

APPENDIX 5.10A

## Records of Conversations

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# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Eric Endler Appraiser III  
**Phone No.:** 909-387-6730 **Date:** May 17, 2007  
**Call From:** Lucas Bair **Time:** 01:33 PM

**Message**

**Taken By:** CH2M HILL

**Subject:** San Bernardino Property Tax on Public Lands

**Project No.:** 357891

I spoke with Eric Endler, Appraiser III, in the San Bernardino County Assessor's Office. From his experience solar power projects end up with approximately 5-8 percent (10-12 percent on the high end) of taxable construction costs. California taxation code exempts construction costs related to any item related to the solar portion of the project. However, if the plant is sold, then the entire facility is taxed. County property tax is applicable on the BLM land.

San Bernardino County Assessor's Office  
Special Properties  
172 West 3<sup>rd</sup> Street  
San Bernardino, CA 92415

I spoke with Eric a second time on 5/24/07 1:13 PM. He stated that all the solar power-generating stations he knows of in the County are valued by the County and not the State BOE. The property tax for a power-generating station on BLM land will also be assessed based on rental payments to BLM. The exact property tax rate for the project site will need to be determined through the State Controller Auditor (estimated to be approximately 1.1%).

# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Yolanda DeLeon Secretary to the Superintendent

**Phone No.:** 760-733-4567 **Date:** May 18 and May 25, 2007

**Call From:** Lucas Bair **Time:** 09:00 AM

**Message**

**Taken By:** CH2M HILL

**Subject:** Baker Valley Unified School District Enrolment

**Project No.:** 357891

May 18, 2007

I spoke with Yolanda DeLeon who identified current enrolment in the Baker Unified School District . There are 21 students in kindergarten, 13 in 1<sup>st</sup>, 19 in 2<sup>nd</sup>, 18 in 3<sup>rd</sup>, 16 in 4<sup>th</sup>, 16 in 5<sup>th</sup>, 10 in 6<sup>th</sup>, 16 in 7<sup>th</sup>, 16 in 8<sup>th</sup>, 16 in 9<sup>th</sup>, 17 in 10<sup>th</sup>, 12 in 11<sup>th</sup>, and 11 in 12<sup>th</sup> grades. The expected entering class of 2008 (kindergarten) is 20 students.

Baker Unified School District  
P.O. Box 460  
Baker, California 92309

May 25, 2007

I spoke with Yolanda DeLeon who indicated that Mark Kemp, Baker Valley Unified School District Superintendent, would be the contact for the District.

[mark\\_kemp@baker.k12.ca.us](mailto:mark_kemp@baker.k12.ca.us)

# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Dan Tellez Captain  
**Phone No.:** 760.733.4026 **Date:** May 18, 2007  
**Call From:** Crystahl Taylor/CH2M HILL **Time:** 9:39 AM

**Message**

**Taken By:** Crystahl Taylor/CH2M HILL  
**Subject:** Fire and Emergency Response Information

Spoke with Dan Tellez, Captain, San Bernardino County Fire Department regarding fire and emergency response to the Project site. Station #53 in Baker provides fire services in the area to the State border. Their approximate response time is 45 minutes.

Ambulance service is provided by Baker Ambulance Medical Service, Station #53.

Hazardous materials service is provided out of the County station in Fontana, Station #78.

Follow-up call at 4:12 pm

Dan provided equipment, shift and hospital information. Station #53 has a Type 1 engine and a brush patrol vehicle. They have 3 staff on duty at all time (1 captain, 1 engineer, and 1 firefighter). The closest hospitals are Saint Rose in Henderson, CA and University Medical Center, Las Vegas (UMCLV). San Bernardino County Fire Department also has a Mutual Aid Agreement with Clark County Fire Department.

