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5.10 Socioeconomics

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the MREC. Section 5.10.1 describes the socioeconomic environment that might be affected by the MREC. Section 5.10.2 provides an environmental analysis of the construction and operation of the proposed development. Section 5.10.3 discusses whether there will be any cumulative effects from the project. Section 5.10.4 describes mitigation measures that will be implemented to avoid impacts. Section 5.10.5 discusses the applicable LORS. Section 5.10.6 lists the agencies involved and agency contacts. Section 5.10.7 discusses permits and permit schedules. Section 5.10.8 lists reference materials used in preparing this section. A screening-level environmental justice analysis is provided in Appendix 5.10A.

5.10.1 Affected Environment

The MREC will be located in unincorporated Ventura County, west of the City of Santa Paula, California. As such, the Region of Influence for purposes of evaluating the socioeconomic impacts associated with the project will be Ventura County.

5.10.1.1 Population

Ventura County is bordered by Santa Barbara County to the west, Kern County to the north and Los Angeles County to the south and east. There are ten cities in Ventura County, including the City of Santa Paula, the city closest to the MREC site.

Ventura County has an estimated January 1, 2015 population of 848,073 (DOF, 2015a). Historical population data for Ventura County and the state of California are summarized in Table 5.10-1. Annual average compounded population growth rates are summarized in Table 5.10-2. During the 1990s, the population of Ventura County increased at an average annual rate of 1.2 percent, about the same as that of California as a whole. The average annual growth rate for the 10 years from 2000 to 2010 was 0.9 percent for Ventura County. Over the last two and half decades, population growth rates for Ventura County were in line with those for the state.

Table 5.10-1 Historical and Projected Populations

Area	1990	2000	2010	2015	2020 (projected)	2030 (projected)	2040 (projected)
Ventura Co	669,016	753,197	823,318	848,073	876,100	927,300	966,100
California	29,758,213	33,873,086	37,253,956	38,714,725	40,619,300	44,085,600	47,233,200

Source: DOF, 2015a, 2015b, 2015c.
NA = Not Available

Table 5.10-2 Historical and Projected Annual Average Compounded Population Growth Rate

Area	1990-2000 (Percent)	2000-2010 (Percent)	2010-2015 (Percent)	2015-2020 (Percent)	2020-2030 (Percent)	2030-2040 (Percent)
Ventura County	1.2	0.9	0.6	0.7	0.6	0.4
California	1.3	1.0	0.8	1.0	0.8	0.7

Source: DOF, 2015a, 2015b, 2015c.

Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority and the low-income population distributions for the census block groups and census tracts that are within a

6-mile radius of the MREC site. The minority population, in the census block groups within the 6-mile radius of the MREC site, comprises 57 percent of this total population. The low-income population, in the census tracts within the 6-mile radius of the MREC site, comprises 11 percent. The minority data are from the 2010 U.S. Census, and the income data are from the 2010 American Community Survey 5-year estimates (U.S. Census Bureau. 2015). Figures 5.10-1 and 5.10-2 show the percent distribution of minority and low-income populations by 2010 census block groups and census tracts within a 6-mile radius of the MREC site.

5.10.1.2 Housing

As shown in Table 5.10-3, housing stock for Ventura County as of January 1, 2015, was 285,808 units. Single-family homes accounted for 214,813 units; multiple-family dwellings accounted for 59,649 units; and mobile homes accounted for 11,346 units (DOF, 2015a). New housing authorizations for Ventura County totaled 590 units in 2010; 33 percent were single-family units and 67 percent were multi-family units (DOF, 2015d). These authorizations were valued at \$181.9 million. The median home price in Ventura County in August 2015 was \$500,000 (CoreLogic, 2015). As of January 1, 2015, the vacancy rate for Ventura County was 5.2 percent (DOF, 2015a). As such, housing supply is not considered to be limited in Ventura County because the vacancy rate exceeds the federal standard vacancy rate of 5.0 percent.

