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RB INYOKERN DATA CENTER

Application for Small Power Plant Exemption (SPPE)

Inyokern, Kern County, California

Docket Number – 26-SPPE-01

Appendix J, K Supplement — Section J.2 Revision 1

Conceptual Economic, Socioeconomic, Environmental Justice, and Growth-Inducing Impact Analysis

RB Inyokern Data Center Project

Kern County, California

1.1 Introduction

This Conceptual Socioeconomic, Environmental Justice (EJ), and Growth-Inducing Impact Study has been prepared in support of the RB Inyokern Data Center (RBIDC) Project and is intended to satisfy the requirements of the California Energy Commission (CEC) Small Power Plant Exemption (SPPE) process. Specifically, this study addresses the information requirements of California Code of Regulations, Title 20, Division 2, Chapter 5, Appendix B, including:

- Appendix B(g)(7)(A): Socioeconomic circumstances of the vicinity and region; and
- Appendix B (g)(7)(B): Socioeconomic impacts associated with construction and operation of the Project, including Environmental Justice impacts evaluated by technical area.

In addition, this study includes an evaluation of growth-inducing impacts consistent with the disclosure requirements of the California Environmental Quality Act (CEQA), including CEQA Guidelines Section 15126.2(d) and Appendix G (Population and Housing).

The analysis presented herein is based on the Project's current conceptual design, construction sequencing, and operational assumptions, together with publicly available demographic and economic data and standard planning-level methodologies commonly accepted by the CEC. Because the Project is undergoing SPPE review rather than a full Application for Certification (AFC), this study appropriately relies on conservative, order-of-magnitude estimates and clearly identifies assumptions where project design details remain subject to refinement.

2.1 Project Description for Socioeconomic Analysis

2.2 Project Location and Site Setting

The RBIDC Project is proposed on an approximately 50-acre site located in the Inyokern area of eastern Kern County, California, in proximity to the State Route 178 and U.S. Route 395 corridor. The Project site consists of Assessor's Parcel Numbers 084-010-43, 084-010-44, and 084-010-45. The surrounding area is characterized by a mix of industrial, infrastructure-related, and low-density rural land uses and has historically supported energy, logistics, and defense-related development.

The Project site is not located within a densely populated urban area and does not include residential uses. Access to regional services, lodging, retail, and medical facilities is primarily provided through the nearby City of Ridgecrest and the broader Indian Wells Valley.

2.3 Construction Duration and Phasing

For purposes of this socioeconomic analysis, construction of the RBIDC Project is evaluated over a 48-month duration, beginning with Notice-to-Proceed and extending through substantial completion and closeout. Construction activities would proceed in a series of overlapping phases, including:

- Early civil and site preparation activities (grading, utilities, foundations);
- Structural and vertical construction;
- Major electrical and mechanical system installation;
- Electrical integration, testing, and commissioning; and
- Closeout and demobilization.

Peak construction activity is anticipated during periods when vertical construction and mechanical/electrical installation overlap with early commissioning efforts. If schedule-driven practices such as extended work hours are proposed, they would be managed through standard construction controls (construction lighting, noise controls, traffic management, and safety protocols) and would not materially change the core socioeconomic conclusions presented in this study.

2.4 Construction Workforce Overview

Based on the Project manpower loading curve and comparable data center construction projects, construction of the RBIDC Project is expected to require an average on-site

workforce of approximately 300 workers and a peak on-site workforce of 592 workers (Month 20 of the 48-month schedule). Table SEJ-1 presents the planning-level monthly workforce profile used for Appendix B disclosure. (The total job-years implied by Table SEJ-1 are presented in Table SEJ-1B; differences from earlier preliminary job-year estimates reflect planning-level refinements and rounding.)

Construction labor would be sourced primarily from union labor pools within Kern County, with limited use of specialized regional or statewide personnel for discrete commissioning and integration activities.

2.5 Operations Workforce Overview

Upon completion, the Project would employ a relatively small permanent workforce consistent with modern hyperscale data center operations. Operational staffing would include critical facilities technicians, electrical and mechanical maintenance personnel, network and IT staff, security, and administrative support.

For planning-level analysis, ongoing staffing is conservatively estimated at approximately 30 to 60 permanent employees, supplemented by contract personnel (e.g., security, janitorial, landscaping, and specialty original equipment manufacturer [OEM] services) as needed.

2.6 Daily Non-Employee Visitor Characterization

The facility is expected to accommodate approximately 100 to 115 persons per day during operations. Of this total, the permanent operations workforce of approximately 30 to 60 employees accounts for approximately 30 per day across three shifts. The remainder consists of non-employee service and delivery personnel required for routine facility operations, including contractor and vendor visits associated with equipment maintenance, IT systems support, facility services, and deliveries estimated at approximately two to three per week.

Non-employee daily site visitors are expected to consist primarily of contractors and service personnel supporting ongoing facility operations — including equipment maintenance, IT systems support, and facility services — as well as delivery personnel. These are routine operational support activities common to facilities of this type and scale and do not represent visitors in the recreational or tourism sense.

Non-employee visitors are not anticipated to require overnight accommodations. Site visits are expected to be limited to the duration of the specific service or delivery activity, and the non-employee visitor population is not expected to generate meaningful demand for temporary or permanent housing in the project vicinity or materially affect the population and housing impact

conclusions presented in this analysis.

Given the project's location in Inyokern and proximity to Ridgecrest and the broader Kern County labor market, non-employee service and delivery personnel are anticipated to be drawn primarily from the regional area. A small number of specialized technical personnel may visit from outside the region on an occasional basis for equipment or systems support, but such visits would be infrequent and of limited duration. The non-employee visitor population does not represent a meaningful source of induced housing demand, lodging pressure, or growth-inducing effects beyond those already evaluated in this analysis.

2.7 Capital Cost and Assumptions for Fiscal Disclosure

For Appendix B disclosure purposes, the Project's planning-level capital cost and taxation assumptions are summarized below. Capital investment magnitude influences property tax, sales/use tax, and indirect/induced economic activity. Because procurement strategies and final assessed values are determined through separate processes, tax estimates herein are disclosed as order-of-magnitude ranges appropriate for SPPE planning-level review.