# **CH2MHILL** TELEPHONE CONVERSATION RECORD

**Call To:** Doug Hubbard Administrative Sergeant  
**Phone No.:** 760-256-4838 **Date:** May 21, 2007  
**Call From:** Lucas Bair **Time:** 11:21 AM

**Message**

**Taken By:** CH2M HILL

**Subject:** San Bernardino County Sheriff Response Time

**Project Number:** 357891

Administrative Sergeant Doug Hubbard verified that the closest county sheriff location to the project site would be the Baker Resident Post. Two deputies staff this post and there is at least one officer available to respond to calls 24 hours a day. Response time would be the drive time from the City of Baker to the Project site. (approximately 45 minutes).

San Bernardino County Sheriff  
225 East Mt. View  
Barstow, CA 92311

# **CH2MHILL** TELEPHONE CONVERSATION RECORD

**Call To:** Joe Ashbaker

**Phone No.:** 909-386-8430

**Date:** May 21, 2007

**Call From:** Lucas Bair

**Time:** 02:10 PM

**Message**

**Taken By:** CH2M HILL

**Subject:** San Bernardino County Fire Department Hazardous Materials Team

**Project No.:** 357891

I spoke with Joe who indicated that the response time to the project site, with full resources capabilities, would be 3 to 4 hours. Joe stated that there were roughly 150 members (10 REHS and the rest firefighters) and the organization is a full Level A response team, capable of handling all types of CBRN responses (including aqueous ammonia).

San Bernardino County Fire Department  
Hazardous Materials Division  
620 South "E" Street  
San Bernardino, CA 92415

# **CH2MHILL** TELEPHONE CONVERSATION RECORD

**Call To:** William Perez Executive Secretary

**Phone No.:** 915-684-1040 **Date:** May 23, 2007

**Call From:** Lucas Bair **Time:** 01:10 PM

**Message**

**Taken By:** CH2M HILL

**Subject:** Labor Availability – San Bernardino – Riverside Building and Trade Council

**Project No.:** 357891

I spoke with William Perez and he does not expect a labor shortage as a result of the Ivanpah SEGS. There is a lot of highway construction planned in the County, but this work does not usually require many pipefitters and other trades typical of solar power-generating stations. In fact the County has never had a significant shortage of operating engineers, masons, carpenters, and iron workers even with several large scale projects. Because the project is at least a year or two in the future and the proximity to Las Vegas William expected no shortages of skilled labor in the County during the construction of the project.

San Bernardino, Riverside BTC  
1074 East La Cadena Dr  
#8, Riverside, CA 92501

# **CH2MHILL** TELEPHONE CONVERSATION RECORD

**Call To:** Richard Brenner HazMat Coordinator  
**Phone No.:** 702-455-7311 **Date:** May 24, 2007  
**Call From:** Lucas Bair **Time:** 01:10 PM

**Message**

**Taken By:** CH2M HILL  
**Subject:** Clark County Fire HazMat

**Project No.:** 357891

I spoke with Richard Brenner and he indicated the response time to the project site would be approximately 45 to 60 minutes. The HazMat team has 8 on-call REHS personnel available 24 hours a day. They respond to calls in San Bernardino County usually once a week. They are a level II HazMat team (they have no Weapons of Mass Destruction identification ability).

Clark County Fire Department  
Station 24#  
7525 Industrial Road  
Las Vegas, NV 89139

# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Bob Wright Property Tax Manger  
**Phone No.:** 909-386-8829 **Date:** May 29, 2007  
**Call From:** Lucas Bair **Time:** 2:00 PM

**Message Taken By:** CH2M HILL  
**Subject:** San Bernardino Tax Distribution

**Project No.:** 357891

I spoke with Bob Wright, Property Tax Manager for San Bernardino County. I provided him with the Tax Rate Area (#55001) for the project and he provided the total tax rate of 1.0498 percent.

The tax is distributed as follows; 20.96 percent to California General Fund, 31.74 percent to Education Revenue Augmentation Fund, 1.78 percent to flood control, 2.02 percent to County Free Library, 39.66 percent to schools, and 3.80 percent to special districts. These do not sum to 100 percent due to rounding.

