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SAN BERNARDINO COUNTY

County Administrative Office

Gregory C. Devereaux
Chief Executive Officer

February 20, 2015

California Energy Commission
Dockets Office, MS-4
Docket No. 09-RENEW EO-01
1516 Ninth Street
Sacramento, CA 95814-5512
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The Honorable California Energy Commission,

Please find enclosed the County of San Bernardino (County) position paper on the Draft Desert Renewable Energy Conservation Plan (DRECP). Given the potential impact of the DRECP on County land use, economic development, and desert communities, the County undertook a review of the DRECP in the context of the County's priorities. This position paper reflects that review. It is not an exhaustive review of or position on every component of the DRECP, neither is it an exhaustive analysis of the environmental, cultural or socioeconomic impacts of the alternatives in the DRECP. Importantly, the goal of the position paper is to highlight the County's key priorities in the context of the DRECP and identify the County's position on DRECP land use decisions and implementation measures.

The County cannot support the DRECP as a whole given its content and analysis at this time. While the position paper identifies specific components of the DRECP that the County supports, assuming certain conditions are met, it identifies several components that are not currently in alignment with County priorities and should be amended. The position paper also identifies components requiring additional clarity or detailed analysis.

The County respectfully requests that a revised DRECP should be issued within six months following the February 23, 2015 public comment deadline. Following the release of the revised DRECP, a second public comment period should be set to allow for review and response to the revised DRECP.

The County welcomes the opportunity to discuss the position paper in detail with the Commission and its staff. We look forward to continued dialogue.

Sincerely,

Gregory C. Devereaux
Chief Executive Officer

Enclosure

County of San Bernardino Position Paper on the Draft Desert Renewable Energy Conservation Plan

12 February 2015

Notice

This document and its contents have been prepared and are intended solely for County of San Bernardino's information and use in relation to the County's position paper on the Draft Desert Renewable Energy Conservation Plan.

Atkins North America, Inc. assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 59 pages including the cover.

Document history

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Rev 2.0	Formatting and executive summary	SB	SL	SL	SL	01/11/15
Rev 3.0	Revisions to Appendix C based on input from SB County	SL	SL	SL	SL	1/12/15
Rev 4.0	Revisions based on input from SB County and revised Evaluation Matrix	SL, MH	SL	SL	SL	1/14/15
Rev 5.0	Revisions based on input from SB County focus groups	SL	DS	SL	SL	1/19/15
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Rev 7.0	Revisions based on input from SB County	SL	DS	SL	SL	1/28/15
Rev 8.0	Revisions to include Questions 9a and 9b in Appendix C and edit re: acreage of private land in SB County converted to federal land	SL	DS	SL	SL	1/29/15
Rev 9.0	Revisions to reflect BOS input	SL	DS	SL	SL	2/2/15
Rev 10.0	Revisions to reflect Dena Smith input and clarification re: GIS Analysis questions	SL	JM	SL	SL	2/3/15
Rev 11.0	Revisions and comments to reflect DPW comments on National Trails Highway 66	SL	SL	SL	SL	2/5/15
Rev 12.0	Revisions to reflect BOS input based on February 10, 2015 special meeting	SL	SL	SL	SL	2/12/15

Acronyms

ACEC	Areas of Critical Environmental Concern
Atkins	Atkins North America, Inc.
BGOs	Biological Goals and Objectives
BLM	Bureau of Land Management
CDFW	California Department of Fish and Wildlife
CDPA	California Desert Protection Act

CEC	California Energy Commission
CEQA	California Environmental Quality Act
CSLC	California State Lands Commission
CSP	concentrating solar power
CMAs	conservation and management actions
CPA	Conservation Planning Area
DRECP	Desert Renewable Energy Conservation Plan
DFA	Development Focus Areas ESA Endangered Species Act
FLPMA	Federal Land Policy and Management Act
GCP	General Conservation Plan
GHG	greenhouse gas
HCP	Habitat Conservation Pan
ITPs	incidental take permits
LUPA	Land Use Plan Amendment
MW	megawatt
MAMP	Monitoring and Adaptive Management Program
NEPA	National Environmental Policy Act
NLCS	National Landscape Conservation System
NCCP	natural community conservation plan
NECO	North and Eastern Colorado Desert Coordinated Management Plan
NEMO	Northern and Eastern Mojave Plan
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NTH	National Trails Highway
O&M	operations and maintenance
PILT	Payment in Lieu of Taxes
PV	photovoltaic
REVEAL	Renewable Energy Valuation and Augmentation Leadership
ROW	right-of-way
County	San Bernardino County
SMARA	Surface Mining and Reclamation Act
USFWS	U.S. Fish and Wildlife Service
WEMO	West Mojave Amendment Plan

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Executive Summary

More than half of the acreage included in the proposed Draft Desert Renewable Energy Conservation Plan (DRECP) is located within San Bernardino County (County). Given the potential impact of the DRECP on County land use, economic development, and desert communities, the County undertook a review of the DRECP in the context of the County's priorities. This position paper reflects that review. It is not an exhaustive review of our position on every component of the DRECP, neither is it an exhaustive analysis of the environmental, cultural or socioeconomic impacts of the alternatives in the DRECP. Importantly, the goal of this position paper is intended to highlight the County's key priorities in the context of the DRECP and identify the County's position on DRECP land use decisions and implementation measures.

The County's key priorities that pertain to the DRECP were thoughtfully developed via review and analysis of the DRECP, additional GIS analysis conducted directly by the County, and a series of internal focus group meetings and briefings.

Our key priorities are as follows:

- Protect desert community values and economic development opportunities by:
    - Focusing renewable energy development on private land in areas that have marginal economic development potential, have been previously disturbed, or have been contaminated, in addition to federal land in the County
    - Focusing mitigation and conservation on federal land in the County
    - Minimizing mitigation and conservation on private land in the County
- Encourage distributed generation that addresses local needs while allowing excess energy to be sold to the grid
- Maintain County land use authority
- Retain access to and availability of mineral resources in the County
- Seek means to improve economic benefits of renewable energy development to the County, such as:
    - Requiring property tax valuation on solar photovoltaic (PV) projects
    - Assessing fees on renewable energy development in lieu of taxes such as the Payments in Lieu of Taxes (PILT) program
    - Making post-extraction mining land available for renewable energy development
    - Using greenhouse gas (GHG) emissions credits from renewable energy development as incentives to attract and mitigate impacts of GHG-producing uses that create jobs and economic benefits
    - Developing mechanisms for the County and other local governments to utilize renewable energy development to serve local electricity demand
    - Identifying opportunities for the County to partner with renewable energy developers on microgrid projects
    - Developing mechanisms for direct financial benefits to local communities impacted by renewable energy development, such as discounted electricity bill pricing or rebates

The primary DRECP components that the County supports, assuming the italicized conditions are met, are as follows:

- Retention of the County's land use permitting and the California Environmental Quality Act (CEQA) lead agency authority for renewable energy development on private land
- Renewable energy development on private land *in areas that have marginal economic development potential, have been previously disturbed, or have been contaminated*
- Renewable energy development on federal land, *if access to recreational opportunities and mineral resources are not impeded*
- Conservation land as mitigation for renewable energy development on federal land, *as long as conservation on federal land is prioritized first over conservation on private land, grazing allotment relinquishment is voluntary, and a mitigation bank for relinquished grazing allotments is developed such that unused allotments retain future use value*
- The option for the County to participate in a natural community conservation plan (NCCP) under the DRECP that would apply to renewable energy development and non-renewable energy development projects, *without a requirement for the County to prepare its own NCCP*

However, the County has significant concerns regarding the DRECP and cannot support many components as currently drafted. While the proposed DRECP implementation measures could potentially help streamline permitting processes for both renewable and non-renewable energy development, the County cannot support these implementation measures unless the DRECP addresses the County's concerns expressed in this position paper first. The County also finds that the DRECP is lacking in clarity and detailed quantitative analysis in crucial areas.

The primary DRECP components requiring additional clarity that should be addressed before the County can further consider its support of the DRECP are as follows:

- Restrictions, if any, on access to and availability of mineral resources on private and federal land, particularly on proposed Bureau of Land Management (BLM) Land Use Plan Amendment (LUPA) conservation designations and DFA-designated BLM land
- Restrictions, if any, on recreational use and access on proposed BLM LUPA conservation designations and DFA-designated BLM land
- Definition of BLM withdrawal and explanation of withdrawal implementation for BLM DFA-designated and conservation land
- Explanation of the legality of changing BLM lands from multiple use designations to specific types of development
- Explanation of the legality of U.S. Fish and Wildlife Service (USFWS) issuance of take permits under a General Conservation Plan (GCP) rather than a Habitat Conservation Plan (HCP)
- Ability for project-level incidental take permits (ITPs) to apply to renewable energy and non-renewable energy development
- Explanation of how federal, state and local permitting for renewable energy and non-renewable energy development will be streamlined and/or expedited via the DRECP implementation measures

- Explanation of the rank and tenure of the DRECP management structure provided by each agency

The primary DRECP components <u>requiring additional detailed analysis</u> before the County can further consider its support of the DRECP are as follows:

- An updated analysis of the amount of (MW) renewable energy development in the DRECP , taking into account the following information:
    - MW of renewable energy development located in the DRECP Plan Area currently in operation or under construction
    - Implementation of the State's GHG emissions reduction target of 1990 levels by 2020, the Governor's 50% by 2030 renewable energy goal, the State's Long-Term Energy Efficiency Strategic Plan and other related State GHG, renewable energy and energy efficiency policies and initiatives
    - The amount of renewable energy development in the DRECP that is expected to be utility-scale in order to implement State GHG, renewable energy and energy efficiency policies and initiatives versus distributed generation to serve local electricity demand
- The amount of renewable energy development in the DRECP that could serve local electricity demand within each County
- The costs and benefits, and identification of policy strategies—including specific mechanisms such as local agency access to greenhouse gas credits—to improve economic benefits, of renewable energy development in the DRECP on a County-by-County basis
- Funding required and funding resources available for County participation in the DRECP implementation
- The costs and benefits on a County-by-County basis related to changes in authorized use and/or withdrawal associated with the proposed DFA-designated BLM land and proposed BLM LUPA conservation designations
- A view shed analysis of renewable energy development and associated transmission development on DFA designations on private land on a County-by-County basis
- An analysis of how the DRECP may impact future cost-effective maintenance of California Highway 66/National Trails Highway (NTH)
- An update of the soils, wind erosion and geology analysis utilizing data from the County and NRCS

The primary DRECP components that are <u>not currently in alignment with County priorities and therefore should be amended before the County can further consider its support</u> of the DRECP are as follows:

- Development Focus Areas (DFA) and Conservation Planning Area (CPA) designations on private land within the County that has already been identified in a recently completed analysis by the County as prime developable land
    - The DRECP currently proposes 298,700 acres of DFA land and 200,700 acres of CPA land on a total of 600,000 acres of prime developable land identified by the County. This is in addition to 10,400 acres of new transmission development on

prime developable land identified by the County. That is approximately 85% of the County's prime developable land available.

- Lack of quantitative analysis and focus on distributed renewable energy generation for local consumption
- Lack of quantitative analysis and focus on local economic costs and benefits of renewable energy generation or policy strategies to improve local economic benefits
- Lack of a viable option for the County to become a plan participant and participate in the Public Agency Working Group without developing its own plan tiered from the DRECP
- Lack of assurance that the County's interests will be given priority for biological permits

The County respectfully requests that a revised DRECP be issued within 6 months following the February 23, 2015 public comment deadline. This revised DRECP should be amended to be in alignment with the County's priorities and provide the clarification and additional quantitative analysis requested in this position paper. Following the release of the revised DRECP, there should be a second public comment period to respond to the revised DRECP. The County believes this request is reasonable given that the original DRECP development schedule was revised multiple times.

1. County Positions on DRECP Compatibility with County Priorities

How to read this section

Each of the following subsection titles describe key County priorities that pertain to the DRECP. The subsection text starts with the County's position on whether or not the DRECP is compatible with the County priority. The position is followed by background information explaining the components of the DRECP that provide the rationale for the County's position.

