages, which may experience higher volatility and increased risk of nonpayment or default.

21:ESG: An environmental, social, governance (ESG) standards strategy (also referred to as engagement, green, impact, responsible, social aware, sustainable) generally prohibits investment in certain types of companies, industries and segments of the U.S. economy. Thus this strategy may (i) miss opportunities to invest in companies, industries or segments of the U.S. economy that are providing superior performance relative to the market as a whole and (ii) become invested in companies, industries and segments of the U.S. economy that are providing inferior performance relative to the market as a whole.

22:Index: An index is unmanaged, and one cannot invest directly in an index. Indices do not reflect the deduction of any fees.

23:MSCI: The fund described herein is indexed to an MSCI® index. It is not sponsored, endorsed, or promoted by MSCI®, and MSCI®; bears no liability with respect to any such fund or to an index on which a fund is based. The prospectus and statement of additional information contain a more detailed description of the limited relationship MSCI®; has with Lincoln Investment Advisors Corporation and any related funds.

24:S&P: The Index to which this fund is managed is a product of S&P Dow Jones Indices LLC (SPDJI) and has been licensed for use by one or more of the portfolio's service providers (licensee). Standard & Poor's®; and S&P®, S&P GSCI® and S&P 500® are registered trademarks of S&P Global, Inc. or its affiliates (S&P); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC (Dow Jones). The trademarks have been licensed for use by SPDJI and sublicensed for certain purposes by the licensee. The licensee's products are not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, their respective affiliates, or their third party licensors, and none of these parties or their respective affiliates or third party licensors make any representation regarding the advisability of investing in such products, nor do they have liability for any errors, omissions, or interruptions of the Index.

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