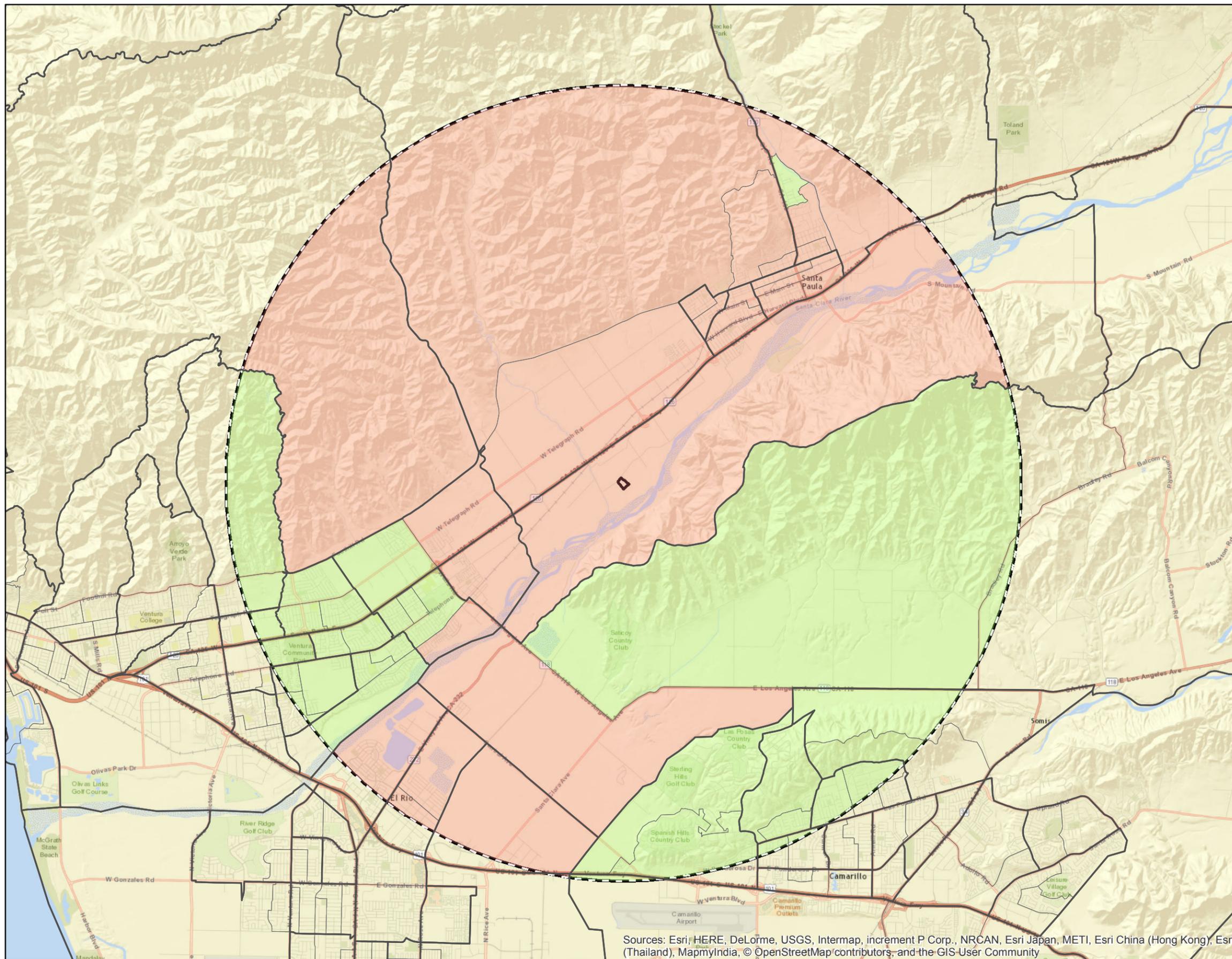
Table 5.10-3 Housing Estimates by County, and State, January 1, 2015

Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
Ventura County	285,808	214,813	59,649	11,346	5.2
California	13,914,715	9,041,758	4,312,544	560,407	7.8

Source: DOF, 2015a

5.10.1.3 Economy and Employment

Ventura County is part of the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA). Between 2009 and 2014, employment in the Oxnard-Thousand Oaks-Ventura MSA increased by 17,800 jobs, or about 1.2 percent average annual growth. This 1.2 percent annual average increase in employment is less than half of California's trend, which increased by about 2.9 percent annually over the same period (California Employment Development Department [CEDD], 2015a). As shown in Table 5.10-4, on a percent increase basis, services experienced the largest increase in employment and financial activities had the highest reduction, followed by the manufacturing sector. The highest contributions to employment are from the services, government, and retail trade sectors.