1.1. County Priority: Protect desert community values and economic development opportunities by focusing renewable energy development on private land in areas that have marginal economic development potential, have been previously disturbed, or have been contaminated, in addition to federal land in the County; focusing mitigation and conservation on federal land in the County; and minimizing mitigation and conservation on private land in the County

County position

DRECP use of DFA or CPA on private land in the County, including the purchase and transfer of private land to federal and state agencies for mitigation purposes, is a major concern for the County. It is critical for the County to maintain opportunities for non-renewable energy development on private land in order to maximize the opportunity to bring long-term tax and job benefits to the County. This concern is heightened by the fact that based on the County's GIS analysis, 298,700 acres DFA land is located in prime developable land designated by the County, 200,700 acres of CPA land is located in prime developable land, and 10,400 acres of new transmission is located in prime developable land. This encompasses approximately 85% of the 600,000 acres of prime developable land available. Based on QuadState Local Governments Authority analysis, 835,173 acres of private land in the County has already been lost to BLM and National Park Service (NPS) acquisitions over the past 14 years. This does not include potential U.S. Army acquisitions for mitigation of Ft. Irwin expansion (an additional 130,000 acres, approximately, of private land) or mitigation land acquired by the State. It is also important to note that the County is addressing these issues through the development of a renewable energy element for its general plan via the California Energy Commission (CEC)-funded San Bernardino County Partnership for Renewable Energy and Conservation (SPARC). Unfortunately, the County's experience to date with solar photovoltaic (PV) and concentrating solar power (CSP) facilities is such that they have not produced equivalent long-term tax revenue and jobs in comparison to other types of commercial and industrial development in the County. Appendix C provides additional context regarding the County's experience with tax and economic benefits from renewable energy development to date. The County supports renewable energy development on private land as long as it is emphasized in areas that have marginal economic development potential, that have been previously disturbed, or that have been contaminated. The County encourages avoidance of renewable energy development in prime developable land identified by the County or in areas that have strong local community opposition for reasons consistent with the law and development code.

The County recommends that the DRECP consider eliminating DFA designations in Apple Valley, unincorporated Apple Valley, Phelan (south of SR 18 between US 395 and the Los Angeles County line), Stoddard Valley, Helendale, Lucerne Valley, Johnson Valley, Newberry Springs and along historically sensitive sections of California Highway 66/ NTH. The County also recommends that the DRECP consider additional DFA designations along the "395 Corridor", which is west of U.S. Route 395 and north of El Mirage, and along and four miles north of California State Route 58. The County recognizes that there may be potential land ownership limitations (e.g. U.S. Department of Defense land) with this approach.

Regarding conservation land, the County has already supported and has had designated significant conservation in the state on federal land in the County via other regional land use plans and policies such as the California Desert Protection Act (CDPA), the West Mojave Amendment Plan (WEMO), the North and Eastern Colorado Desert Coordinated Management Plan (NECO) and the Northern and Eastern Mojave Planning Effort (NEMO). It is critical for the conservation areas on federal land to not impede recreational access or use and associated economic benefits to the County.

The County recognizes that focusing renewable energy development on federal land may have an impact on visual resources on federal land. The County does not expect visual resource impacts on federal land to impede recreational use. However, the DRECP should give adequate consideration to and analyse view shed impacts of renewable energy development and associated transmission development on DFA designated private land as well as analyse how the DRECP may impact future cost-effective maintenance of California Highway 66/NTH. Appendix G provides specific County positions regarding future cost-effective maintenance of California Highway 66/NTH. In addition, the DRECP should update the soils, wind erosion and geology analysis utilizing data from the County and the Natural Resources Conservation Service (NRCS).

Conservation on federal land should be prioritized first over conservation on private land, grazing allotment relinquishment should be voluntary, and a mitigation bank for relinquished grazing allotments should be developed such that unused allotments and residual portions of partially taken allotments retain future use value when livestock grazing use of the total allotment has been surrendered.

Background information

The DFA for the DRECP Preferred Alternative includes 346,600 acres of private land, 35,900 acres of federal land and 16,800 acres of state land. For conservation land, the Preferred Alternative includes 279,700 acres of conservation lands on private land (i.e., CPA) within the County. The DRECP Coordination Group will determine private lands most suitable for acquisition. All land acquisitions from private property owners would be from willing sellers, and no imminent domain acquisition will be used. While the DRECP does not directly identify a preference for use of private or public land for conservation purposes, the DRECP's reliance on willing sellers whose lands will meet the DRECP criteria for conservation suitability does put some limits on the amount of private land that would otherwise be developed. The County also notes that conversion of private land to federal estate, whether for renewable energy or for conservation, does not increase the County's payments under the federal PILT program since the County is already capped for payment, thus there is no offset for lost tax base. According to DRECP, recreation will not necessarily be curtailed within the conservation areas on federal land, but it will be monitored to ensure that recreation activities are not damaging the conservation efforts.

In comparison to the Preferred Alternative, Alternative 1 includes 265,000 acres and Alternative 2 includes 405,000 acres of DFA on non-federal land within the County. Alternative 2 also includes the most DFA land on federal land, with 160,000 acres proposed on federal land within the County.

In considering conservation land, the numbers are very similar for each of the alternatives; however, Alternative 2 has the most conservation land acreage on public land. County-specific conservation land acreage by land ownership comparisons to the other alternatives are not available at this time. In looking at acreages across the entire County, the Preferred Alternative, Alternative 1 and Alternative 2 have similar amount of conservation land acreage. The Preferred Alternative includes 8,140,000 acres of conservation within the County, Alternative 1 includes 8,137,000, and Alternative 2 includes 8,340,000.

1.2. County Priority: Encourage distributed generation that addresses local needs while allowing excess energy to be sold to the grid

County position

The County's preference is for renewable energy development to serve as much local electricity demand as possible, with a particular focus on distributed generation. Accordingly, the DRECP's lack of analysis on production for local consumption is considered to be a fatal flaw by the County. A detailed quantitative and qualitative analysis regarding how much of the renewable energy development (irrespective of the size of the projects) could serve electricity demand within the County should be conducted.

In addition, an updated analysis of the amount of (MW) renewable energy development in the DRECP should be conducted, taking into account the following information: MW of renewable energy development located in the DRECP Plan Area currently in operation or under construction; implementation of the State's GHG emissions reduction target of 1990 levels by 2020, the Governor's 50% by 2030 renewable energy goal, the State's Long-Term Energy Efficiency Strategic Plan and other related State GHG, renewable energy and energy efficiency policies and initiatives; and the amount of renewable energy development in the DRECP that is expected to be utility-scale in order to implement State GHG, renewable energy and energy efficiency policies and initiatives versus distributed generation to serve local electricity demand.

The County plans to address these issues via the CEC- funded Renewable Energy Valuation and Augmentation Leadership (REVEAL) project, but that analysis will not be initiated until the 2nd Quarter of 2015 at the earliest. The DRECP should conduct a similar analysis that is DRECP-wide and broken down by County. Without this analysis, the County will assume that the vast majority of the renewable energy generation will not serve electricity demand within the County.

Background information

The DRECP briefly discusses distributed generation; the discussion is limited to utility-scale ground mounted renewable energy development less than 20 MW in size. Rooftop or other building or infrastructure-mounted systems are not considered, nor is local consumption of the power generated from the renewable energy development a focus. There is no change between the alternatives. In addition, the Draft relies on the assumptions that transmission lines will be either upgraded or constructed to accommodate new generation capacity.

1.3. County Priority: Maintain County land use authority

County position

The County supports the DRECP's retention of the County's land use permitting and CEQA lead agency authority over renewable energy development on private land. There is no apparent change between the alternatives. The DRECP Implementation section of this position paper provides additional detail and discussion on this subject.

1.4. County Priority: Retain access to and availability of mineral resources in the County

County position

The DRECP's potential impact on access to and availability of mineral resources is a major concern for the County. For example, the County depends on saleable minerals for aggregate material for infrastructure maintenance. Renewable energy projects also require purchase of aggregate materials for road base and treatment to minimize erosion and fugitive dust. Access to and availability of mining resources should not conflict with renewable energy development and conservation priorities. If there is a conflict, access to and availability of mineral resources should supersede renewable energy development and conservation priorities.

The County is working actively to avoid potential conflicts between mining and renewable energy development. For example, the County supports a current legislative proposal establishing a minor amendment to the Surface Mining and Reclamation Act (SMARA). This proposal would eliminate an overlapping regulatory burden for renewable energy development on mined lands. The intent is to increase accessibility for renewable energy development to existing disturbed lands without negatively impacting existing rights to mineral resources. In so doing, it will reduce renewable energy development on undisturbed lands.

Background information

None of the DRECP alternatives discuss mining in significant detail or with clarity. The BLM LUPA implementation section of this position paper provides additional detail on this subject. Access to and availability of mining resources could potentially be most restricted on DFA and conservation lands located on federal land within the County. It is uncertain if the DFA and reserve areas on federal land would also be compatible with access to and availability of mining resources. While withdrawal from mining entry is applied to minerals that are locatable under the Mining Law of 1872, in practice such withdrawals may also negatively affect the County's access to mineral materials such as aggregate required for maintenance of infrastructure.

The total amount of reserve area acreage located on federal land within the County does not vary significantly between the alternatives. The amount of DFA acreage in the County on federal land is nearly 200,000 acres in Alternative 2 and dramatically less (<50,000 acres) for all of the other alternatives. However, under Alternative 2, saleable mineral development would be limited to approval on BLM parcels less than 2,000 acres and conservation lands would be unsuitable for all leasing for mineral extraction.

1.5. County Priority: Seek means to improve economic benefits of renewable energy development to the County

County position

The County's preference is for renewable energy development to improve tax revenue, jobs and other economic development opportunities for the County. Accordingly, the DRECP's lack of detailed quantitative economic analysis regarding the renewable energy development in the DRECP is considered to be a fatal flaw by the County. The DRECP should conduct an analysis of the costs and benefits, and identification of policy strategies—including specific mechanisms—to improve economic benefits of renewable energy development in the DRECP on a County-by-County basis.

The County also recognizes that there are likely policy strategies that can be developed to improve economic benefits of renewable energy generation for the County. It is important to note that the County has already conducted a GHG emissions inventory and developed a GHG reduction plan, both of which will be updated in the forthcoming County General Plan.

Examples of specific mechanisms include: requiring property tax valuation on solar PV projects; assessing fees on renewable energy development in lieu of taxes such as the Payment in Lieu of Taxes (PILT) program; making post-extraction mining land available for renewable energy development; using GHG emissions credits from renewable energy generation projects as incentives to attract and mitigate impacts of GHG-producing uses that create jobs and economic benefits; developing mechanisms for the County and other local governments to utilize renewable energy development to serve local electricity demand; identifying opportunities for the County to partner with renewable energy developers on microgrid projects; and developing mechanisms for direct financial benefits to local communities impacted by renewable energy development, such as discounted electricity bill pricing or rebates.

The County plans to address these questions via the CEC-funded REVEAL project, but that analysis will not be initiated until the 2nd of 2015 at the earliest. The DRECP must conduct a similar analysis that is DRECP-wide and broken down by County.

Background information

None of the DRECP alternatives include any specific quantitative analysis of the economic costs or benefits of the 20,000 MW of renewable energy development and associated conservation strategies proposed in the Plan Area. In addition, none of the DRECP alternatives identify or address policy strategies to improve the economic benefits of renewable energy to the County.

2. County Positions on Key Implementation Components of the DRECP

How to read this section

Each of the following subsection titles describes key implementation components of the DRECP. The subsection text starts with the County's position on the implementation component. The position is followed by background information regarding the implementation component that provides rationale for the County's position.

2.1. Plan Participation

County position

San Bernardino County encompasses over half of the total lands covered by the DRECP. Regardless of whether or not the County becomes a plan participant in the future by developing its own plan tiered from the DRECP or obtaining take authorizations under the GCP and NCCP, the County should be invited to be a formal plan participant along with the state and federal agencies already identified as plan participants. Furthermore, funding for County involvement as a plan participant and participation in the Public Agency Working Group should be identified in the DRECP.