- **Conceptual Capital Cost (ROM):** \$838,900,000 (99 MW campus)
- **Illustrative Assessed Value Range (order-of-magnitude):** \$500,000,000 to \$900,000,000
- **Sales/Use Tax Rate for Illustrative Disclosure:** Applicable sales and use tax rates will be those in effect for unincorporated Kern County at the time of taxable transactions, as administered by the California Department of Tax and Fee Administration (CDTFA). Sales tax estimates are presented as order-of-magnitude ranges, and final revenues will depend on procurement methods and the location of taxable transactions.
- **Property Tax Rate for Illustrative Disclosure:** Property tax estimates are presented at a planning level using the standard ad valorem framework applicable in Kern County. Final assessed values, tax rates, and allocations will be determined by the Kern County Assessor in accordance with Proposition 13 and applicable state law.

3.1 Socioeconomic Setting

3.2 Regional Economic Characteristics and Fiscal Context

Eastern Kern County's economy is influenced by a combination of defense and aerospace activities associated with the China Lake region, construction and skilled trades, transportation and logistics, energy production, agriculture, and supporting regional

services. The region's economic base includes sectors accustomed to industrial operations and infrastructure development, and local contracting and service industries routinely support large construction projects.

From a fiscal context standpoint, the Project is located within a jurisdictional setting where county services and special districts provide core public services and utilities, and where public agency revenues derive from a combination of property tax apportionment formulas, state allocations, fees, and service charges.

3.3 Taxing Agencies and Fiscal Resources

Public services and fiscal resources relevant to the Project are provided by a combination of county agencies, school districts, and special districts, including:

- County of Kern, which receives property tax allocations and provides law enforcement, road maintenance, and other countywide services;
- Sierra Sands Unified School District (SSUSD), which serves the Project area and receives funding through a combination of state allocations, local property tax apportionments, and statutory school facilities fees; and
- Inyokern Community Services District (CSD), which provides water and wastewater services within its service area.

Table SEJ-A1. Fiscal Resources Summary

Agency	Fiscal Year	Total Revenues (Adopted/Actual)	Projected Revenues (Next FY or Forecast)	Source Document/Pages
County of Kern	FY 2024–25	\$4,401,674,913 (Total All Funds – Adopted)	\$4.5B (FY 2025–26 Recommended Budget – all funds total)	County of Kern 2024–25 Adopted Budget, <i>Schedule 1 – All Funds Summary</i> (PDF p.16) ; County of Kern FY 2025–26 Recommended Budget summary statement (all funds total \$4.5B)
Sierra Sands Unified School District (SSUSD)	FY 2024–25	\$53,028,533 (<i>General Fund Unrestricted – “Add: Revenues” in Estimated Actuals comparison</i>)	\$81,054,506 (<i>LCAP “total revenue projected”</i>)	SSUSD 2024/2025 Estimated Actuals (General Fund Unrestricted Budget Comparison Report; “Add: Revenues...\$53,028,533”) (PDF p.1) ; SSUSD 2025–26 LCAP (Budget Overview text description; “total revenue projected...\$81,054,506”)
Kern Community College District (KCCD)	FY 2024–25	\$258,709,034 (<i>Unrestricted General Fund – Total Revenue</i>)	\$280,322,802 (<i>Unrestricted General Fund – Total Revenue</i>)	KCCD 2025–26 Adopted Budget Presentation, “2025–26 General Fund Budget Summary” (PDF slide/page showing Total Revenue for FY 2024–25 and FY 2025–26)
Inyokern Community Services District (ICSD)	CY 2022 (reported)	\$392,995 (<i>annual budget, cited by Grand Jury as from 2022 CA State Controller’s Office</i>)	\$298,521 (<i>“Total Operating Incomes” – Rate Analysis model 0-Year, starting 1/1/23</i>)	Kern County Grand Jury report “Inyokern CSD – A Plethora of Inaction” (states “annual budget of \$392,995”) (PDF p.3) ; ICSD Water Rate Analysis Report (Table 3 row shows “\$204,089 \$298,521 ...” as Total Operating Incomes) (PDF p.40 approx.)

3.4 Inyokern Community Services District (Water and Wastewater)

The Inyokern CSD is a small special district whose operations are funded primarily through rate-based revenues derived from water and wastewater service charges. Although the District may receive limited property tax revenues under historic apportionment formulas applicable to certain special districts, such revenues constitute a minor component of overall funding and are not directly linked to new development or increases in assessed value.

If annexation and service are approved, the Project would contribute to the District through one-time connection and capacity fees and ongoing commercial service charges at adopted rates. Any infrastructure improvements necessary to serve the Project would be fully funded by the Applicant, ensuring that existing ratepayers would not experience increased costs or reduced service levels as a result of the Project. This funding structure is important in the Inyokern context because it maintains system equity by aligning incremental demand with applicant-funded infrastructure and adopted fee structures.

3.5 Social Characteristics and Demographic Profile

Based on American Community Survey (ACS) 2023 five-year estimates, the Inyokern community is characterized by a small, rural population with limited housing stock:

- Population: approximately 958 persons (ACS 2023 five-year estimate; 2020 Decennial Census figure is 988 – see Section 5.4)
- Households: approximately 407
- Housing units: approximately 496
- Median household income: approximately \$68,373 (ACS 2023 five-year estimate; more current Census Bureau 2024 estimate of \$72,292 is used in the EJ analysis – see Section 5.4)
- Population below the poverty level: approximately 22.5 percent (U.S. Census Bureau 2024b; consistent with Section 5.4 and Section 4.15)

Residents rely on Ridgecrest and the Indian Wells Valley for higher-order services, employment opportunities, retail, and medical facilities. The community context is therefore best characterized as rural and service-linked to nearby regional centers rather than an isolated self-contained employment/housing market.

3.6 Employment and Unemployment Conditions

Employment conditions are evaluated at the Kern County and sub-regional level. Appendix SEJ-B provides detailed unemployment data derived from the California Employment Development Department (EDD) and the U.S. Bureau of Labor Statistics Local Area Unemployment Statistics (LAUS) program, including a five-year historical trend and the most recent annual average available at the time of filing.