San Bernardino  
County Auditor-  
Controller-Treasurer

Bob Wright, Property Tax  
Manager, Property Tax  
Division

909-386-8829  
[rwright@acr.sbcounty.gov](mailto:rwright@acr.sbcounty.gov)

222 West Hospitality Lane  
San Bernardino, CA 92415

# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Doug Crawford Fire Prevention Supervisor

**Phone No.:** 909-386-8402 **Date:** May 31, 2007

**Call From:** Lucas Bair **Time:** 2:00 PM

**Message**

**Taken By:** CH2M HILL

**Subject:** San Bernardino Fire Department Resource Impacts

**Project No.:** 357891

I spoke with Fire Prevention Supervisor Doug Crawford. He did not anticipate any needed increase in the County fire department resources due to the Ivanpah project. Because the project will not pose a significant hazardous material threat and the cooperation with the Clark County fire department the current San Bernardino County fire department resources would be sufficient even with the construction of Ivanpah.

San Bernardino  
County Fire  
Department

Doug Crawford, Planning and  
Engineer Supervisor

909-386-8401  
[dcrawford@sbcfire.org](mailto:dcrawford@sbcfire.org)

San Bernardino County Fire  
Department  
Office of the Fire Marshal  
620 South "E" Street  
San Bernardino, CA 92415



# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Board of Equalization

**Phone No.:** 800-400-7115

**Date:** August 01, 2007

**Call From:** Fatuma Yusuf

**Time:** 10:00 AM

**Message**

**Taken By:** Fatuma Yusuf

**Subject:** Property valuation for property tax assessment purposes

I called to ask about who was responsible and what methods were used to assess property values for purposes of property tax assessment for power plants, especially solar energy power plants.

I was told to talk to

David Young,  
Snr. Specialist, Property Appraiser  
Property and Special tax Department  
Tel: 916-445-4982

David Young confirmed that the State is responsible for assessing the value of power plants with >50MW. Assessment, as far as he knows, is based on the fair market value and under Prop 13 is fixed at 100% of that market value. He suggested that I talk to either Don Johnson (916-323-6940) or Ken Thompson (916-323-6941) both Principal Appraisers with the Valuation Dept. However, he pointed out that both gentlemen were out of the office at a conference and were unlikely to be available until Friday (8/3/07) at the earliest. When asked for someone else who could help answer my questions, he suggested

Stan Siu  
Chief Appraiser  
Valuation Dept.  
Tel: 916-327-5184

Stan Siu said that the BOE hasn't assessed renewable energy plants owned by merchant utilities. So far it has only assessed fossil-fuel energy generating facilities. The BOE has started to look into this. He suggested that I talk to

Dick Reisinger  
Leader  
Electric Generation Facility Group  
Tel: 916-324-2803

Dick Reisinger said that for any power generating facility of >80 MW that uses renewable energy sources, the State has responsibility for assessing property value. However, BOE has not evaluated alternative energy generating facilities thus far. Therefore, the BOE has no experience on how to do this. If a facility is built and it becomes operational, the BOE will

conduct a study to see how best to evaluate property value. Currently, the BOE uses the following methods to assess property values:

- 1). For the 1<sup>st</sup> couple of years after the facility becomes operational, the BOE uses replacement costs and depreciation costs as indicators of the value of the property.
- 2). After the facility has been operating for a few years, the BOE will use the income-generating analysis indicator to come up with the value of the property.

Or the BOE may use a % of (1) and (2) to come up with a value. As the facility gets older, the BOE will weigh (2) more heavily.

I told him what Eric Endler (San Bernardino County Assessor's Office) told Lucas Bair about the county assessing the proposed Ivanpah solar energy facility (400 MW). Dick told me that since the facility is >80 MW it will not be assessed locally. The BOE will be responsible for assessing its value. The BOE will do unitary valuation. The BOE will be responsible for assessing the property (land) that has the power generating facility while the County will be responsible for assessing land not used for power generation. Dick thinks that someone will have to ask for a legal opinion of the BOE.