Background information

The DRECP consists of three distinct plan components: 1) a BLM LUPA, 2) a USFWS GCP, and 3) California Department of Fish and Wildlife (CDFW) NCCP. Implementation responsibilities specific to each component will reside with the agency (or participant) that has primary legal responsibility for that component. Agencies will "retain complete decision-making authority under their respective laws and regulations" (II.3-209). Plan-wide aspects of the DRECP, such as the Monitoring and Adaptive Management Program (MAMP), will be implemented through collaboration of applicable plan participants. Initially, participants will include BLM, USFWS, CDFW, CEC, and California State Lands Commission (CSLC). San Bernardino County and other local governments may become plan participants in the future by either developing their own plan tiered from the DRECP or obtaining take authorizations under the GCP and NCCP components of the DRECP for Covered Activities within their jurisdiction (II.3-208). Local governments will also be invited to participate in the Public Agency Working Group to coordinate implementation of DRECP planning components and address land management issues as well as participate informally by providing input to other Plan participants (II.3-218; II.3-223).

2.2. BLM Approval of LUPA

County position

The DRECP should adequately define and explain BLM land withdrawal and implementation. It is currently unclear if land withdrawn is sold, leased, or exchanged and if so, how and for what value. The DRECP should also describe, in detail, how lands that are withdrawn for the purposes of the DRECP may be utilized for the purposes of non-renewable energy development. For example, currently the DRECP states that new mining claims cannot be filed but also states that withdrawn lands will remain open to mineral leasing. In the County's experience, withdrawn lands may be open to mineral leasing on paper, but in practice withdrawn lands eliminate access to and availability of all mineral resources. Restricting access to and availability of mining resources in the County conflicts with the County's priorities.

Although BLM will retain decision-making authority with regard to land use plans and participation with the DRECP is intended to ensure collaboration and implementation of Plan-wide goals within BLM jurisdiction (II.3-209), the County is concerned that the amount of proposed conservation land will restrict a wide range of current land use and mining in particular. The framework and management objectives for the three designations of Reserve Design Lands under the BLM LUPA should be clearly defined and explain how the land will be available for multiple uses. For example, the types of land use allowed and restricted for

National Landscape Conservation System (NLCS) and Areas of Critical Environmental Concern (ACEC) land, which has a major impact on San Bernardino County and on the viability of the DRECP as a whole, is not described in any detail. While the County is supportive of conservation planning that involves changing grazing practices on federal land, the DRECP should also provide a detailed explanation of how current grazing users will be adequately compensated.

A detailed, quantitative economic analysis should be performed for the proposed DFA and conservation lands to address potential costs and benefits to the County associated with changes in authorized use and/or withdrawal associated with DFA-designated BLM land. The change of focus on BLM lands from multiple use designations to specific types of development may be in conflict with the Federal Land Policy and Management Act (FLPMA) raising questions regarding the legality of the plan. The DRECP should fully explain why the proposed BLM land use changes are consistent with the law.

Background information

The BLM is proposing to help clear a path for renewable energy development via BLM-Administered DFAs. The preferred alternative includes approximately 35,900 acres of federal lands designated as DFAs within San Bernardino County. The following involves withdrawal of lands:

- Public lands in DFAs would be proposed for withdrawal, in accordance with regulation, subject to valid existing rights, from settlement, location, or entry under the general land laws.
- New mining claims could not be filed; however, valid mining claims take precedence over future renewable energy development.
- Lands in DFAs would only be sold or exchanged if BLM determines the disposal either would facilitate renewable energy development or would preclude such development.
- Withdrawn lands would remain open to mineral leasing, geothermal leasing, and mineral material laws.
- Lands would remain open to right-of-way (ROW) authorizations and land leases or permits (II.3-307).

The DRECP Plan-Wide Reserve Design Envelope, or Reserve Design Lands, encompasses existing conservation areas, the BLM LUPA conservation designations, and the Conservation Planning Areas for each alternative. The Reserve Design Lands would include the following designations under the BLM LUPA component of the preferred alternative: NLCS, ACECs, and Wildlife Allocations (II.3-3). BLM LUPA conservation designations within San Bernardino County consist of about 3,600,000 acres (approximately 1,901,000 acres of NLCS and 240,000 acres of ACEC),which is about 44 percent of the total reserve lands designated for the County and 24 percent of the overall DRECP reserve acreage (II.3-15).

2.3. USFWS Approval of GCP

County position

The County's priority is for the minimal amount of private land available in the County to be retained for development. Only 11,050 acres of the CPA identified by the DRECP in the County is identified as high habitat sensitivity areas defined by a recent San Bernardino Associated

Governments (SANBAG) analysis. Except for private land already prioritized by the County for conservation, the DRECP should remove CPA land designations on private land in the County and prioritize conservation land on federal land. Further, the DRECP should explain the legality of USFWS issuance of take permits under a GCP rather than a HCP.

Background information

The GCP provides a "framework for streamlining permit decisions for Covered Activities under Section 10 of the federal Endangered Species Act (ESA)" (II.3-209). Permits issued under the GCP would authorize incidental take of Covered Species on non-federal lands within the DFAs and DRECP Reserve Design. Conservation Planning Areas of the DRECP Plan-Wide Reserve Design Envelope include both private and non-federal public lands outside existing conservation areas and BLM-administered lands. The DRECP Conservation Area will be assembled by acquiring land or conservation easements from willing sellers in the Conservation Planning Areas in order to meet the DRECP Biological Goals and Objectives (BGOs) (II.3-3; II.3-444). Conservation Planning Areas within San Bernardino County encompass 395,000 acres, which is about 5 percent of the total reserve lands designated for the County and 3 percent of the overall DRECP reserve acreage (II.3-15).

2.4. CEC Streamlined Permitting of Solar Thermal

County position

Since the CEC must maintain consistency with the GCP, support and participate in implementation of DRECP-wide programs, and incorporate the DRECP conservation and management actions (CMAs) as conditions of approval, the County's position regarding the DRECP's proposed CEC process is the same as the County's position on the other implementation components of the DRECP. The DRECP, as it is proposed currently, is not sufficiently consistent with County priorities. The DRECP should be revised to reflect the County's recommended changes and answer the County's many questions. Only at that point would the County be able to determine its support for the DRECP's proposed CEC process.

Background information

The CEC will retain its authority to approve energy facilities that are thermal power plants with a generating capacity of 50 MW or more and related facilities such as natural gas pipelines, water lines, tanks, etc.), and certain electric transmission lines. The CEC has exclusive authority to license decisions under California Law, including authority to authorize take in conformity in the terms of an approved NCCP. The CEC will be responsible for complying with the terms and conditions of its federal incidental take permit and maintaining consistency with the GCP. The CEC will be required to inform its licensing decisions under its incidental take permit and the NCCP, and to support and participate in implementation of DRECP-wide programs.

The CEC will incorporate the DRECP CMAs as conditions of approval in its licensing process for covered activities in the DRECP area. For projects that are proposed on BLM lands, the CEC and BLM will coordinate the CEC's licensing process with the BLM's ROW process and will ensure that review of proposals for covered activities will occur concurrently.

2.5. County Preparation of an NCCP that Applies to Renewable Energy and/or Non-Renewable Energy Development

County position

Although having the option to prepare a tiered NCCP under the DRECP is acceptable, San Bernardino County questions the likelihood of amending the GCP and NCCP as a viable option for DRECP participation. This is because the DRECP, as it is proposed currently, is not sufficiently consistent with County priorities. The DRECP should be revised to reflect the County's recommended changes and answer the County's many questions. Only at that point would the County be able to determine its interest in or support for preparing a tiered NCCP and/or amending the GCP and NCCP as an option for DRECP participation. The County questions the feasibility of this approach, and is generally concerned about the burden on County resources for implementing a tiered and/or a regional NCCP, particularly when the DRECP does not identify funding for these resources.

Background information

The County may become a DRECP plan participant by "developing and implementing conservation plans, land use plans, resource management plans, or land management plans that tier from the DRECP and help to achieve DRECP BGOs along with other goals and objectives within their jurisdiction" (II.3-208). The CDFW will ensure that NCCPs developed under the DRECP is coordinated with implementation of the LUPA and GCP (II.3-211). San Bernardino County would be invited to be a member of the DRECP Executive Policy Group and/or Coordination Group if the county prepared its own regional NCCP pursuant to the NCCP Act (II.3-212). The Executive Policy Group, among other things, will form the DRECP Coordination Group six months after the DRECP is approved. The Coordination Group will be a "new interagency and intergovernmental consortium" responsible for oversight and coordination of Plan-wide programs, including coordination with local governments regarding DRECP actions within their jurisdiction (II.3-214).

An NCCP prepared by San Bernardino County and tiered from the DRECP could apply to other development and/or infrastructure projects beyond renewable energy development. The County would also be able to define their own lands appropriate for renewable development projects and conservation in a separate NCCP under the DRECP provided that the county's plan is consistent with the DRECP BGOs and mitigation requirements (i.e., tiers from the DRECP) (II.3-224). However, a regional NCCP that proposes modifications to the boundaries of the DFAs or the reserve design would have to be consistent with DRECP Plan-wide BGOs and other applicable ESA and NCCP Act requirements and would likely require an amendment to the DRECP GCP and NCCP (II.3-224). It is expected that a County NCCP, once approved, would include a local implementation structure or program reducing the role of the Executive Policy Group and Coordination Group in that jurisdiction (II.3-224).

2.6. County Ability to Apply for an ITP under the GCP

County position

Although having the option to obtain project-level ITPs is acceptable and it could be desirable for the County not to have to prepare a separate habitat conservation plan or NCCP, the County questions the likelihood of amending the GCP and NCCP as a viable option for DRECP participation, which appears to be an initial requirement prior to the County having the option to

obtain project-level ITPs. Further, it is unclear if project-level ITPs could apply to non-renewable energy in addition to renewable energy development. The DRECP should be revised to reflect the County's recommended changes and answer the County's many questions identified in this position paper. Only at that point would the County be able to determine its interest in or support for project-level ITPs as proposed by the DRECP. This is particularly relevant given the fact that the ability to obtain an ITP is dependent upon the County's acceptance of the avoidance, minimization and mitigation measures outlined in the DRECP (11.3-223) and resources available for the County to implement these measures effectively. Only at that point would the County be able to determine its interest in or support for obtaining project-level ITPs as a plan participant. Take authorization is further discussed below under Biological Permits.

Background information

San Bernardino County may also become a plan participant by "applying for and obtaining take authorizations under the GCP and NCCP components of the DRECP for Covered Activities" under county jurisdiction (II.3-208). The GCP provides a detailed framework for obtaining a project-level ITP resulting from Covered Activities. The DRECP NCCP provides guidance "to apply for incidental take authorizations for Covered Activities pursuant to Section 2835 of the California Fish and Game Code" (II.3-210). The County "would be able to extend its incidental take authorization to qualified third-party project components for Covered Activities" within their jurisdiction under both the GCP and NCCP (II.3-210).

2.7. DRECP Permit Streamlining Effectiveness

County position

With the exception of the fact that the DRECP may encourage renewable energy development projects toward particular land areas and discourage renewable energy development projects in others, the DRECP appears to have a negligible impact on either streamlining or expediting permitting for renewable energy and non-renewable energy development alike in San Bernardino County. The DRECP should clearly define exactly how federal, state, and local permitting for renewable energy and non-renewable energy development will be streamlined and/or expedited, if at all. Further, the DRECP should identify funding available or ensure that resources are sufficient to effectively achieve streamlined and/or expedited permitting.

Background information

The DRECP essentially provides an integrated (i.e., LUPA, GCP, and NCCP) conservation and mitigation program for Covered Species to facilitate take authorizations for Covered Activities. The DRECP "does not supplant existing statutory requirements or regulatory permitting processes" (II.3-225). Many approval processes will continue to apply to relevant projects, including the following:

- BLM regulatory ROW grant processes for activities proposed on BLM lands;
- CEC licensing authority;
- CSLC leasing process for projects on CSLC lands; and
- Land use authority or other discretionary authority of local governments, including existing review and approval process requirements (II.3-225).

The Coordination Group will be responsible for ensuring that necessary regulatory authorizations are obtained for any action to be implemented under the DRECP. One of the Coordination Group participating agencies will serve as the lead agency for the purposes of obtaining regulatory authorizations (II.3-216). However, project proposals would need to be submitted to each applicable agency for their individual approval.