3.7 Availability of Skilled Labor

The Project's construction workforce requirements are consistent with the availability of unionized skilled trades within Kern County and the broader Southern and Central California labor market. Construction of a data center campus requires civil, structural, electrical, mechanical, controls/commissioning, and safety/supervision functions commonly available through established trade hiring hall structures and regional contracting networks.

Specialized commissioning and OEM personnel are expected to be drawn from regional or statewide sources on a temporary basis. This is typical of advanced industrial facilities and

does not imply a shortage of local labor; rather, it reflects the specialized nature of vendor-specific startup and integration services.

Permanent operations positions would be filled through a combination of local, regional, and specialized recruitment, with small staffing levels that do not create meaningful labor market displacement effects.

3.8 Housing Availability and Vacancy

A planning-level vacancy estimate based on ACS data indicates approximately 18 percent vacancy within Inyokern. However, due to the small absolute number of housing units, the local housing market has limited capacity to absorb temporary demand. Accordingly, short-term construction-related lodging demand is expected to be accommodated primarily within the Ridgecrest area rather than resulting in new housing development in Inyokern.

This distinction between percentage vacancy and absolute unit availability is important: even moderate vacancy rates can correspond to limited practical supply in small rural communities, and project planning therefore appropriately assumes reliance on regional lodging supply.

The City of Ridgecrest — located approximately 5.5 miles east of the project site — provides a well-established regional lodging market capable of accommodating project-related short-term demand. Available branded hotel and motel properties include Hampton Inn and Suites, SpringHill Suites by Marriott, Holiday Inn Express and Suites, Best Western China Lake Inn, Clarion Inn, Clarion Pointe, Baymont by Wyndham, Days Inn, Quality Inn, Motel 6, Super 8, Red Roof Inn, Howard Johnson, TownePlace Suites, and Hometowne Studios, with room rates ranging from approximately \$55 to \$160 per night. RV parks in the Ridgecrest and Inyokern area include Bertrand's High Desert Mobile Home and RV Park (4331 W Inyokern Road, full hookups, year-round, approximately 58 sites, \$30 to \$35 per night) and Desert Empire Fair RV Park (520 South Richmond Road, full hookups, year-round, approximately 28 sites, \$35 per night). Sierra Vista RV Park at NAWA China Lake (60 sites, full hookups, year-round, approximately \$34 to \$41 per night) is also available but is restricted to military personnel, DoD civilians, and other authorized users and is not available to the general public. The Ridgecrest lodging market routinely accommodates defense contractors, construction workers, and military and civilian personnel associated with the China Lake Naval Air Weapons Station and is well-suited to absorb modest project-related demand.

City-level hotel occupancy data for Ridgecrest is not available from published regional planning sources. Based on the most recently available national hotel industry data, the nationwide hotel occupancy rate was approximately 63.4 percent in 2025, implying a national average vacancy of

approximately 36.6 percent (STR/AHLA, 2025). California’s hotel market is performing above the national average, with statewide hotel room revenue projected to increase 3.5 percent in 2026 and average daily rates expected to rise to approximately \$195, according to the Tourism Economics February 2026 Lodging Forecast published by Visit California. Given the project’s modest peak short-term lodging demand of approximately zero to 12 persons — representing 0 to 2 percent of the peak construction workforce of 592 — the available regional lodging inventory in Ridgecrest is expected to be more than sufficient to accommodate project-related demand under any reasonable occupancy scenario, without material impact on regional lodging availability.

3.9 Utilities and Public Services: Providers, Capacity, Standards, Use Levels, and Planned Expansion

Utilities and public services serving the Project include water and wastewater, solid waste disposal, fire protection, law enforcement, emergency medical services, schools, and other community facilities. Infrastructure would be sized to meet project-serving demand only and would not create excess capacity that could induce off-site growth.

Table SEJ-A2. Utilities and Public Services

Service Area	Anticipated Provider	Capacity/Standard Metric	Current Use Level (if published)	Planned Expansion/Capital Plan (if applicable)	Project Demand Discussion
Water Supply (Potable / Industrial)	Inyokern CSD (or successor/provider if consolidation/annexation occurs)	Public water system context and constraints documented by State Water Board; consolidation communications identify system characteristics and	Not consistently published in a single “use level” metric in public sources (e.g., MGD/peakday).	Consolidation actions and milestones documented by State Water Board; continued compliance planning reflected in public materials.	Construction: temporary potable + dust-control managed through onsite BMPs; metered service and/or hauled water as needed. Operations: Project pays connection/capacity fees + ongoing commercial rates. Applicant funds all project-serving improvements (mains/storage/pressure/fire-flow