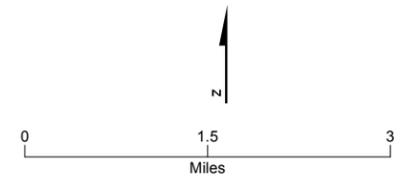


LEGEND

- Project Site
- Block Group
- Tract

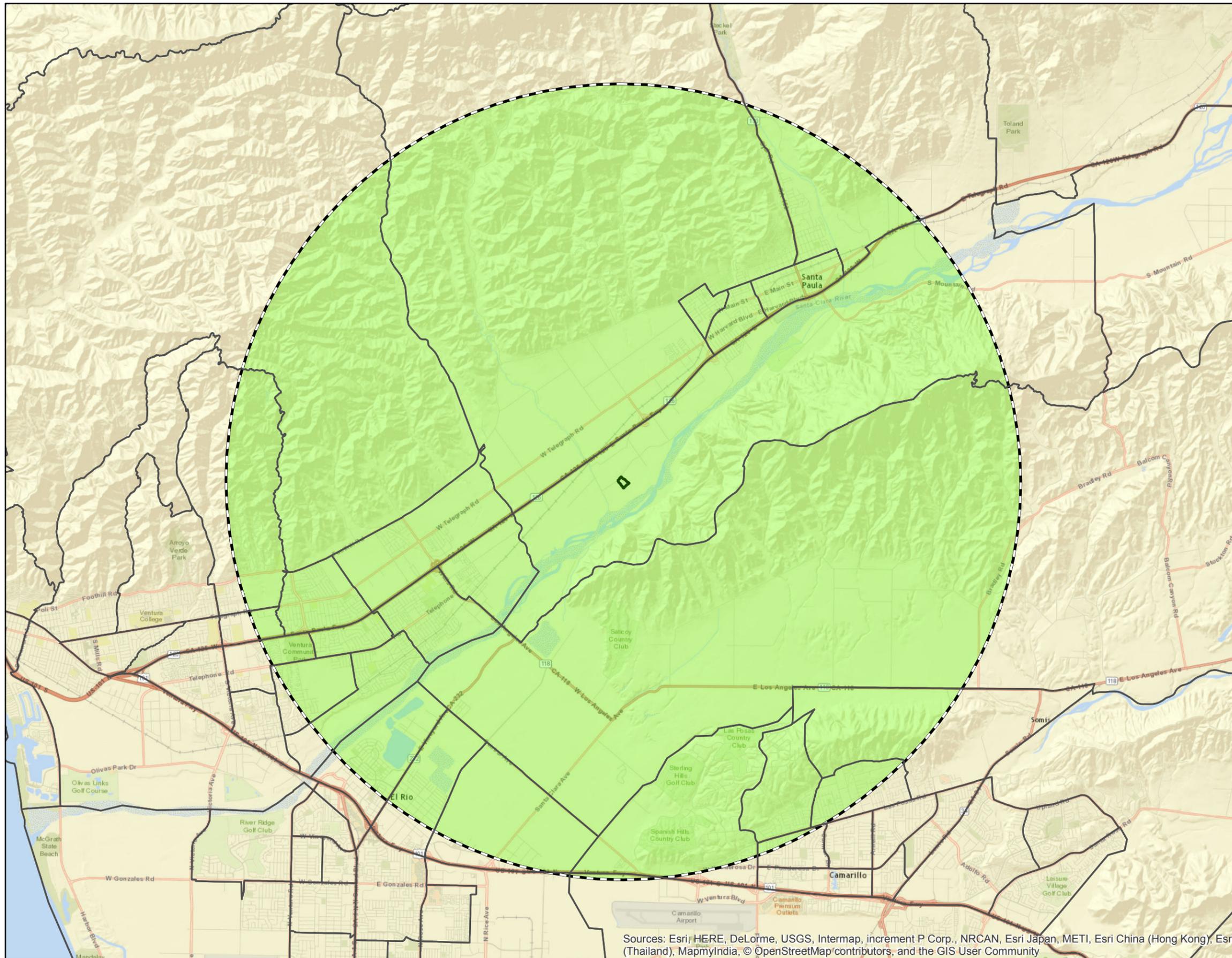
Minority Population

- No Minority
- 0-50 percent Minority
- 50-100 percent Minority



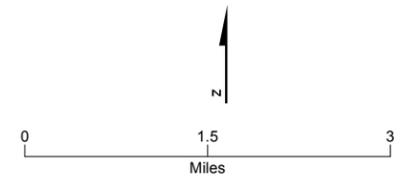
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Figure 5.10-1
Minority Population Distribution by
Census Block Groups Within 6 Miles
 Mission Rock Energy Center
 Ventura County, California



LEGEND

- Project Site
- Tract
- Low Income**
 - No Low Income
 - 0-50 percent Low Income
 - 50-100 percent Low Income



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Figure 5.10-2
Low Income Population Distribution by
Census Tracts Within 6 Miles
 Mission Rock Energy Center
 Ventura County, California

Table 5.10-4 Employment Distribution in Oxnard-Thousand Oaks-Ventura MSA, 2009 to 2014

Industry	2009		2014		2002-2008	
	Number of Employees	Employment Share (percent)	Number of Employees	Employment Share (percent)	Percentage Change	Average Annual Compound Growth Rate (percent)
Agriculture	24,000	8.0	25,600	8.0	6.7	1.3
Mining and Logging	1,200	0.4	1,300	0.4	8.3	1.6
Construction	13,200	4.4	13,700	4.3	3.8	0.7
Manufacturing	32,600	10.8	30,500	9.6	-6.4	-1.3
Wholesale Trade	12,100	4.0	13,000	4.1	7.4	1.4