2.7.1. Biological Permits

County position

San Bernardino County would benefit from using information regarding agency preferred renewable energy development and conservation locations as well as following DRECP CMAs, but the application process would still be extensive requiring multiple reviewers/ approvals for each proposed Covered Activity. The County has no assurance that its interests will be given any more priority under the DRECP than current practice of County review of permit applications without the DRECP. The DRECP should be revised to provide this assurance. For example, the DRECP should designate a County representative as a participating member of the Coordination Group to assist with expediting projects in the County and retain the importance of decision-making in accordance with County priorities. Further, the DRECP should describe the rank and tenure of the DRECP management structure provided by each agency.

Background information

San Bernardino County can apply for take authorizations under the GCP and NCCP for DRECP Covered Activities. The county would apply to the CDFW and USFWS for a take authorization under the NCCP and GCP, respectively. According to the DRECP, applications consistent with the NCCP and GCP terms and conditions "would require little additional analysis and planning compared to what is ordinarily required to develop a regional NCCP or HCP" and the county would "benefit from a significantly streamlined permitting process for obtaining take authorizations" (II.3-223).

One integrated project proposal submittal to applicable regulatory agencies would be required for each proposed Covered Activity. The submittal will include general project information, general setting and existing conditions, applicable DRECP project planning guidelines, and pertinent project-level studies. The participating agencies with authority over the proposed Covered Activity will seek input from the Coordination Group regarding whether the proposal is consistent with DRECP requirements and CMAs for covered species. Each agency will independently determine the appropriate regulatory action to take regarding the proposal in accordance with their statutory responsibilities. However, the agencies will coordinate directly with each other to ensure project requirements are not duplicative (II.3-226).

For Covered Activities proposed on BLM lands, a biological opinion for take authorizations of federally listed species would be obtained from the USFWS (and issued to the BLM) pursuant to Section 7(a)(2) of the federal ESA. The DRECP integrated project proposal will be reviewed by BLM for consistency with applicable land use plan requirements for Covered Species as well as the biological opinion and incidental take statement for the LUPA (II.3-227).

Project proposals may also be submitted to the DRECP Coordination Group directly during planning stages for an early, informal review. This initial assessment would provide project proponents information regarding consistency and revisions/additions necessary for compliance with the DRECP prior to formal submittal to the agencies. The Coordination Group will respond to submittals within 30 days of their receipt (II.3-230). A project proposal completing the

Coordination Group review process with a positive assessment will be eligible for expedited review from the participating agencies. Approval of complete applications is expected within one year following submittal (or longer as needed for technical studies, such as 2-year eagle studies), during which any additional CEQA/NEPA (National Environmental Policy Act) environmental review or technical studies would have to be completed (II.3-231).

Separate regulatory authorizations will still be required under the Federal Clean Water Act for jurisdictional waterways and associated habitats. However, the Coordination Group lead agency would manage identification and preparation of the necessary documentation (II.3-216).

2.7.2. CEQA/NEPA/LUPA Permits

County position

The County supports retention of its existing land use authority and existing BLM land use authorizations.

Background information

San Bernardino County will continue to have land use authority to approve or disapprove renewable energy development on private land within their jurisdiction. Therefore, the County would continue to be the lead agency for the purposes of satisfying CEQA (II.3-222). NEPA/CEQA environmental analysis requirements for proposed projects would not change with implementation of the DRECP. As stated above, BLM approval and permit requirements, such as ROW Grant Applications, will also not be altered with implementation of the DRECP. Existing land use authorizations within the DRECP not relating to renewable energy or transmission lines, such as leases for recreation and public purposes, oil and gas facilities, temporary use permits, special use permits, and mineral leases, will continue to operate under the terms of their current authorizations (III.13-10).

Appendices

Appendix A. DRECP Analysis Process

The County contracted with Atkins North America, Inc. (Atkins) for assistance in reviewing and evaluating the Draft, identifying County priorities in the context of the DRECP, and authoring the position paper on the DRECP on behalf of the County. This position paper does not reflect the opinion of Atkins or its staff. The County is solely responsible for its content.

This position paper is an outcome of a series of focus group meetings and one-on-one interviews with County staff and briefings with Board of Supervisors members, combined with related review and evaluation of the DRECP. The County expeditiously conducted a high-level review of the DRECP and identified key areas of focus for the purposes of evaluation and position development.

A.1. Focus Groups, Interviews and Contributors

Following an initial review of the DRECP, Atkins facilitated a kick-off meeting via teleconference on November 25, 2014 to identify the County's initial priorities and areas of focus for the evaluation of the DRECP. Meeting attendees on behalf of the County were: Tom Hudson, Dena Smith, Gerry Newcombe, Greg Devereaux, and Terri Rahhal. Upon further review of the DRECP and completion of an initial evaluation matrix of the DRECP, Atkins hosted two in-person focus group meetings with the County on December 15, 2014. The goal of the focus group meetings was to review and discuss the initial evaluation matrix and identify the County's preliminary positions on key subject areas in the DRECP. The first focus group meeting was attended by the following County staff: Tom Hudson, Terri Rahhal, George Kenline; the second focus group meeting was attended by the following County staff: Gerry Newcombe, Andy Silva and Gerry Hillier.

One outcome of the focus group meetings identified the need for GIS analysis and one-on-one interviews with County economic and tax assessment staff in order to better understand the impacts of the DRECP on the County's priorities. The County's GIS analysts, led by Ryan Hunsicker and assisted by Brent Rolf, collaborated with Atkins staff to quickly provide acreage-based GIS analysis and maps to answer a series of questions to more insightfully guide the evaluation of the DRECP. Atkins also conducted one-on-one telephone interviews with Mary Jane Olhasso and Erik Endler to better understand the County's recent history with renewable energy development from the perspective of economic and tax impacts. In addition, Gerry Hillier provided follow-up information and analysis regarding the aspects of the DRECP related to BLM land management.

Atkins led additional focus group meetings with County staff to review the draft position paper on January 15, 2015. Focus group meetings with County staff to review the final position paper occurred January 29, 2015. In addition, the County met with the California Energy Commission staff on January 30, 2015 to discuss the County's position paper and County staff briefed Board of Supervisors on the position paper.

A list of key position paper contributors is as follows:

County staff:

- Gerry Newcombe (Public Works Director) – Focus Group #2
- Tom Hudson (Land Use Services Director) – Focus Group #1

- Andy Silva (County Administrative Office Analyst) – Focus Group #2
- Gerry Hillier (Federal Lands Consultant to San Bernardino County) – Focus Group #2
- Terri Rahhal (Land Use Services Planning Director) – Focus Group #1
- George Kenline (Engineering Geologist) – Focus Group #1
- Greg Devereaux (Chief Executive Officer)
- Dena Smith (Deputy Executive Officer)
- Mary Jane Olhasso (Assistant Executive Officer for Finance and Administration)
- Erik Endler (Principal Appraiser, Special Properties Section, Office of the Assessor-Recorder-County Clerk)
- Ryan Hunsicker (Supervising Land Surveyor)
- Brent Rolf (Systems Development Team Leader)

Atkins support:

- Suzanne Leta Liou (Principal-in-Charge/Focus Group Facilitator/Position Paper Author)
- Michael Hendrix (Evaluation and Analysis/Position Paper Author)
- Sandra Pentney (Evaluation and Analysis/Position Paper Author)
- Jessica Nadolski (Evaluation and Analysis/Position Paper Author)
- Zhe Chen (Evaluation and Analysis)

A.2. Evaluation Matrix Development

The evaluation matrix was developed by Atkins to provide an objective way of evaluating and ranking the County's key concerns with regard to potential impacts that implementation of the DRECP may have on the County's land use authority, economic prosperity, communities the County services, and other key County goals as described in the County Vision. The evaluation matrix was used to highlight impacts of the DRECP on the County's priorities.

A.2.1. Matrix Questions

The first step in developing the evaluation matrix was to establish an initial list of potential evaluation criteria. Criteria for the initial DRECP evaluation were based on Atkins' initial review of the DRECP and kick-off meeting with County staff. A set of five key questions concerning land use authority, economic impacts, feasibility of implementing renewable energy development, and community character were developed. Those five key questions, each of which have sub-questions for evaluation, are as follows:

- Key Question 1: How will the DRECP impact land use and land use authority in the County?
- Key Question 2: How does the DRECP impact tax revenue and renewable energy economic development in the County?
- Key Question 3: How does the DRECP impact non-renewable energy economic development in the County?
- Key Question 4: How feasible is it to implement renewable energy development in the County using the DRECP?
- Key Question 5: How does the DRECP impact the Desert Community Character?

A.2.2. Ranking in the Evaluation Matrix

The initial evaluation matrix sub-questions were reviewed and discussed during the focus groups with County staff. The sub-questions were emphasized or de-emphasized based upon the level of importance staff assigned to that sub-question. During the focus group meetings, lower priority sub-questions were eliminated from the evaluation matrix in order to focus on the issues most important to the County. A final list of twenty sub-questions was identified and assigned a ranking of 1 to 5, with 5 indicating the highest importance.

Questions related to land use and economic impacts ranked highest with an emphasis on retention of private land within the County for development, as opposed to conservation, and use of federal land within the County for both development and conservation. Other areas with the highest ranking were related to community impacts, preservation of existing and future mineral resource extraction opportunities, existing land use on federal land (e.g. mining, grazing, recreation), local use of power from renewable energy development identified in the DRECP, and DRECP implementation feasibility.

A.2.3. Quantitative and Qualitative Indicators Used in the Evaluation Matrix

Quantitative indicators were assigned to each sub-question to the extent practicable. As an example, land use and land use authority sub-questions identify acres of land impacted as the quantitative indicator. Many of the sub-questions, particularly the questions related to tax revenue, economic development impacts, and implementation could not utilize a quantitative indicator. This is primarily because the DRECP lacked sufficient quantitative data and the County did not have the time or the resources to conduct quantitative analysis independently prior to the DRECP public comment period deadline. The quantitative indicators were normalized using proportions of potential impacts. As an example a total of 58,118 acres of private land in unincorporated areas of the County are identified as mixed-use, commercial, or specific plan within the area impacted by the DRECP. The private land with these land use designations are all within the areas that the County planning staff identified as highly desirable for land use development. To normalize this value 58,118 acres was given the value of 100% which is normalized to a value of 10. If the DRECP was to designate 5,812 acres within the County identified areas highly desirable for land use development the normalized value for that acreage would be 1 (representing ten percent of the potential acres that could be impacted). Since land use authority within these developable areas of the County are considered to have the highest priority ranking (5), the normalized 1 would be multiplied by the ranking value of 5 to give a total value of 5 points.

Economic analysis was not done, so we approximated economic impacts indirectly using acres of economic activity impacts by implementation of the DRECP. As an example, if a total of 400,000 acres in the County had active profitable mining claims, then 400,000 acres of mines would be normalized to 10 representing 100 percent of that particular economic activity. If a policy in the DRECP was to restrict mining of particular minerals such that 200,000 acres were restricted (50 percent of the total), that value would be normalized to 5 multiplied by the ranking (5), to show a total impact of 25 points.

In this way, each of the twenty sub-questions pertaining to the five key questions were evaluated and given quantitative point values. This process assisted in determining an objective evaluation based upon quantitative data, which was then normalized to have a common point value.

Using this point system any sub-question that scored a total of 25 points or more represents a high concern and should be given the highest priority, questions that scored between 16-24 points are considered moderate, and anything below 15 points is determined to have a low level of priority based on the data provided in the evaluation matrix. This prioritization in the evaluation matrix is not the final authority in prioritizing issues raised by this evaluation. The expert opinion of the biologists, archaeologists, geologists and other authors provides qualitative prioritization. The expert opinion of the authors combined with the quantitative values in the evaluation matrix should be considered together in prioritizing issues.

A.3. GIS Analysis Development

The San Bernardino County Department of Public Works used GIS to quantify, where possible, acreage within the County related to land use and proposed conservation. These data were then compared to available information provided at the DRECP Gateway (http://drecp.databasin.org/) to assess the consistency of the DRECP Preferred Alternative with County priorities. Appendix F provides additional detail regarding lands identified as prime developable by the County. An existing analysis conducted by SANBAG was used to identify the amount of land within the County as having a higher potential for the presence of sensitive biological resources located within the proposed DRECP Conservation Planning Areas. The complete GIS Analysis results are included in Appendix B.