Service Area	Anticipated Provider	Capacity/Standard Metric	Current Use Level(if published)	Planned Expansion/Capital Plan (if applicable)	Project Demand Discussion
		compliance considerations.			upgrades as required) so no burden to existing ratepayers.
Wastewater / Sewer Collection & Treatment	Inyokern CSD (or permitted alternative consistent with SPPE project description)	District-level wastewater capacity metrics are not reliably available as a single public “design capacity” figure; should be confirmed via service letter/permit records for final filing.	Not publicly compiled for the district in a standardized format.	Not publicly compiled in a single capital plan source (placeholder).	Construction: portable sanitation and/or temporary connections per permitting. Operations: flows are commercial/industrial; final pathway must match SPPE project description. Any lift station, force main, pretreatment, or capacity improvements would be Applicant-funded and conditioned through permits/service letters.
Solid Waste / Recycling / Organics	Kern County franchise hauler(s) serving unincorporated areas; disposal at permitted regional facilities	Service provided through County franchise/contract framework; compliance implemented through haulers and local programs.	“Capacity” handled via service contracts + permitted disposal infrastructure; not typically published as a capacity number for CEQA.	N/A (service model is contract/franchise).	Construction: debris hauled by licensed contractors; implement construction waste management/diversion program. Operations: routine office/industrial waste with recycling/organics program via franchise hauler; volumes modest; no growth-inducing effect.
Fire Protection/ Emergency Response	Kern County Fire Department (local station coverage in/near Inyokern)	Station-based emergency response availability; public listings indicate continuous service (planning proxy).	Response time standards are typically not published at the station level; Appendix SEJ-C should document mapped travel time/site-to-station.	Not identified in a single public capital plan source for the local station (placeholder).	Construction: fire prevention plan, hot work controls, and responder coordination. Operations: life-safety systems, fire access, hazardous materials procedures, and 24/7 security reduce response burden; Applicant funds any project-driven fire-flow/access improvements.
Law Enforcement	Kern County Sheriff’s Office – Ridgecrest Substation	Service area explicitly includes Inyokern; substation provides regional law enforcement coverage.	Staffing/response standards are not typically published as enforceable project-level “standards”; mapped travel time can be provided in SEJ-C.	N/A	Construction: traffic control + site security reduce calls-for-service. Operations: controlled access, monitoring, and emergency communication protocols reduce incremental demand.
EMS System Oversight (Standards)	Kern County Public Health – EMS Agency	County EMS Agency sets/enforces EMS system standards and quality improvement.	Not applicable as “use level.”	N/A	Construction + Operations: site emergency planning aligns with county EMS protocols; onsite first-aid/AED coverage reduces offsite EMS utilization.
Ambulance Transport	Liberty Ambulance (regional provider noted by RRH)	24/7 emergency medical transport service availability (provider statement).	Not applicable.	N/A	Construction: pre-plan routes and access points; onsite medical response protocols. Operations: small workforce limits demand; maintain clear addressing/wayfinding for responders.

Service Area	Anticipated Provider	Capacity/Standard Metric	Current Use Level(if published)	Planned Expansion/Capital Plan (if applicable)	Project Demand Discussion
Hospital / Emergency Department	Ridgecrest Regional Hospital (RRH)	24/7 ED availability; facility describes emergency care services (planning proxy).	Not applicable.	N/A	Construction: designate nearest ED, routes, and escalation protocols in emergency plan. Operations: small workforce keeps incremental demand minimal; implement occupational health/incident protocols.
Schools (K–12)	Sierra Sands Unified School District (SSUSD)	District profile provides enrollment reporting (planning proxy for system scale).	4,205 students (SY 2024–25; per SSUSD Enrollment Projections 2024 – see Table SEJ-A3).	Not applicable (Project includes no housing).	Construction + Operations: no residential component; negligible enrollment impact expected. Project pays statutory school facilities fees at permitting (fee schedule cited in fiscal appendix).

3.10 School District Setting: Enrollment and Projected Enrollment by Grade Groupings

Appendix B requires that, for projects not located in major metropolitan areas, the application include current enrollment and yearly expected enrollment for each school district within the service area, grouped by grade categories, for the duration of construction. Because the RBIDC Project does not include residential development, the Project is not expected to induce measurable enrollment increases; however, the baseline and projected enrollment table should still be provided for completeness.

Table SEJ-A3. School Enrollment Baseline and Projected Enrollment by Grade Groupings (Construction Duration)

School District	School Year	K–5 Enrollment	6–8 Enrollment	9–12 Enrollment	Total Enrollment	Source
Sierra Sands USD	SY 2024–2025	1,818	987	1,400	4,205	SSUSD Enrollment Projections 2024
Sierra Sands USD	SY 2025–2026	1,811	996	1,405	4,212	SSUSD Enrollment Projections 2024
Sierra Sands USD	SY 2026–2027	1,802	1,027	1,409	4,238	SSUSD Enrollment Projections 2024
Sierra Sands USD	SY 2027–2028	1,821	1,052	1,367	4,240	SSUSD Enrollment Projections 2024
Sierra Sands USD	SY 2028–2029	1,828	1,034	1,394	4,256	SSUSD Enrollment Projections 2024

4.1 Socioeconomic Impacts

4.2 Construction Workforce Characteristics and Labor Sourcing

For purposes of Appendix B analysis, “local” workers are defined as those residing within Kern County and the East Kern/Indian Wells Valley commuting shed who are able to commute daily to the Project site without relocating households. This definition is consistent with how construction workforce impacts are typically evaluated for rural communities with small housing inventories and strong regional commuting patterns.

Because the Applicant intends to utilize primarily local union labor, household relocation associated with construction is expected to be minimal (approximately 0 to 2 percent of the peak workforce). Non-local specialized personnel would be present only for limited durations and would rely on short-term lodging rather than permanent housing. This approach materially reduces growth-inducing effects and minimizes housing market pressure.

Table SEJ-1. Monthly Construction Workforce (Total On-Site Craft Workers)

Month	Workers	Month	Workers	Month	Workers	Month	Workers
1	80	13	342	25	442	37	242
2	114	14	378	26	424	38	226
3	148	15	414	27	407	39	211
4	182	16	449	28	389	40	195
5	216	17	485	29	371	41	180
6	250	18	521	30	353	42	164

Month	Workers	Month	Workers	Month	Workers	Month	Workers
7	250	19	556	31	335	43	149
8	270	20	592	32	318	44	133
9	290	21	542	33	300	45	118
10	310	22	492	34	282	46	102
11	330	23	442	35	264	47	87
12	350	24	392	36	242	48	72

Table SEJ-2. Representative Occupational Mix by Phase (Planning-Level)

Phase	Civil	Structural	Electrical	Mechanical	Controls/Comm.	Supervision
Early Civil	40%	25%	10%	10%	0%	15%
Vertical/MEP	10%	25%	25%	25%	5%	10%
Commissioning	5%	10%	30%	25%	20%	10%

Table SEJ-2A. Phase Month Ranges Applied for Monthly Occupational Allocation (Planning-Level Assumption)

Phase Applied	Months Applied	Basis
Early Civil mix	Months 1–6	Early civil/sitework-dominant period
Vertical/MEP mix	Months 7–24	Primary structural + MEP installation period (overlapping activities)
Commissioning mix	Months 25–30	Integration/testing/startup-dominant period

Phase Applied	Months Applied	Basis
Closeout/Demobilization mix	Months 31–48	Closeout staffing with reduced craft intensity; mix shown in Table SEJ-1A

Table SEJ-1A. Monthly Construction Workforce by Occupational Category

(Counts are rounded; supervision column adjusted to match monthly totals.)