#### **8/6/07**

I called Eric Endler (Tel: 909-387-6730) and told him what the BOE had said about the BOE being responsible for assessing the property value on energy facilities of >80MW that use renewable energy. Eric told me that he and the county have been doing a lot of the valuations of power generating facilities that use renewable energy. In fact, there are several owned by Florida Power and Light that the County has assessed the values for. I gave him Stan Siu's and Dick Reisinger's phone numbers and asked him to call me back when he finds out what exactly is going on – who's responsible for assessing property values on solar energy plants like the proposed Ivanpah energy project.

#### **8/7/07**

Eric Endler called me back. He said that he talked to Don Johnson who told him that the BOE is responsible for assessing renewable energy facilities like the proposed Ivanpah energy project.

# CH2MHILL TELEPHONE CONVERSATION RECORD

**Call To:** Bob Nard Secretary Treasurer Emeritus

**Phone No.:** 702-452-8799 **Date:** August 1, 2007

**Call From:** Lucas Bair **Time:** 10:15 AM

**Message**

**Taken By:** CH2M HILL

**Subject:** Construction Workforce Impact

**Project No.:** 357891

I spoke with Bob Nard, Secretary Treasurer Emeritus, with the Southern Nevada Building Trades and Construction Council. Based on his knowledge of the labor conditions in Southern Nevada there would not be an issue with meeting the demand for primary trades required for the project. Therefore, Ivanpah SEGS construction will not place an undue burden on the workforce in Southern Nevada.

Note: Steve Ross will is the newly elected Secretary Treasurer Emeritus for the Southern Nevada Building and Trades Council and will be taking office in approximately a week or two from 8/1/07.

Southern Nevada Building and Trades Council  
1700 Whitney Mesa Drive  
Henderson, NV 89014  
[rnarbt@aol.com](mailto:rnarbt@aol.com)

APPENDIX 5.10B

## Environmental Justice

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# Environmental Justice

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## Introduction

This report was prepared in compliance with Presidential Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations* (EO 12898), dated February 11, 1994. The purpose of this report is to determine whether or not disproportionately high and adverse human health or environmental effects of the proposed Ivanpah Solar Electric Generating System (Ivanpah SEGS) project are likely to fall on minority and/or low-income populations. This report focuses on the populations that are located within the area potentially affected by the Ivanpah SEGS project. In accordance with EO 12898, this report documents where minority and low-income populations reside and examines if there are high and adverse impacts identified (as reported in the various environmental analysis sections of this AFC) where these impacts fall relative to these populations. This report also discusses the specific outreach efforts made to involve minority and low-income populations in the decision-making process. No high and adverse impacts are expected as a result of this project; therefore, no high and adverse human health or environmental effects of this project are expected to fall disproportionately on minority or low-income populations.

## Studies Performed and Coordination Conducted

### Overview of Executive Order 12898

EO 12898, issued by President Clinton in 1994, requires that “each Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations....” In his memorandum transmitting EO 12898 to federal agencies, President Clinton further specified that, “each Federal agency shall analyze the environmental effects, including human health, economic and social effects, of Federal actions, including effects on minority communities and low-income communities, when such analysis is required by the National Environmental Policy Act of 1969.” Guidance on how to implement EO 12898 and conduct an Environmental Justice analysis has been issued by the President’s Council on Environmental Quality (CEQ, 1997).

### Methodology and Approach

The Ivanpah SEGS project was evaluated for compliance with EO 12898. For this type of analysis, three fundamental evaluation measures are used.