The nine questions the GIS analysis answers were developed to assess the County's primary questions regarding land use proposed in the DRECP. As a result, they do not match the questions in the evaluation matrix but rather provide quantitative information utilized within the evaluation matrix. The questions are as follows:

1) How much of the Development Focus Area (DFA) land is on private, vs. federal, vs. state land in the County and where is it located?
2) How much of the Conservation Planning Area (CPA) land is on private, vs. federal, vs. state land in the County and where is it located?
3) How much of each of the BLM's proposed LUPA designations (Landscape Conservation System, ACEC and Wildlife Allocation) is in the County and where is it located?
4) How much, if any, of the CPA land has already been identified by the County (via the SANBAG analysis) as existing conservation land and where is it located?
5) How much of the expected new transmission is on DFA and CPA land in the County and where is it located?
6) a) How much of the expected transmission is within prime developable land in the County and where is it located?
   b) How much of the expected transmission is within non-prime development land designations on private land in the County and where is it located?
7) What is the acreage of the conservation land (on private, vs. state, vs. federal land) proposed by DRECP in the County in comparison to the other DRECP counties?
8) What is the acreage of the development land (on private, vs. state, vs. federal land) proposed by the DRECP in the County in comparison to the other DRECP counties?
9) a) How much of the CPA land is within prime developable land in the County?
   b) How much of the DFA land is within prime developable land in the County?

Appendix B. Evaluation Matrix

Note: Questions with 25 points or higher are considered a very high priority, 15-24 points moderate priority, and less than 15 points a low priority based on the level of impact.

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
Key Question 1: How will the DRECP impact land use and land use authority in the County?																
1.1 What is the percentage of Development Focus Area (DFA) land on private, vs. federal, vs. state land in the County?	Acres	DRECP and GIS dataset	Document Review (if additional funding is available, GIS analysis)	GIS analysis to get calculations, then percentage calculations	Quantitatively Accurate	Acres Comparison: Federal: 8.99%, Non-Federal: 91.00% Normalized value = 9.1 (Normalized Value based on % of Non-Federal)	5	45.5	Acres Comparison: Federal: 3.64%, non Federal: 96.71% Normalized value = 9.7 (Normalized Value based on % of Non-Federal)	5	48.5	Acres Comparison: Federal: 27.12, Non Federal: 68.64 Normalized value = 6.9 (Normalized Value based on % of Non-Federal)	5	34.5	1 – within the DRECP, SB County includes a total of 2,075,000 acres of nonfederal lands and 9,907,000 acres of federal lands (11,982,000 total out of the 22,585,000 acres within the DRECP; roughly 53% of the plan) 2 – 2,024,000 acres total have been identified as DFAs (preferred alternative) 3 – recommend using the DRECP gateway tool to search for SB specific information (online mapping tool) as well as totaling acreage in Appendix R1.11 tables Three categories of land use in the DRECP, 1) DFA, 2) areas that "need more data" (an open question of if there is going to be something more later) and 3) no development (e.g. military, state parks, etc.)	Chapter III.11.2.3.6 & Table II.3-1 in Chapter II.3.1.1, Appendix K
1.2 What is the percentage of Conservation Planning Area (CPA) land on private, vs. federal, vs. state land in the County?	Acres	DRECP and GIS dataset	Document Review and GIS analysis	GIS analysis to get calculations, then percentage calculations	Quantitatively Accurate	Acres Comparison: Federal:10.07%, State: 19.17%, Private: 70.75% Normalized value = 7.1 (Normalized Value based on % Private Land)	5	35.5	Not Available	5	NA	Not Available	5	NA	1 - Preferred Alternative (whole plan, including SB County) includes a total of 14,921,000 acres in the Plan-Wide Reserved Design Envelope consisting of 7,662,000 acres existing conservation areas; 6,177,000 acres BLM LUPA conservation designations; and 1,142,000 acres Conservation Planning Areas (private = 807,000 acres and state/public lands = 272,000 acres) 2 – Of the total above, SB County includes 4,145,000 acres of existing conservation area; 3,600,000 acres BLM LUPA conservation designations; and 395,000 acres Conservation Planning Areas (not broken down by state/private anywhere; to identify will require GIS analysis).	Table II.3-4 in Chapter II.3.2.4 & Table II.3-3 in Chapter II.3.1.2.4
1.3 What is the percentage of DFA, CPA, and expected new transmission within private land in the County in comparison to existing County zoning/land use designations intended for non-RE development (e.g. rural residential, "prime for development")	Acres	DRECP and GIS dataset	Document Review and GIS analysis	GIS analysis to get calculations, then percentage calculations	Qualitatively Approximate	10,400 acres of Prime Development Land has new transmission lines. Normalized value = 5 (normalized value based on new transmission on prime development land compared to total new transmission)	5	25	Not Available	5	NA	Not Available	5	NA	DRECP provides strategies for development of DFAs if activities are covered under the DRECP but does not supersede local regulatory authority of land designations or permit process. Need GIS or more time to compare; land use designations are divided by ecoregion for each county in the main document, so total acreage could be achieved and goal comparisons made with more time.	Executive Summary 2.5. Appendix R1.11
1.4 How different are the County's priorities in comparison to DRECP priorities?	Ranking	DRECP, focus groups and County goals documents	Document Review	Review of DRECP and Data from discussions with the County	Qualitatively Approximate	DRECP does not consider local planning goals. The County's goals differ greatly from DRECP goals Normalized value = Ranking	4	16	DRECP does not consider local planning goals. The County's goals differ greatly from DRECP goals	4	16	DRECP does not consider local planning goals. The County's goals differ greatly from DRECP goals	4	16	At a high-level, predominantly yes (i.e., habitat preservation, recreation opportunities, alternative energy, water and air quality), and a goal that conservation will 'not impede the creation of a sustainable economy;' cost and lands for population growth are a concern of the county (does not match the DRECP vision).	Executive Summary 1.2 & Chapter I.3.5.3.1 and SBC Environment Vision

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
1.5 How much of the expected new transmission is on DFA and CPA land in the County?	Acres	DRECP and GIS dataset	Document Review and GIS analysis		Quantitatively Accurate	8,600 acres Normalized value = 2.3	3	6.9	Not Available	3	NA	Not Available	3	NA	DRECP not specific enough to answer this question. Need to conduct GIS analysis to compare. DRECP states that they assumed new lines would be in existing transmission ROWs. Transmission lines will be covered by the DRECP within and outside of DFAs, but not outside of the DRECP boundary.	N/A
1.6 How much of each of the BLM's proposed LUPA designations (Landscape Conservation System, ACEC and Wildlife Allocation) is in the County?	Acres	DRECP and GIS dataset	Document Review and GIS analysis		Quantitatively Approximate	2,141,000 acres Normalized value = 3.5	3	10.5	Not Available	3	NA	Not Available	3	NA	DRECP not specific enough to answer this question. Need to conduct GIS analysis. BLM is taking their land and amending it to redesignate certain parts of BLM land as either protected wilderness, ACECs, etc. that previously did not have that designation to make it count as conservation vs. just normal public land. DRECP does not identify old types of conservation lands vs. new in the amendment to do a fuller analysis (GIS analysis needed).	N/A
1.7 To what extent does each of the BLM's proposed LUPA designations allow for, or restrict, mining entry rights and recreational use?	Ranking	DRECP LUPA designation descriptions	Document Review	County GIS analysis showing estimated LCS and ACEC lands with proposed LUPA designations; the BLM NLCS data available at the DRECP gateway was used	Qualitatively Approximate	1,901,000 acres of LCS and 240,000 acres ACEC LUPA designations out of about 3,600,000 acres total LUPA conservation designations within the County Normalized value 5.9	5	29.5	Not Available	5	NA	Not Available	5	NA	DERCP will designate Special Recreation Management Areas with the Land Use Plan Amendment portion; current recreation could be restricted if lands are now considered an ACEC. Existing land use authorizations will continue to operate under their current authorizations, but future grants/claims would be subject to the goals of the DFAs and Reserve lands.	Chapter II.3.1.1
1.8 How much, if any, of the CPA land has already been identified by the County as existing conservation land?	Acres	DRECP and GIS dataset	Document Review and GIS analysis		Quantitatively Accurate	11,050 acres have been assessed by SANBAG as high habitat sensitivity area Normalized value = 2.8	3	8.4	Not Available	3	NA	Not Available	3	NA	1 - Not sure of exact acreage; a portion of the Plan-Wide Reserve occurs outside existing conservation areas and BLM administered lands…these Conservation Planning Areas encompass both private lands and nonfederal public lands; lands will be acquired for the DRECP from willing sellers in the Conservation Planning Areas to contribute to the BGOs 2 – completing GIS analysis would help answer this.	Chapter II.3.1.2.4
1.9 What is the acreage of the DFA land (on private, vs. state, vs. federal land) proposed by DRECP in the County in comparison to the other DRECP counties?	Acres	DRECP and GIS dataset	Document Review and GIS analysis		Quantitatively Accurate	SB County is the fourth lowest percentage of private land within the DFA land across the whole DRECP area. Normalized value = 2.5	3	7.5	Not Available	3	NA	Not Available	3	NA		
1.10 What is the percentage of the conservation land (on private, vs. state, vs. federal land) proposed by DRECP in the County in comparison	Acres	DRECP and GIS dataset	Document Review and GIS analysis		Quantitatively Accurate	70.75% (279,700 acres) of the conservation land is on private land. This is the third lowest percentage of all the counties	5	37.5	Not Available	5	NA	Not Available	5	NA		

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
to the other DRECP counties?																
Key Question 2: How does the DRECP impact tax revenue and economic development in the County?																
2.1 How will the DRECP impact economic development and tax revenues in the County?	Ranking	DRECP and interviews with County tax/economic staff	Document review and interviews		Qualitatively Approximate	One way to answer how the DRECP is impacting tax revenue and economic activities is to look at how much CPA and DFA overlaps with the County's prime development areas. 298,700 acres of approximately 600,000 acres of Prime Developable land is in a DFA. 200,700 acres of Prime Developable Land is within a CPA. Also 180, 963 acres of agriculture (including BLM grazing lands) would be removed. Normalized Value = 5.4	5	27	Under Alternative 1, 188,983 acres would be removed from agricultural production for mitigative lands. However we don't know how much prime developable land is DFA or CPA in this alternative.	5	NA	Under Alternative 2, 145,493 acres would be removed from agricultural production for mitigative lands. However we don't know how much prime developable land is DFA or CPA in this alternative.	5	NA	The socioeconomics and environmental justice analysis does not quantitatively analyze tax revenues or other economic impact numbers of the DRECP as a whole or by county. It only qualitatively discusses how a socioeconomic analysis could be conducted with the rationale that project-specific economic impacts will need to be accessed via individual projects during the permitting process and CEQA/NEPA documents. The analysis refers to JEDI and IMPLAN as economic modeling tools and the types of impacts that should be analyzed, but does not actually include any quantitative analysis. The only assessment of the differences in the alternatives between the amount of land disturbed by renewable energy development (across the entire DRECP) or the number of census tracts where DFA acreage is disproportionately borne by minority/low income populations (across the entire DRECP). The only other area where there is minimal discussion of tax revenues is in the mitigation cost section (see below). The DRECP will increase temporary construction jobs within the county and will significantly increase the amount of business taken in by gas stations, hotels, grocery stores, and restaurants during the construction phase. During O&M this impacts drops significantly as the RE projects do not generate many long-term jobs. This impact will not change dramatically between the different alternatives as they all include a similar number of acres to be developed. The County would potentially loose a significant amount of revenue between private land being developed for RE as opposed to developed for other purposes. Additionally, 180,933 acres of agricultural land would be removed from production to be used as mitigation land. This would have a negative impact on jobs and tax revenue for the County.	Table IV.27-5 compares alternatives related to socioeconomics/EJ. Appendix R2-23 (includes maps and tables) illustrate EJ/land use issues and only present data for the preferred alternative. Section IV.23 is the socioeconomic section of the EIR/EIS.
2.2 Does the federal land conservation cost adequately compensate ranchers?	Ranking	DRECP, review by County federals lands advisor	Document review		Qualitatively Approximate	Not Available	4	NA	Not Available	4	NA	Not Available	4	NA	The Draft DRECP includes mitigation cost estimate ranges for the preferred alternative, broken down by County, but not the other alternatives. The NPV of mitigation cost estimates in SB County over the planning period ranges from $80.6 - $470.1 million for all land types. There are also various tables identifying costs for every five-year snapshots and acquisition vs. non-acquisition cost estimates by county. Importantly the open space cost estimates are broken down into various cost categories, including property tax related costs (e.g. property tax revenues to the	Tables II.3-35-41 and related written section. Appendix I describes the cost and funding analysis for the Preferred Analysis in detail.