Month	Total	Civil	Structural	Electrical	Mechanical	Controls/Comm.	Supervision
1	80	32	20	8	8	0	12
2	114	46	28	11	11	0	18
3	148	59	37	15	15	0	22
4	182	73	46	18	18	0	27
5	216	86	54	22	22	0	32
6	250	100	62	25	25	0	38
7	250	25	62	62	62	12	27
8	270	27	68	68	68	14	25
9	290	29	72	72	72	14	31
10	310	31	78	78	78	16	29
11	330	33	82	82	82	16	35
12	350	35	88	88	88	18	33
13	342	34	86	86	86	17	33
14	378	38	94	94	94	19	39
15	414	41	104	104	104	21	40
16	449	45	112	112	112	22	46
17	485	48	121	121	121	24	50
18	521	52	130	130	130	26	53

Month	Total	Civil	Structural	Electrical	Mechanical	Controls/Comm.	Supervision
19	556	56	139	139	139	28	55
20	592	59	148	148	148	30	59
21	542	54	136	136	136	27	53
22	492	49	123	123	123	25	49
23	442	44	110	110	110	22	46
24	392	39	98	98	98	20	39
25	442	22	44	133	111	88	44
26	424	21	42	127	106	85	43
27	407	20	41	122	102	81	41
28	389	19	39	117	97	78	39
29	371	19	37	111	93	74	37
30	353	18	35	106	88	71	35
31	335	17	34	84	84	34	82
32	318	16	32	80	80	32	78
33	300	15	30	75	75	30	75
34	282	14	28	70	70	28	72
35	264	13	26	66	66	26	67
36	242	12	24	60	60	24	62
37	242	12	24	60	60	24	62
38	226	11	23	56	56	23	57
39	211	11	21	53	53	21	52
40	195	10	20	49	49	20	47
41	180	9	18	45	45	18	45
42	164	8	16	41	41	16	42

Month	Total	Civil	Structural	Electrical	Mechanical	Controls/Comm.	Supervision
43	149	7	15	37	37	15	38
44	133	7	13	33	33	13	34
45	118	6	12	30	30	12	28
46	102	5	10	26	26	10	25
47	87	4	9	22	22	9	21
48	72	4	7	18	18	7	18

Table SEJ-1B. Construction Workforce Summary Metrics (Derived from Table SEJ-1)

Metric	Value
Peak monthly workforce	592 workers
Average monthly workforce	~300 workers
Total job-months (sum of monthly totals)	14,401
Total job-years (job-months / 12)	~1,200 job-years (arithmetic total from manpower curve; see Table SEJ-11 for IMPLAN-modeled direct figure of ~1,223)

4.3 Population Change and Housing Effects

Construction-related population increases would be temporary and reversible, consisting primarily of daily commuters and short-term lodging users. Because household relocation is expected to be minimal (0–2% of peak workforce), direct population increase attributable to construction is not expected to meaningfully change local population totals.

With a permanent workforce of only 30 to 60 employees, operational population increases would be minimal and would not materially affect regional housing demand. To the extent any operations staff are recruited from outside the region, the small workforce size and

regional housing availability (Ridgecrest/Indian Wells Valley) indicate the Project would not create substantial housing market pressure.

Table SEJ-3. Population Change Screening

Phase	Population Effect	Housing Effect
Construction	Temporary	Lodging-based
Operations	Minimal	No new demand
Demobilization	Reversible	Demand ends

4.4 Utilities and Public Services Impacts; Standards, Response Times, and Public Costs

Incremental demand on utilities and public services would be limited and consistent with that of other industrial facilities, largely because the Project does not include residential uses and the permanent workforce is small. The primary period of increased service interaction is anticipated during construction, when a temporary workforce is present and construction traffic and safety planning are necessary.

Emergency response services would be supported through site-specific emergency planning measures, including coordination with local responders and on-site first-aid and security protocols. Standard project commitments typically included for industrial construction include: (1) an Emergency Response Plan coordinated with local responders, (2) on-site AED/first-aid provisions and training, (3) construction traffic management and incident response protocols, and (4) 24/7 site security during operations.

Table SEJ-4. Public Services and Utilities Impact Screening

Service	Effect	Basis
Law enforcement	Minimal	Low on-site population
Fire protection	Limited	Industrial design standards
EMS / medical	Minimal	No residential population
Schools (SSUSD)	Minimal	No housing

Service	Effect	Basis
Water / wastewater	Limited	Project-serving only
Roads	Temporary	Construction traffic

Table SEJ-C1. Response Time / Travel Time Exhibit Summary

Service	Nearest Facility / Provider	Address	Approx. Distance (miles)	Approx. Travel Time (minutes)	Notes
Fire / Emergency Response	Kern County Fire Department – Station 83 (Inyokern)	6919 Monache Mountain Ave., Inyokern, CA 93527	Single-digit minutes (planning-level; in-community location).	Station is physically located in Inyokern; final exhibit should include a mapped route from the Project entrance to Station 83 with distance/time under normal conditions.	Address and 24/7 operating hours shown in 211LA agency profile.
Law Enforcement	Kern County Sheriff's Office – Ridgecrest Substation	128 E. Coso Ave., Ridgecrest, CA 93555	14 minutes to Ridgecrest (planning proxy)	KCSO identifies Ridgecrest Substation as serving Inyokern; final exhibit should provide site-to-substation drive time and primary response route.	KCSO Ridgecrest Substation address and service area narrative.
Ambulance Dispatch / Transport	Liberty Ambulance (Ridgecrest service provider)	350 E Ridgecrest Blvd, Ridgecrest, CA 93555	~14 minutes to Ridgecrest (planning proxy)	Liberty Ambulance is identified as the ambulance provider affiliated with RRH; final exhibit should map site-to-ambulance base or dispatch coverage assumptions if provided by EMS provider.	Liberty Ambulance identified by RRH (service relationship). Address from NPI profile listing.
Hospital / Emergency Department (ED)	Ridgecrest Regional Hospital (RRH) – Emergency Department	1081 N China Lake Blvd, Ridgecrest, CA 93555	~14 minutes to Ridgecrest (planning proxy)	RRH is the primary regional hospital; final exhibit should include mapped route from Project access point to RRH ED entrance (distance/time), plus alternative routes if applicable.	RRH address on Contact page. Inyokern - Ridgecrest driving time proxy (14 min / 10.1 mi).