1. *A determination is made as to which impacts of the project are high and adverse.*

The series of environmental analyses prepared for the Ivanpah SEGS AFC were reviewed, and discussions with the environmental professionals who prepared these sections were

conducted to determine which environmental or human health impacts could reach the level of high and adverse after proposed mitigation measures were implemented. Neither EO 12898, nor any of the environmental justice guidance documents, contain official guidance on the definition of “high and adverse.” For purposes of this analysis, adverse impacts identified by the professional analysts working on this AFC as “significant” under CEQA were considered to be synonymous with high and adverse impacts as described in EO 12898.

2. *A determination is made as to whether minority or low-income populations exist within the high and adverse impact zones.*

For information on the distribution of minority and low-income populations in the Ivanpah SEGS project area, 2000 Census data were used. Race/ethnicity and income data were reviewed at the finest level available from the Census (i.e., Census Block Groups). Tables 5.10B-1 and 5.10B-2 show the distribution of the population within a 6-mile radius by race/ethnicity and income, respectively. However, due to the low population density within this portion of the desert, the census blocks within the 6-mile radius are large (in land area); hence, the population reported within those census blocks is substantially greater than those living within a 6-mile radius of the project.

3. *The spatial distribution of high and adverse impacts is reviewed to determine if these impacts are likely to fall disproportionately on the minority or low-income population.*

Since there is no specific guidance in EO 12898, the test of disproportionately is made on the basis described in the U.S. Environmental Protection Agency’s (USEPA) *Draft Revised Guidance for Investigating Title VI Administrative Complaints Challenging Permits* (USEPA, June 2000). This guidance suggests using two to three standard deviations above the mean as a quantitative measure of disparate effect.

While the first two elements of this approach were conducted, no detailed distribution analysis was required to make a final determination. This was because professional analysts in each environmental and human health discipline reviewed for this AFC determined that no high and adverse (i.e., CEQA significant) human health or environmental effects were expected to remain after implementation of proposed mitigation measures.

## Outreach to Minority and Low-Income Populations

EO 12898 requires Federal agencies to ensure effective public participation and access to information. Consequently, a key component of compliance with EO 12898 is outreach to the potentially affected minority and/or low-income population to discover issues of importance that may not otherwise be apparent.

As part of the AFC process, the California Energy Commission will provide information to residents in the area and provide opportunities for their involvement.

The California Energy Commission typically:

- Mails written notice to all property owners within 1,000 feet of the site and within 500 feet of the centerline of all linear corridors
- Publishes notice in the local newspaper announcing public workshops and hearings

- Provides access to information by submitting copies of key documents to local libraries and providing materials via a web page
- Holds hearings and workshops in the local community
- Assigns a public advisor to assist the public in participating in the process

## Demographic Analysis

### Distribution of the Minority Population

Based on the 2000 Census, the total population within the census block groups that are within a 6-mile radius of the Ivanpah SEGS project site is approximately 7,278. The racial minority population, in the Census Block Groups, comprises approximately 16 percent of this total population while the ethnic minority (as represented by individuals of Hispanic origin) comprises about 11 percent (see Table 5.10B-1). Figure 5.10-1 (figures are in Subsection 5.10 of the AFC) identifies the racial minority population percentages of Census Block Groups in the vicinity of the Ivanpah SEGS project based on 2000 Census data. As shown in Figure 5.10-1, none of the Census Block Groups in the vicinity of the Ivanpah SEGS project have a minority population distribution above 50 percent, based on the guidance contained in CEQ (1997).

TABLE 5.10B-1  
Distribution of Racial/Ethnic Minority Population in Census Block Groups Within a 6-Mile Radius

Census Block Groups	Population <sup>1</sup>	White	Racial Minority	Percent Minority	Hispanic Origin <sup>2</sup>	Percent Hispanic Origin
San Bernardino County (103.02)	476	334	142	29.8%	182	38.2
San Bernardino County (103.03)	106	100	6	5.7%	13	12.7
Clark County, Nevada (57.03)	2,836	1,989	847	29.9%	286	10.1
Clark County, Nevada (58.16)	3,860	3,696	164	4.2%	301	7.8
TOTAL	7,278	6,119	1,159	15.9%	782	10.7

Source: 2000 Census.