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
															County). However there does not appear to be a comparison of property tax revenues associated with the mitigation vs. property tax revenues associated with an alternative type of development. The Draft DRECP also includes cost tables for biological compensation by county and a description of potential funding sources.	
2.3 What percentage of the 20,000 MW of renewable energy development proposed in the DRECP could serve electricity demand within the County?	Ranking	DRECP	Document review		Qualitatively Approximate	Not Available	4	NA	Not Available	4	NA	Not Available	4	NA	The technology mix differences (wind, solar, geothermal) in the NCCP only are analyzed, but there is no references to utility-scale vs. distributed. The preferred alternative NCCP mix has 300 MW of geothermal, 14,000 MW of solar and 5,400 MW of wind. The other alternatives all have 2,800 MW of geothermal with variations between wind and solar. In SB County, there is no geothermal MW included, only solar and wind. The mix and amount of solar vs. solar and wind vs. wind is analyzed for SB County, but is not broken down by # of MW but rather # of DFA acres for solar and wind vs. solar vs. wind. The DRECP considered, but did not carry forward, a distributed generation focused alternative, with the rationale being that the state is in need of both utility-scale and distributed generation for RPS compliance and Governor Brown's Clean Energy Jobs Plan. DRECP alternatives evaluated in the EIR/EIS include utility-scale distributed generation. The DRECP renewable energy calculator assumes 7,000 MW of small rooftop solar distributed generation and more than 9,000 MW of ground-mounted distributed generation that may be needed for the state to be on track by 2040 to achieve its GHG emissions reduction targets. Over 25% of the ground-mounted distributed generation is assumed to be located in the DRECP. Each of the action alternatives incorporates at least 1,700 MW of ground-mounted utility-scale DG rated at 20 MW. Geothermal and ground-mounted DG were fully developed in all scenarios, and the MWh of various technology types, by alternative and by ecoregion is broken down in Appendix F. DG assumes renewable technologies sized up to 20 MW and located within the low-voltage distribution grid or supplying power directly to a consumer. In addition the preferred alternative analysis includes a summary of permanent disturbance and project area (in acres) for solar, wind, geothermal and ground-mounted DG in the DFAs, but this is not broken down by county.	Table IV.27-1, Section 11.8.2.1, Exhibit 10 Executive Summary, Table II.3-19a, 19b and 20, Appendix F

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
Key Question 3: How does the DRECP impact non RE economic development in the County?																
3.1 How will the DRECP impact agricultural uses within the County?	Ranking	DRECP and GIS dataset	Document Review and GIS analysis	Reviewed Appendix I	Qualitatively Approximate	180,933 acres of agricultural land would be removed from production to be used as mitigation land. Normalized value = 1.8	4	7.2	188,983 acres would be removed from agricultural production for mitigative lands Normalized value = 1.9	4	7.6	145,493 acres would be removed from agricultural production for mitigative lands Normalized value = 1.5	4	6	The DRECP analyzes the amount of important farmland converted to non-agricultural use by alternative and is broken down by county and additionally broken down by RE/transmission, CPAs, and RE/transmission + CPAs. The total amount of important farmland converted for RE/transmission and CPAs in SB County is 700 acres. The DRECP also analyzes the acres of grazing land converted to non-agricultural use for RE/transmission development and reserve design by alternative. The acres of BLM grazing allotments converted to RE/transmission development in the preferred alternative are 15,000 and 23,000 for non-BLM grazing land. The acres of BLM grazing allotments converted to reserve design in the preferred alternative are 990,000 and 29,000 for non-BLM grazing land. In addition, the same analysis was done by county and by alternative for "private grazing land." "Private grazing land" in the reserve design includes new BLM LUPA conservation areas and CPAs for BLM allotments. For SB County, 17,000 acres of "private grazing land" are converted in the preferred alternative for RE/transmission and 19,000 acres of "private grazing land" are converted to reserve design in the preferred. However these figures are not broken down by private vs. public land. Also see response to 2.1. No related quantitative economic analysis was completed.	Table IV.12-3, Tables IV.16-1,2,3 and 4.
3.2 Will the DRECP impact the mining industry in the County?	Ranking	DRECP and GIS dataset	Document Review and GIS analysis	County GIS analysis based on BLM land shapefiles; total LUPA acreage identified in II.3-15	Qualitatively Approximate	399,300 acres of DFAs within the County; about 3,600,000 acres total LUPA conservation designations within the County	5	Need total acres of mining designation to normalize value and provide points.		5			5		The DRECP analyzes the potential acres of various types of mineral resource impacts (including geothermal resources) by technology type by alternative for the entire Plan area. It also estimates acreages of mineral resources by alternative within reserve design lands, BLM LUPA lands, and GCP lands and compares the No Action alternative to the Preferred Alternative mineral acres for the plan-wide DRECP. Also see response to 2.1. No related quantitative economic analysis was completed. Future mining claims would not be accepted in DFAs, but existing mining claims would be honored.	Section IV.15, tables throughout.
Key Question 4: How feasible is it to implement RE development projects in the County utilizing the DRECP?																
4.1 How (if at all) does the DRECP support application of the DFA and CPA for both RE and non-RE development?	Ranking	DRECP	Document Review		Qualitatively Approximate	If the County prepares its own conservation plans that tier from and is approved by the DRECP then DRECP is supportive of using its acres for other projects.	3	9		3			3			

Questions	Measure/ Indicator	Sources of Information	Data Collection Methods	Data Analysis Methods	Evidence Quality	Preferred Alternative			Alternative 1			Alternative 2			Notes	References
						Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points	Quantitative Data	Evaluation Ranking	Total Points		
4.2 Is the DFA/CPA process identified in the DRECP truly streamlined in comparison to the status quo?	Ranking	DRECP	Document Review	review DRECP II.3	Qualitatively Approximate	One integrated project proposal required to be submitted for each agencies' review and approval per Covered Activity; pre-submittal review available through DRECP Coordination Group	3	9	One integrated project proposal required to be submitted for each agencies' review and approval per Covered Activity; pre-submittal review available through DRECP Coordination Group	3	9	One integrated project proposal required to be submitted for each agencies' review and approval per Covered Activity; pre-submittal review available through DRECP Coordination Group	3	9	1 - Streamlined with respect to established survey and mitigation requirements (CMAs) in DFAs 2 – DRECP will not cover portions of transmission projects outside of the DRECP boundary (potential for multiple permit processes for single project) 3 – Each agency will maintain regulatory discretion and review each proposal within their jurisdiction.	Chapter II.3.1.4.4.1 & Chapter III.7.12
4.3 If, and how, could the County be barred from the streamlined process for either a local RE or non-RE project if the DRECP is adopted without County support or participation?	Ranking	DRECP	Document Review	review DRECP II.3	Qualitatively Approximate	The County can join the DRECP process through development of their own tiered NCCP or individual ITP authorization (for RE projects only) at any time	4	16		4			4		The county will not be able to use the DRECP Coordinating Group for initial review of RE projects should the DRECP process be rejected. Non-RE projects would not be affected in terms of agency review/permitting.	
Key Question 5: How does DRECP impact the Desert Community Character?																
5.1 How will the DFA on federal land impact visual resources?	Ranking	DRECP, review by County federals lands advisor	Document and GIS analysis review		Qualitatively Approximate		3	NA		3	NA		3	NA	DRECP discusses this extensively in IV.020. The maps in the section show BLM VRM Classes, there is no county specific discussion. Acreages are provided and are summarized by alternative in Table IV.20-1 on page IV.20-14. GIS analysis would help quantify impacts	IV.20
5.2 How will the CPA impact OHV use?	Ranking	DRECP, review by County federals lands advisor	Document and GIS analysis review		Qualitatively Approximate	OHV use will not be restricted initially. DRECP calls for active monitoring and adapting the recommendations if over time it appears that OHV use is having a negative impact on the mitigation	4	8	OHV use will not be restricted initially. DRECP calls for active monitoring and adapting the recommendations if over time it appears that OHV use is having a negative impact on the mitigation	4	8	OHV use will not be restricted initially. DRECP calls for active monitoring and adapting the recommendations if over time it appears that OHV use is having a negative impact on the mitigation	4	8	DRECP discusses this extensively in Section IV.18. The analysis does qualitatively discuss county impacts in two areas (IV.18.3.6.1.1 and IV.18.3.2.1.1) and graphically depicts OHV use with the development scenario for each alternative on the maps. No acreages are provided. GIS analysis would help to quantify this. Points based upon setting Total OHV restriction at a normalized value of 10, no restriction at a normalized value of 1. Based on differed potential for restriction, value approximated at a normalized value of 2. The County should be provided more information on what criteria would be used to determine negative impacts on the mitigation	IV.18

Appendix C. GIS Analysis

Question #1: How much of the Development Focus Area (DFA) land is on private, vs. federal, vs. state land in the County and where is it located?

Designations	Acreage	Data Source
Federal Ownership within the DFA	35,900 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate
State Ownership within the DFA	16,800 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate
Private / Other Ownership within the DFA	346,600 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate

Note: The LND_SurfaceEstate data illustrates the location of Federal and State managed lands in California and portions northwest Nevada. The data is developed and maintained at the BLM California State Office in Sacramento. Data development efforts focus on accurately depicting the locations of BLM managed lands. Private and non-governmental lands are categorized as unclassified. Other Federal agencies, the State of California, and numerous County governments contribute much of the information and data incorporated into this geodatabase. Data for lands in Nevada were obtained from the Bureau of Land Management, Reno, Nevada.

DRECP Analysis Question 1

Ownership within DFA Preferred Alt

- Federal - 35,900 Acres
- State - 16,800 Acres
- Pivate / Other - 346,600 Acres

N

Question #2: How much of the Conservation Planning Area (CPA) land is on private, vs. federal, vs. state land in the County and where is it located?

Designations	Acreage	Data Source
Federal Ownership within the CPA	39,800 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate
State Ownership within the CPA	75,800 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate
Private / Other Ownership within the CPA	279,700 Acres	DRECP Preferred Analysis and the BLM LND_SurfaceEstate

Note The LND_SurfaceEstate data illustrates the location of Federal and State managed lands in California and portions northwest Nevada. The data is developed and maintained at the BLM California State Office in Sacramento. Data development efforts focus on accurately depicting the locations of BLM managed lands. Private and non-governmental lands are categorized as unclassified. Other Federal agencies, the State of California, and numerous County governments contribute much of the information and data incorporated into this geodatabase. Data for lands in Nevada were obtained from the Bureau of Land Management, Reno, Nevada.

DRECP Analysis Question 2

Ownership within CPA Preferred Alt

- Federal - 39,800 Acres
- State - 75,800 Acres
- Private / Other - 279,700 Acres

N

Question #3: How much of each of the BLM's proposed LUPA designations (Landscape Conservation System, ACEC and Wildlife Allocation) is in the County and where is it located?

Designations	Acreage	Data Source
BLM Wildlife Allocations	Not within the County	Data found within the DRECP Preferred Analysis
Landscape Conservation System (County Estimate)	1,901,000 Acres	Created by the county. See note below
BLM Areas of Critical Environmental Concern	240,000 Acres	Data provided by Atkins via DRECP gateway

Note The Landscape Conservation System (County Estimate) is a County Generated estimate of the locations of the BLM National Landscape Conservation System (NLCS). The original NLCS is available through the DRECP Plan gateway only as a tile services. This tile serves could not be used to perform the required analysis that was needed. Therefore, this dataset was created by the County as a rough estimate of the NLCS dataset. The County dataset was created by clipping the subset of DRECP preferred analysis on the NLCS with the BLM managed land layer.

DRECP Analysis Question 3

Legend

- BLM Wildlife Allocations - Not within the County
- Landscape Conservation System (County Estimate) - 1,901,000 Acres
- BLM Areas of Critical Environmental Concern - 240,000 Acres
- County Boundaries within the DRECP

Question #4: How much, if any, of the CPA land has already been identified by the County (via the SANBAG analysis) as existing conservation land and where is it located?