Service	Nearest Facility / Provider	Address	Approx. Distance (miles)	Approx. Travel Time (minutes)	Notes
Regional Travel-Time Proxy (community-to-city baseline)	Inyokern → Ridgecrest (baseline routing proxy used for planning-level Exhibit C)	N/A	~14 minutes / 10.1 miles	Used as a conservative planning-level proxy for Ridgecrest-based services until the Project-specific route map is produced (Appendix SEJ-C final exhibit).	N/A

Public Service Costs.

The Project is not expected to require expansion of public service systems funded by existing residents because it does not add residential population and has limited permanent staffing. Where costs are incurred, they are typically addressed through standard permitting, inspections, and service charges. Utility infrastructure required to serve the Project would be applicant-funded, and ongoing utility service is paid through adopted commercial rates.

4.5 School District Impacts and Applicable School Impact Fees

Because the Project does not include residential development and permanent staffing levels are limited, project-related school enrollment increases would be negligible. The Project would pay all applicable statutory school facilities fees at the time of building permit issuance.

Table SEJ-9. School Facilities Fee Estimate (Planning-Level)

School District	Fee Type	Applicable Rate (\$/sf)	Estimated Chargeable Area (sf)	Estimated Fee Amount	Payment Timing
Sierra Sands Unified School District (SSUSD)	Statutory School Facilities Fee – Commercial/Industrial (Level 1)	\$0.78 – \$0.87	800,000 – 1,200,000	\$624,000 – \$1,044,000	At building permit issuance (may be phased by building)

4.6 Payroll, Local Spending, and Fiscal Effects

Construction of the Project would generate substantial payroll and local spending, resulting in short-term economic benefits to the region. Estimated construction payroll

ranges from approximately \$110 million to \$170 million, while annual operations payroll is estimated at approximately \$3 million to \$12 million. These payroll ranges reflect prevailing wage labor markets and the skill mix required for industrial construction and data center operations.

Appendix B also requires disclosure of expenditures for locally purchased construction and operations materials. At a planning level, local expenditures consist primarily of (1) payroll paid to workers residing within Kern County and the regional commuting shed, (2) local and regional purchases such as civil materials, concrete/aggregate, hauling, equipment rental, fuel, temporary facilities, security, and certain professional services, and (3) smaller ongoing operational purchases such as maintenance services, consumables, and local vendor contracts. Major electrical and IT equipment is commonly procured from outside the county and may not generate local taxable transactions depending on procurement strategy.

Table SEJ-5. Fiscal Impact Summary

Category	Effect	Notes
Property tax	Long-term positive	High assessed value
Sales/use tax	Temporary positive	Procurement dependent
Public service costs	Minimal	Low service demand
Net fiscal balance	Favorable	Positive ratio

Table SEJ-6. Local Spending Summary

Phase	Local/Regional Spending
Construction	\$300M–\$600M (planning-level)
Operations	Ongoing services

Table SEJ-6A. Local Purchases and Expenditures (Construction and Operations) – Appendix B Disclosure Table (Planning-Level)

Category	Construction Phase (Range)	Operations Phase (Annual Range)	Notes
Total Project Capital Cost (ROM)	\$838.9M	N/A	Project ROM total for 99 MW campus (basis for all procurement split assumptions).
Local/Regional Purchases – Total	\$300M – \$600M	\$4.5M – \$20M/yr	“Local/regional” reflects Kern County/East Kern spend capture (payroll + local goods/services). Ranges reflect uncertainty in procurement plan and vendor locations; aligns with typical data center cost structure where major electrical/cooling equipment is often sourced outside the county.
Construction Payroll (local/regional labor share)	\$110M – \$170M	N/A	Planning-level union craft payroll range consistent with project job-years and prevailing wage assumptions; labor intensity is within published data center construction workforce benchmarks.
Local/Regional Non-Payroll Purchases & Services	\$190M – \$430M	\$1.5M – \$8M/yr	Construction: calculated as Local Total minus Payroll (supports Appendix B “local purchases”). Includes local/regional: civil materials, concrete/aggregate, trucking/hauling, equipment rental, fuel, fencing, temp facilities, SWPPP, security, local professional services. Operations: local service contracts + consumables + routine vendors (security/janitorial/landscape/maintenance/waste hauling).
Non-Local Procurement & Expenditures (remainder of capex)	\$238.9M – \$538.9M	N/A	Balance of capex not expected to be local: major electrical (switchgear/UPS/transformers), cooling plant equipment, controls, generators, IT/network equipment, OEM commissioning. Typical data center cost breakdown indicates electrical systems are a large share of total cost (often the largest component), supporting the non-local remainder concept.
Operations Payroll (direct)	N/A	\$3M – \$12M/yr	Based on 30–60 permanent staff with role-mix wages. Published benchmarks indicate hyperscale campuses can operate with relatively low staffing intensity (FTE per MW).
Operations Contract Services (local/regional)	N/A	\$1M – \$5M/yr	Security guards, janitorial, landscaping, routine maintenance vendors, waste hauling, minor repairs; varies by operator model and security posture.
Operations Local Goods & Services (non-labor)	N/A	\$0.5M – \$3M/yr	Consumables, small parts, local vendors, minor replacements, office supplies, local professional services; excludes major IT refresh that is often centrally procured.

4.7 Capital Cost, Sales Taxes, and Property Taxes

Appendix B requires disclosure of capital cost (plant and equipment) and estimates of sales and property taxes generated. Because taxable transaction location and assessor valuation are determined by separate processes, the values below are disclosed as planning-level ranges for SPPE review.