<sup>1</sup> These population numbers are for those residing within the census block, not those residing within a 6-mile radius of the project.

<sup>2</sup> Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.

## Distribution of the Low-Income Population

Based on the 2000 Census, the total population for whom poverty status is determined based on the census blocks within a 6-mile radius of the Ivanpah SEGS project site was approximately 6,270<sup>1</sup>. The low-income population, in the Census Block Groups within the 6-mile radius, comprised approximately 10 percent of this total population (see Table 5.10B-2). Figure 5.10-2 (figures are in Subsection 5.10 of the AFC) identifies the low-income population percentages of Census Block Groups in the vicinity of Ivanpah SEGS project based on 2000 Census data. Unlike the CEQ (1997) guidance on minority population, none of the environmental justice guidance documents contain a quantitative definition of how many low-income individuals it takes to comprise a low-income population. In the absence of guidance, for this analysis the density used to identify minority populations (i.e., 50 percent or greater) was also used to identify low-income populations. As shown on Figure 5.10-2, there are no Census Block Groups within the 6-mile radius that have 50 percent or more low-income population.

TABLE 5.10B-2  
Distribution of Low Income Population by Census Block Groups Within a 6-Mile Radius

Census Block Group	Total Population <sup>1</sup>	Income below Poverty Level	Percent low-income
San Bernardino County (103.02)	213	43	20.2
San Bernardino County (103.03)	106	29	27.4
Clark County, Nevada (57.03)	2,091	209	10.0
Clark County, Nevada (58.16)	3,860	326	8.5
TOTAL	6,270	607	9.7

Source: 2000 Census.

<sup>1</sup> Population numbers are only those for whom poverty was determined and exclude full-time college students.

## Results and Conclusion

As discussed in the *Methodology and Approach* section above, for purposes of this analysis, CEQA-significant adverse impacts are considered synonymous with high and adverse impacts as described in EO 12898. As reported in the series of environmental analyses prepared for the Ivanpah SEGS AFC, and further confirmed through discussions with the environmental professionals who prepared those sections, no significant adverse impacts are expected as a result of this project after proposed mitigation measures are implemented. Consequently, none of the impacts of this project can be described as high and adverse in the context of EO 12898. As there are no high and adverse impacts expected as a result of this project, this analysis concludes that no high and adverse human health or environmental effects of this project are expected to fall disproportionately on minority or low-income populations. The Ivanpah SEGS project can, therefore, be considered to be consistent with the policy established in EO 12898.

<sup>1</sup> The population number for low-income is higher than the population number for ethnic groups because Census Block Groups were used to analyze low-income and the Census Block Groups are larger in size. The larger Census Block Groups are used to maintain privacy.

## Bibliography and References

Clinton, William. 1994. Memorandum for the Heads of All Departments and Agencies; Executive Order on Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations. Presidential Documents, Vol. 30, No. 6, 279-280. February 11.

CEQ (Council on Environmental Quality). 1997. *Environmental Justice; Guidance Under the National Environmental Policy Act*. Council on Environmental Quality, Executive Office of the President, Washington, DC. December 10. Released July 1998.

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U.S. Environmental Protection Agency. 1998. *Guidance for Incorporating Environmental Justice in USEPA's NEPA Compliance Analyses*. USEPA, Office of Federal Activities, NEPA Compliance Division, Washington, DC. April.

U.S. Environmental Protection Agency. *Draft Title VI Guidance for EPA Assistance Recipients Administering Environmental Permitting Programs (Draft Recipient Guidance) and Draft Revised Guidance for Investigating Title VI Administrative Complaints Challenging Permits (Draft Revised Investigation Guidance)*. Federal Register Volume 65, Number 124, pages 39649-39701. Washington, D.C. June 27, 2000.

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