Designations	Acreage	Data Source
CPA land with high habitat sensitivity areas per the SANBAG analysis	11,050 Acres	SANBAG Analysis (Placeworks/Planning Center) and DRECP Preferred Analysis

Note: The SANBAG Analysis was in fact done by the Planning Center who has since changed their name to Placeworks. The habitat information was a developed to show different habitat sensitivity that are within the county using a ranking system from 0 - 4, (4 being the highest sensitivity). Rank 3 and 4 we pulled out of the SANBAG analyses and then intersected with the DRECP CPA land to determine the acreage of CPA land within the highly sanative habitat areas.

DRECP Analysis Question 4

DRECP Preferred Alternative

- Conservation Planning Areas (CPA)
- CPA within Habitat Analysis - 11,050 Acres

Planning Center Habitat

- Class 3
- Class 4

N

Question #5: How much of the expected new transmission is on DFA and CPA land in the County and where is it located?

Designations	Acreage	Data Source
New Transmission Within DFA	6,800 Acres	Data provided by Atkins via DRECP gateway
New Transmission Within CPA	1,800 Acres	Data provided by Atkins via DRECP gateway
New Transmission Outside a DFA or CPA	28,100 Acres	Data provided by Atkins via DRECP gateway

Note Transmission data was gathered from three separate sources of data.
1) Renewable Energy Transmission Initiative (RETI) CREZ Phase 2B
2) Proposed Transmission Route, Coolwater-Lugo Transmission Project
3) Transmission, DRECP

DRECP Analysis Question 5

New Transmission in County

Transmission Lines 200' Buffer

- New Transmission Within DFA - 6,800 Acres
- New Transmission Within CPA - 1,800 Acres
- New Transmission Outside a DFA or CPA - 28,100 Acres

DRECP

Preferred Alternative

- Conservation Planning Areas (CPA)
- Development Focus Areas (DFA)

N

Question #6a: How much of the expected transmission is within prime developable land in the County and where is it located?

Designations	Acreage	Data Source
New Transmission on Prime Developable Land	10,400 Acres	Placeworks/Planning Center and DRECP Preferred Analysis

Note: The Planning Center created the Prime Developable Land layer used to answer this question. The Planning Center has since changed their name to Placeworks.
Transmission data was gathered from three separate sources of data.
1) Renewable Energy Transmission Initiative (RETI) CREZ Phase 2B
2) Proposed Transmission Route, Coolwater-Lugo Transmission Project
3) Transmission, DRECP

Question #6b: How much of the expected transmission is within non-prime development land designations on private land in the County and where is it located?

Designations	Acreage	Data Source
New Transmission on land owned by Private/ Other with Land Use Zone RC, OS, RL	11,200 Acres	Placeworks/Planning Center and DRECP Preferred Analysis

Note: The Planning Center created the Prime Developable Land layer used to answer this question. The Planning Center has since changed their name to Placeworks.
Transmission data was gathered from three separate sources of data.
1) Renewable Energy Transmission Initiative (RETI) CREZ Phase 2B
2) Proposed Transmission Route, Coolwater-Lugo Transmission Project
3) Transmission, DRECP

DRECP Analysis Question 6a

Planning Center Developable Land

Prime Developable

Proposed Transmission Routes 200' Buffer

New Transmission

New Transmission on Prime Developable Land - 10,400 Acres

N

DRECP Analysis Question 6b

Private / Other Ownd Land

LUSD Zone's - RC, OS, RL

Proposed Transmission Routes 200' Buffer

All other LUSD Zones

LUSD Zone's - RC, OS, RL - 11,200 Acres

N

Question #7: What is the acreage of the conservation land (on private, vs. state, vs. federal land) proposed by DRECP in the County in comparison to the other DRECP counties?

Designations	Data Source
DRECP Conservation Planning Area By County	Data Source - DRECP Preferred Analysis and the BLM LND_SurfaceEstate
SAN DIEGO	**KERN**
Federal - 0 Acres	Federal - 200 Acres
State - 500 Acres	State - 100 Acres
Private / Other - 5,300 Acres	Private / Other - 168,500 Acres
SAN BERNARDINO	**INYO**
Federal - 39,800 Acres	Federal - 2,500 Acres
State - 75,800 Acres	State - 27,800 Acres
Private / Other - 279,700 Acres	Private / Other - 102,700 Acres
RIVERSIDE	**IMPERIAL**
Federal - 4,200 Acres	Federal - 62,000 Acres
State - 16,300 Acres	State - 6,400 Acres
Private / Other - 31,000 Acres	Private / Other - 68,200 Acres
LOS ANGELES	
Federal - 700 Acres	
State - 17 Acres	
Private / Other - 249,700 Acres	

Note The LND_SurfaceEstate data illustrates the location of Federal and State managed lands in California and portions northwest Nevada. The data is developed and maintained at the BLM California State Office in Sacramento. Data development efforts focus on accurately depicting the locations of BLM managed lands. Private and non-governmental lands are categorized as unclassified. Other Federal agencies, the State of California, and numerous County governments contribute much of the information and data incorporated into this geodatabase. Data for lands in Nevada were obtained from the Bureau of Land Management, Reno, Nevada.

DRECP Analysis Question 7

Legend

N

CPA By County - SAN DIEGO

OWNERSHIP

- Federal - 0 Acres
- State - 500 Acres
- Private / Other - 5,300 Acres

CPA By County - SAN BERNARDINO

OWNERSHIP

- Federal - 39,800 Acres
- State - 75,800 Acres
- Private / Other - 279,700 Acres

CPA By County - RIVERSIDE

OWNERSHIP

- Federal - 4,200 Acres
- State - 16,300 Acres
- Private / Other - 31,000 Acres

CPA By County - LOS ANGELES

OWNERSHIP

- Federal - 700 Acres
- State - 17 Acres
- Private / Other - 249,700 Acres

CPA By County - KERN

OWNERSHIP

- Federal - 200 Acres
- State - 100 Acres
- Private / Other - 168,500 Acres

CPA By County - INYO

OWNERSHIP

- Federal - 2,500 Acres
- State - 27,800 Acres
- Private / Other - 102,700 Acres

CPA By County - IMPERIAL

OWNERSHIP

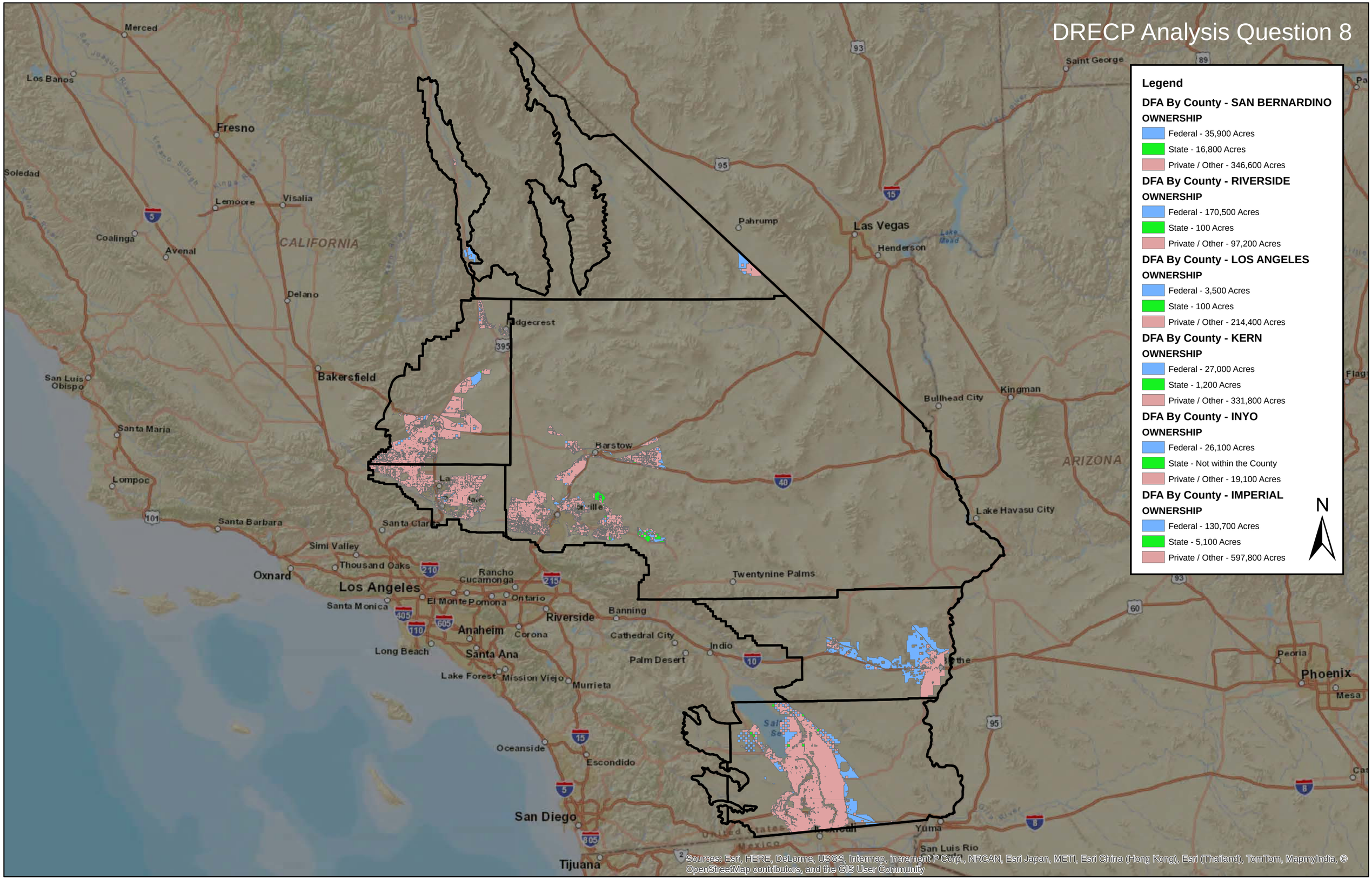
- Federal - 62,000 Acres
- State - 6,400 Acres
- Private / Other - 68,200 Acres

Question #8: What is the acreage of the development land (on private, vs. state, vs. federal land) proposed by the DRECP in the County in comparison to the other DRECP counties?

Designations	Data Source
DRECP Development Planning Area By County	Data Source - DRECP Preferred Analysis and the BLM LND_SurfaceEstate
SAN BERNARDINO	**KERN**
Federal - 35,900 Acres	Federal - 27,000 Acres
State - 16,800 Acres	State - 1,200 Acres
Private / Other - 346,600 Acres	Private / Other - 331,800 Acres
RIVERSIDE	**INYO**
Federal - 170,500 Acres	Federal - 26,100 Acres
State - 100 Acres	State - Not within the County
Private / Other - 97,200 Acres	Private / Other - 19,100 Acres
LOS ANGELES	**IMPERIAL**
Federal - 3,500 Acres	Federal - 130,700 Acres
State - 100 Acres	State - 5,100 Acres
Private / Other - 214,400 Acres	Private / Other - 597,800 Acres

Note: The LND_SurfaceEstate data illustrates the location of Federal and State managed lands in California and portions northwest Nevada. The data is developed and maintained at the BLM California State Office in Sacramento. Data development efforts focus on accurately depicting the locations of BLM managed lands. Private and non-governmental lands are categorized as unclassified. Other Federal agencies, the State of California, and numerous County governments contribute much of the information and data incorporated into this geodatabase. Data for lands in Nevada were obtained from the Bureau of Land Management, Reno, Nevada.

DRECP Analysis Question 8



Legend

DFA By County - SAN BERNARDINO

OWNERSHIP

- Federal - 35,900 Acres
- State - 16,800 Acres
- Private / Other - 346,600 Acres

DFA By County - RIVERSIDE

OWNERSHIP

- Federal - 170,500 Acres
- State - 100 Acres
- Private / Other - 97,200 Acres

DFA By County - LOS ANGELES

OWNERSHIP

- Federal - 3,500 Acres
- State - 100 Acres
- Private / Other - 214,400 Acres

DFA By County - KERN

OWNERSHIP

- Federal - 27,000 Acres
- State - 1,200 Acres
- Private / Other - 331,800 Acres

DFA By County - INYO

OWNERSHIP

- Federal - 26,100 Acres
- State - Not within the County
- Private / Other - 19,100 Acres

DFA By County - IMPERIAL

OWNERSHIP

- Federal - 130,700 Acres
- State - 5,100 Acres
- Private / Other - 597,800 Acres

N

Question #9a: How much of the CPA land is within prime developable land in the County?