Table SEJ-10. Capital Cost, Sales Tax, and Property Tax – Planning-Level Disclosure

Item	Planning-Level Value	Notes/Assumptions
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Total Capital Cost (Plant and Equipment) – ROM	\$838,900,000	ROM capital cost for the 99 MW campus (planning-level; final cost varies with scope, procurement, escalation, and phasing).
Local Sales/Use Tax Rate (Unincorporated Kern County)	8.25%	CDTFA published rate for Kern (Unincorporated Area) effective January 1, 2026 (rate to be applied at time of taxable transactions).
Taxable Local Purchases (Construction Period)	\$30M – \$90M	Planning-level estimate of the subset of construction purchases that are (a) taxable and (b) sourced in a way that generates local sales/use tax (major electrical/IT equipment and many large packages often procured outside the local area and/or treated differently for tax situs).
Estimated Construction-Period Sales/Use Tax	\$2.5M – \$7.4M	Calculated as Taxable Local Purchases $\times$ 8.25% ($\$30M \times 0.0825 = \$2.475M$) to ($\$90M \times 0.0825 = \$7.425M$). Local rate basis per CDTFA.
Illustrative Assessed Value Range (Operations Year)	\$500M – \$900M	Planning-level assessed value range used for disclosure; final assessed values determined by the Kern County Assessor consistent with applicable rules (land vs. improvements vs. taxable personal property; Prop 13 framework).
Property Tax Rate Assumption (Ad Valorem)	~1.0% base + voter-approved debt (TRA-dependent)	Prop 13 sets a 1% general levy and allows additional rates for voter-approved indebtedness; total rate varies by Tax Rate Area (TRA). Kern County publishes TRA-specific tax rates in its annual rate book.
Illustrative Annual Property Tax (Order of Magnitude)	~\$5M – \$9M/year	Calculated at ~1% of the illustrative assessed value range (exclusive of any special assessments). Final annual tax will depend on the site's specific TRA rate, final assessed value allocation, and applicable exemptions/assessments.

4.8 Direct, Indirect, and Induced Income and Employment Effects

Appendix B requires discussion of direct, indirect, and induced income and employment effects. Direct effects include on-site construction and operations employment associated with the Project. Indirect effects occur through the Project's supply chain (materials, equipment, services), while induced effects occur through household spending by employees whose income is supported by the Project.

Direct construction effects are represented by the monthly workforce totals presented in Table SEJ-1 and the occupational allocations presented in Table SEJ-1A. Direct operational effects are represented by the permanent operations staffing estimate (30–60 employees) and associated contract service support as needed.

Indirect and induced effects can be quantified using an input-output model (e.g., IMPLAN) at the county or multi-county geography. If the Applicant elects to include modeled results in the SPPE filing, the model version, geography, multipliers, and dollar year should be

documented in Appendix SEJ-D and summarized in Table SEJ-11 below. If modeled results are not included, qualitative disclosure is still provided herein based on standard economic effect pathways.

Table SEJ-11. Direct, Indirect, and Induced Effects

Phase	Metric	Direct Effects	Indirect Effects	Induced Effects	Notes
Construction (48-month total)	Employment (job-years)	~1,223	~295	~222	Direct job-years from project manpower curve. Indirect + induced derived using a total employment multiplier of ~1.42 (Kern County construction IMPLAN proxy), allocating indirect vs. induced proportionally.
Construction (48-month total)	Labor Income	\$110M – \$170M	~\$18M – \$28M	~\$14.5M – \$22.3M	Direct payroll from prevailing wage assumptions. Indirect + induced labor income estimated using a total labor income multiplier of ~1.30 (Kern County construction proxy), apportioned between indirect and induced effects.
Construction (48-month total)	Total Economic Output (context)	—	—	—	Construction output effects may be disclosed optionally; Kern County construction output multiplier is approximately 1.43 (total/direct). Output not required for Appendix B but included here for context if desired.
Operations (annual)	Employment (jobs)	30 – 60	~28 – 55	~19 – 40	Direct permanent staffing assumption. Total employment derived using a total employment multiplier of ~2.58 (IMPLAN-validated data center benchmark). Indirect and induced components split proportionally.
Operations (annual)	Labor Income	\$3M – \$12M	~\$1.9M – \$7.6M	~\$1.5M – \$6.1M	Direct payroll from operations staffing assumptions. Indirect + induced labor income estimated using a total labor income multiplier of ~2.14 (data center benchmark), apportioned between indirect and induced effects.
Operations (annual)	Total Economic Output (context)	—	—	—	Optional disclosure: benchmark data center output multiplier reported at approximately 2.09 (total/direct). Output effects are not required for Appendix B compliance.

5.1 Environmental Justice Analysis

5.2 Environmental Justice Definition and Context

The State of California defines Environmental Justice (EJ) as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” (California Government Code Section 65040.12). “Fair treatment” means no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, and commercial operations and policies. This

analysis addresses public health risks and EJ considerations related specifically to the Inyokern Census Designated Place (CDP) area.

5.3 Project Location and Description (EJ Study Area)

The Project is located in the eastern high desert region of Kern County in the unincorporated community of Inyokern, as shown in Figures 1–2. The proposed data center site is located between U.S. Route 395 (US 395) to the east and North Brown Road to the west. The data center is located north of Inyokern Road (State Route 178 [SR 178]), while the SCE substation and aboveground transmission lines are located south of SR 178.

The Project proposes to construct and operate a continuously operational 99 MW Tier III hyperscale data center and associated infrastructure, including a project-owned substation that interconnects with Southern California Edison’s existing Inyokern substation. The data center would be approximately 238,000 square feet, single-story, with a maximum height of 30 feet, and would contain six modular data suites on an approximately 50-acre site.

The Project site is within the Inyokern Specific Plan with a map code designation of 7.2/2.5 (Service Industrial/Flood Hazard), is classified within the M-2 (Medium Industrial) zone district, and has been determined to comply with General Plan, land use, zoning, and development requirements for industrial use.