Retail Trade	35,100	11.7	39,000	12.2	11.1	2.1
Transportation, Warehousing and Utilities	5,400	1.8	6,200	1.9	14.8	2.8
Information	5,300	1.8	5,500	1.7	3.8	0.7
Financial Activities	20,500	6.8	18,700	5.9	-8.8	-1.8
Services	108,600	36.1	121,400	38.1	11.8	2.3
Government	42,900	14.3	43,800	13.7	2.1	0.4
Total Employment	300,900	100.0	318,700	100.0	5.9	1.2

Source: CEDD, 2015a

Table 5.10-5 provides details on the characteristics of the labor force. It shows 2014 employment data for the Oxnard-Thousand Oaks-Ventura MSA compared to California. The Oxnard-Thousand Oaks-Ventura MSA has a lower unemployment rate than the California levels. The CEDD does not project future unemployment rates.

Table 5.10-5 Employment Data, Annual Average, 2014

Area	Labor Force	Employment	Unemployment	Unemployment Rate (percent)
Ventura County	431,500	402,700	28,800	6.7
California	18,811,400	17,397,100	1,414,300	7.5

Source: CEDD, 2015a

5.10.1.4 Fiscal Resources

The local agency with taxing power is Ventura County. Ventura County's General Fund expenditures and revenues are presented in Table 5.10-6. The county's General Fund revenues increased by about 4 percent from fiscal year (FY) 2012 to FY 2013. Revenues further increased by about 2 percent from FY 2013 to FY 2014.