Designations	Acreage	Data Source
CPA within Prime Developable Land	200,700 Acres	Placeworks/Planning Center and DRECP Preferred Analysis
CPA not within Prime Developable Land	194,600 Acres	Placeworks/Planning Center and DRECP Preferred Analysis

Note: The Planning Center created the Prime Developable Land layer used to answer this question. The Planning Center has since changed their name to Placeworks.

Question #9b: How much of the DFA land is within prime developable land in the County?

Designations	Acreage	Data Source
DFA within Prime Developable Land	298,700 Acres	Placeworks/Planning Center and DRECP Preferred Analysis
DFA not within Prime Developable Land	100,600 Acres	Placeworks/Planning Center and DRECP Preferred Analysis

Note: The Planning Center created the Prime Developable Land layer used to answer this question. The Planning Center has since changed their name to Placeworks.

DRECP Analysis Question 9a

Legend

- CPA within Prime Developable Land - 200,700 Acres
- CPA not within Prime Developable Land - 194,600 Acres
- Prime Developable Land

N

DRECP Analysis Question 9b

Legend

- DFA within Prime Developable Land - 298,700 Acres
- DFA not within Prime Developable Land - 100,600 Acres
- Prime Developable Land

N

Appendix D. County Options Pertaining to DRECP Implementation

The County has four general ways that it can participate in the implementation of the DRECP (page II.3-222-223):

Informal Participation: Regardless of whether the County participates in one of the DRECP advisory committees it could provide input to the Executive Policy Group and Coordination Group about specific implementation issues relevant to local government.

Formal Coordination Role: Membership in the Public Agency Working Group would provide the County with the ability to assist in creating established roles for government agencies to provide input coordination with DRECP implementation.

Permittee/Plan Participant: The County can apply for take authorizations under the GCP and NCCP for DRECP Covered Activities within the County's jurisdiction. By adopting the NCCP and GCP terms and conditions, local governments would be able to utilize the DRECP permitting process for obtaining take authorizations. The take authorizations would allow the County to extend take authorization to covered activities if the County approves such activities. To obtain the permits the local government would have to agree to require covered renewable energy development to incorporate the avoidance, minimization and mitigation measures laid out in the DRECP, but the County would not have to prepare a separate habitat conservation plan or natural community conservation plan. Receiving the take authorization would also get the County an invitation to join the Executive Policy Group and the DRECP Coordination Group.

Permittee/Lead Implementing Entity: The County could elect to prepare its own NCCP and HCP that tiers from the DRECP. The County would have the flexibility to prepare a plan that covers not just renewable energy development, but also other private development and public infrastructure projects. The County would also have the flexibility to define appropriate development areas for renewable energy development and appropriate conservation areas for species covered by the DRECP, provided the plan is consistent with the DRECP's biological goals and objectives and mitigation requirements. If the County prepares its own NCCP and HCP that tiers from the DRECP, the County will be invited to be a member of the DRECP Executive Policy Group upon the date the agreement takes effect. Likewise, if the County applies for incidental take permits directly under the GCP after completing a regional NCCP, the County would be invited to become a member of the DRECP Coordination Group upon approval of the regional NCCP and incidental take permits.

By preparing its own NCCP and incidental take permit tiered to the DRECP, the County could extend coverage of the DRECP program to a range of activities within the County's jurisdiction, including non-renewable energy development if the analysis of impacts of the activities not specifically covered in the DRECP was included in the plan. The County could also propose modifications to the boundaries of the DFAs or conservation lands within the tiered NCCP and take permit planning boundary. Any such modifications would have to be consistent with the DRECPs Plan-wide BGOs and other applicable ESA and NCCP Act requirements and may require an amendment to the DRECP GCP and NCCP.

No participation: Should the County decide to not participate in the DRECP, the County could choose to use the DRECP to develop land use plans or policies, develop local requirements for renewable energy development, identify conservation priorities, identify sensitive habitat areas, or identifying appropriate mitigation areas for the impacts of locally approved projects. The

Coordination Group can work with the County on appropriate use of the DRECP for this purpose.

Appendix E. County Tax and Economic Benefit Experience with Renewable Energy

The County's primary challenge with renewable energy development – solar in particular - in comparison to other types of commercial and industrial development projects are minimal ongoing tax revenues or other economic benefits (e.g. long-term operations and maintenance (O&M) jobs). For example, the Ivanpah Solar Complex (a 392 MW CSP project) will not produce many ongoing O&M jobs. In addition, the project is so close to Primm NV (in Clark County) that most of the jobs would be based in Primm or in Las Vegas, Nevada. Nevertheless the County was somewhat successful in getting local workforce development utilized for the construction of the project. Bechtel, the project contractor, signed a project labor agreement with the Building and Construction Trades Council of San Bernardino and Riverside counties.

The primary benefit the County has received from renewable energy development is one-time revenues from sales and use taxes. These one-time revenues fund capital projects in the County, but they are not an ongoing, annual source of revenue for the County. For example, the County collected millions of dollars in sales and tax revenue from the Ivanpah Solar Complex. The total capital value of the Ivanpah project was about $2.1 billion. Although the actual dollar figure the County was able to collect in sales and use tax revenues is confidential, for any renewable energy development (CSP, PV, wind) the County should be able to obtain about 1% of the local share of the equipment if the developer is open to negotiating with the County. The Ivanpah project development team did negotiate with the County. However, the Board of Equalization rules apply and the County must actively engage with the State of California and have a cooperative developer to take advantage of these revenues. The Abengoa Mojave Solar project (a 250 MW CSP project) near Barstow, CA, which was scheduled to complete construction by the end of 2014, is the other CSP project in the County. The County does not yet have a clear sense of if they will be able to take advantage of the full sales and use tax benefits yet.

Solar PV projects, which is the other form of renewable energy that has been successfully developed in the County to date (except for a 1.5 MW and a 1.6 MW wind project), have been in the range of 1 to 20 MW in size. These projects have resulted in sales and use tax revenues based on 1% of the local share of equipment, which is in the range of $1 to $3 million per project depending on the size of the project.

Property taxes are an ongoing, annual source of revenue for the County. However, the California Revenue and Taxation Code, Section 73, limits property taxes from solar projects. It is important to note that this limitation only applies to solar projects (both PV and CSP, but not wind energy). The limitation is because the code establishes new construction exclusions on any capital used directly for solar power generation, which limits the amount of each project's total capital value the County can assess for property tax purposes. The limitation for CSP projects is significantly different than it is for PV projects. This is because the County can still assess the portion of a CSP project that is used for thermal generation, whereas they cannot with PV since there is no portion of a PV projects used for thermal generation.

For example, the total capital value of the Ivanpah project was $2.1 billion. The County was able to assess about 10 to 12% of that project for property tax purposes because that was the amount of the capital value used for thermal generation purposes. The property tax rate is

about 1.1% with a 2% escalator, which equates to about $200 to 240 million in property tax revenues to the County. The Mojave Solar project will probably result in ~$80 million in property tax revenues to the County. This is not the case for solar PV, where essentially none of the value (except for the very minimal value of the land lease improvements and non-solar power generation structures, such as an O&M facility) can be assessed for the purposes of property taxes.

In the case of wind projects, the property tax value would be assessed at 100% of the capital investment, since the state limitation only applies to solar generation. In general, 11% of property taxes are dedicated to the County general fund. The remainder is dedicated to school districts, special districts and TRAs within the particular tax district in which the project is located.

Appendix F. Definition of Land Identified as Prime Developable in the County

The County of San Bernardino is completing its study of vacant and developed lands to establish a better understanding of remaining development potential and constraints on a countywide basis (unincorporated and incorporated). After analysing 20 different physical and regulatory attributes, the preliminary results indicate that roughly two percent of the county (385 square miles) consists of vacant land that could be feasibly developed in the next 10 years. This land is within or near a city/town/SOI and is close to existing services and systems. The preliminary results also indicate that another 15,500 acres (5,800 parcels) of developed land demonstrate characteristics that indicate redevelopment and/or intensification may be viable.

Factors considered are listed below.

Attributes considered (V = vacant; D = developed)

1. V	Ownership and tax status
2. V	Proximity to developed land
3. V	Proximity to highways and major roads
4. V & D	Development status
5. V & D	Jurisdiction
6. V & D	General Plan land use
7. V & D	Slope
8. V & D	Earthquake hazards
9. V & D	Water service
10. V & D	Mining activity
11. V & D	Sensitive Habitat
12. D	Existing land use
13. D	Williamson Act lands
14. D	Flood hazards
15. D	Parcel size
16. D	Floor area ratio (intensity)
17. D	Improvement-to-land value ratio
18. D	Housing element sites
19. D	Proximity to transit
20. D	Adjacency to vacant land

The following attributes were not considered and may have significant influence on the development potential and timing of vacant or developed land.

- Market conditions/demand/supply
- Condition of infrastructure systems
- Sewer system availability
- Service district responsibilities

Appendix G. County Positions Regarding Future Cost-Effective Maintenance of California Highway 66/NTH

General position:

California Highway 66/NTH should be specifically referenced in the DRECP with regards to future environmental practices and roadway repairs and maintenance. The general historical importance of California Highway Route 66/NTH, including scenic vistas as seen from California Highway Route 66/NTH and/or recreation areas accessible from California Highway Route 66/NTH are mentioned, but specific environmental requirements are not referenced.

Specific positions:

- Various stockpile, soil disposal and quarry locations should be granted by BLM to the County for the future maintenance of California Highway 66/NTH between Newberry Springs and the Mountain Springs Road Exit on the I-40. Without these locations, the future maintenance of California Highway 66/NTH will be cost prohibitive. The County has already provided the proposed locations to BLM.
- Suitable lands for mitigation should be set-aside in the DRECP, creating a land "Conservation Bank" that the County can draw upon as needed for biological and other mitigation purposes specifically related to the maintenance of and/or bridge replacement projects at any location along the California Highway 66/NTH in the County.
- Existing right-of-way authorizations from the BLM should remain "in force" should the DRECP be implemented, and additional and similar right-of-way linear authorizations should be granted should they exist.
- The DRECP should authorize maintenance as necessary of various appurtenant features outside of the existing authorized BLM right-of-way, if it is determined that without such maintenance, the historic nature and quality of California Highway 66/NTH would be compromised.

The current language within DRECP Appendix E: "Conservation and Management Actions, including Allowable Uses and Restrictions", has several statements which may preclude the County from performing the activities it needs to keep the California Highway 66/NTH operational. For example:

(a) It states in general that mining, including sand and gravel mineral exploration is incompatible if larger than 10 acres of ground disturbance.

As proposed by the County, every stockpile, soil disposal and quarry location needed for the future maintenance of California Highway 66/NTH, is larger than 10 acres in size. As such, the current language may prevent the granting of these properties, which will make the ongoing bridge replacement projects and continued maintenance of California Highway 66/NTH cost prohibitive.

(b) It states that for above-ground linear rights-of-way and maintenance roads, permitting agencies will base mitigation/conservation requirements on a 0.5 mile wide area centered on the disturbance footprint.

The County will likely be replacing over 120 aging bridges on California Highway 66/NTH in the next 25 years and restoring as much as 200 linear miles of drainage ditch and dikes. It appears that based on this language, the compensation related to this activity will be substantial and cost prohibitive.

(c) It states that maintenance or improvement of existing roads (e.g. highway widening) may be compatible within existing ROWs pending project-specific analysis."

This may have the potential to impact the current BLM right-of-way authorization to perform maintenance within the existing 400' wide corridor from Mountain Springs Road to Ludlow. The DRECP should recognize the existing BLM authorization as well as the linear extension of those authorizations for County's ability to maintain various California Highway 66/NTH appurtenant features outside of the current right-of-way, its ongoing bridge replacement projects, and continued of maintenance of California Highway 66/NTH.