5.4 Methodology

5.4.1 CalEnviroScreen 4.0

CalEnviroScreen 4.0 is a screening tool developed by the California Office of Environmental Health Hazard Assessment (OEHHA) and used by CalEPA to identify disadvantaged communities in California. CalEnviroScreen uses 21 indicators to evaluate pollution burden and population characteristics for census tracts and calculates an overall score and percentile. Census tracts in the top 25 percent of overall CalEnviroScreen scores (percentiles 75–100) are identified as disadvantaged communities by CalEPA.

5.4.2 SB 535 Disadvantaged Communities

SB 535 tasked CalEPA with identifying disadvantaged communities for purposes of targeting investments to improve public health, quality of life, and economic opportunity. CalEPA’s designation includes census tracts meeting one or more criteria, including: (1) highest 25 percent of CalEnviroScreen 4.0 overall scores; (2) highest 5 percent cumulative

pollution burden where overall scores are unavailable; (3) tracts identified as disadvantaged in the 2017 designation; and (4) lands under the control of federally recognized Tribes.

5.4 Environmental Justice Setting and Vulnerability Indicators (Inyokern CDP)

This section summarizes indicators relevant to EJ sensitivity in the Inyokern CDP.

Population. Kern County had a population of 909,235 (2020 Decennial Census), and the Inyokern CDP has a total population of 988.

Race and Ethnicity. The largest racial/ethnic group in Inyokern CDP is White (67.5%). Other groups include Hispanic or Latino (16%), Two or More Races (10.2%), Asian (2.7%), Native American (2.0%), Black or African American (0.9%), Native Hawaiian or other Pacific Islander (0.9%), and Other Race (0.5%).

Age. Approximately 20.5% of residents are newborn–19 years, 67.8% are 20–64, and 11.5% are 65 and over. Younger and older populations are typically more susceptible to air pollution and other environmental stressors, which is relevant when evaluating potential EJ concerns.

Income, Poverty, and Unemployment. Median household income in Inyokern CDP is \$72,292. The percentage of residents in poverty is 22.5%, which is higher than Kern County (18%) and the United States (12.1%). The unemployment rate is reported at 12.4%, compared to Kern County (8.9%) and the United States (2.9%) (as cited in the EJ v2 document).

Community Health Indicators (CalEnviroScreen).

- Asthma: estimated 71 emergency department visits per 10,000 people; asthma percentile 79 (higher than 79% of California census tracts).
- Cardiovascular Disease: 23.70 emergency department visits per 10,000 people for heart attack; percentile 96 (higher than 96% of California census tracts).

These indicators inform sensitivity but do not, by themselves, demonstrate that the Project causes or contributes to these conditions.

5.5 CalEnviroScreen and SB 535 Disadvantaged Community Determinations

The Inyokern CDP has a CalEnviroScreen 4.0 percentile score of 66, which is below the 75th percentile threshold for disadvantaged community classification. The SB535

Disadvantaged Communities Map also indicates that Inyokern is not designated as a disadvantaged community.

5.6 EJ Impact Discussion and Conclusion (Disproportionately High and Adverse Effects)

The purpose of an EJ evaluation is to identify and address potential disproportionately high and adverse human health or environmental impacts on minority and low-income populations. While the indicators summarized above show that residents experience certain health and socioeconomic stressors, the proposed Project is located in an area not classified as a disadvantaged community under CalEnviroScreen 4.0 or SB 535 criteria and is not anticipated to create significant adverse human health impacts. Therefore, construction and operation of the Project would not involve disproportionately high and adverse human health impacts on low-income or minority populations.

To ensure EJ conclusions remain supported as design and studies are finalized, the EJ determination should be confirmed through the Project's technical analyses (e.g., air quality, noise, traffic, hazardous materials, and utilities), with any required controls/mitigation incorporated into construction and operations.

Table SEJ-7. Environmental Justice Impact Screening

Technical Area	EJ Effect	Basis
Population & Housing	None	No displacement
Employment & Income	Beneficial	Construction jobs
Air Quality	Mitigated	Modeled compliance
Noise	Mitigated	Design and controls
Traffic	Temporary	Construction management
Public Services	None	Minimal demand

6.0 Growth-Inducing Impacts

The Project does not include residential uses, does not provide excess infrastructure capacity, and employs a small permanent workforce. While the Project may contribute to

general economic activity, it would not directly induce population growth or unplanned development. Any secondary development that may occur in the broader region would be dependent on market conditions and separate discretionary approvals and therefore is not considered a direct growth-inducing effect of the Project.

Table SEJ-8. Growth-Inducing Impact Screening

Mechanism	Would It Occur?	Basis
Infrastructure-induced growth	No	Project-serving only
Population growth	No	Small workforce
Housing pressure	No	Temporary labor
Secondary development	Unlikely	Market-dependent

7.0 Conclusion

This study demonstrates that the RBIDC Project would generate substantial economic benefits while avoiding significant adverse socioeconomic, environmental justice, or growth-inducing impacts. The Project's construction effects are temporary and reversible, with minimal household relocation expected due to the use of local/regional union labor. Operational staffing levels are small, the Project does not include housing, and utility improvements required to serve the Project would be funded by the Applicant, thereby limiting growth inducement and avoiding financial burdens on existing ratepayers.

8.0 Additional Reference Tables

Table SEJ-9A - Race/Ethnicity Demographics

Race/Ethnicity Demographics	
Race	Inyokern CDP
White	67.5%
Hispanic or Latino	16%
Two or More Races	10.2%
Asian	2.7%
Native American	2.0%
Black or African American	0.9%

Native Hawaiian or other Pacific Islander	0.9%
Other Race	0.5%

Table SEJ-9B – Age Breakdown

Age Breakdown

Age Range (Years)	Inyokern CDP
Newborn – 19 years	20.5%
20 – 64	67.8%
65 and over	11.5%

Source: (U.S. Census Bureau, 2024d)

Table SEJ-10A – Income, Poverty and Unemployment

Income, Poverty and Unemployment

	Inyokern CDP	Kern County	United States
Median Household Income	\$72,292	\$70,997	\$81,604
Population in Poverty	22.5%	18%	12.1%
Unemployment Rate	12.4%	8.9%	2.9%

Source: (U.S. Census Bureau, 2024b; U.S. Census Bureau, 2024c)

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