Table 5.10-6 Ventura County Revenues and Expenditures (in \$ thousands)

	FY 2012	FY 2013	FY 2014
Expenditures			
General Government	72,477	75,597	72,193
Public Protection	577,240	592,192	608,750
Public Ways and Facilities	26,676	27,562	25,939
Health and Sanitation Services	167,971	174,920	170,208
Public Assistance	214,737	216,112	225,682
Education	8,654	8,166	7,778
Interest on Long Term Debt	4,944	7,574	698
Medical Center	314,651	332,606	361,302
Department of Airports	6,472	7,289	6,954
Waterworks – Water and Sewer	24,655	27,286	30,081
Parks Department	3,987	5,215	5,142
Channel Islands Harbor	6,850	7,719	7,503
Health Care Plan	52,229	56,642	53,929
Oak View District	185	245	230
Total Expenditures	1,481,728	1,539,125	1,576,389
Revenues			
Property Taxes	393,038	390,685	408,095
Other Taxes	12,135	14,297	15,509
Aid from other Governmental Units	22,152	46,744	36,340
Interest and Investment Earnings	1,932	954	3,006
Charges for Services	616,640	640,571	636,520
Operating Grants and Contributions	453,383	473,807	510,217
Capital Grants and Contributions	35,290	17,936	18,477
Other	16,886	24,217	18,399
Total Revenue	1,551,456	1,609,211	1,646,563

Numbers may not add up due to independent rounding.

Source: Ventura County, 2012, 2013, 2014

In FY 2012, tax revenues comprised approximately 26 percent of the City of Santa Paula's total General Fund revenues. Tax revenues decreased during FY 2013 to approximately 25 percent, but rose again in FY 2014 back to the FY 2012 level of approximately 26 percent.

5.10.1.5 Education

The MREC location is served by the Briggs Elementary School District for grades K-8 and the Santa Paula Unified School District for grades 9-12 (Olmos, 2015). During this time, Olivelihoods Elementary School, within the Briggs Elementary School District, serves students beginning in kindergarten through fourth grade. Students then attend Briggs Elementary from fifth through eighth grade before entering Santa Paula High School. Enrollment figures for the school districts for 2014-2015 are presented in Table 5.10-7.

Table 5.10-7 Enrollment by Grade for Three Schools Affected by the Proposed Project, 2014-2015

Grade Level	Briggs Elementary School District: Oliveland and Briggs Elementary Schools	Santa Paula Unified School District: Santa Paula High School
Kindergarten	46	462
First	51	396
Second	57	448
Third	65	475
Fourth	65	431
Fifth	74	438
Sixth	62	405
Seventh	72	360
Eighth	69	382
Ninth	—	439
Tenth	—	391
Eleventh	—	425
Twelfth	—	407
Total	561	5,459

Source: CDE, 2015; Olmos, 2015

5.10.1.6 Public Services and Facilities

This section describes public services in the MREC area.

Law Enforcement

Law enforcement services for the project location would be provided by the Ventura County Sheriff's Department (VCSD); VCSD has seven stations throughout the county. The headquarters, located at 800 South Victoria Ave., in Ventura, is approximately 7 miles away from the proposed project site and would be the closest responding station (VCSD, 2015).

CHP is the primary law enforcement agency for state highways and roads (i.e., SR-126). Services include law enforcement, traffic control, accident investigation, and the management of hazardous material spills.

Fire Protection

The MREC site is within the Ventura County Fire Department (VCFD) jurisdiction. The services include fire suppression and prevention, emergency medical services, fire investigations, wild fire suppression, and public education presentations. The primary response station to the MREC site is Station 26, which is located approximately 2.2 miles from the MREC at 12391 West Telegraph Road, Santa Paula, California. The response time from this station is approximately 6 minutes. For additional support, automatic aid agreements are in place with the surrounding Ventura City and Santa Paula Fire Districts (Fallat, 2015; LoMonaco, 2015).

Station 26, Saticoy, is staffed with one fire crew composed of three personnel and three pieces of equipment: one engine, one brush engine, and one reserve engine. Although personnel staff at Station 26 are not officially designated as medical staff, medical staff from surrounding stations, including those

in Ventura City and Santa Paula, will be able to respond to a medical emergency at the MREC site (LoMonaco, 2015).

Emergency Response

VCFDS No. 26 Saticoy would be the first responder to incidents involving hazardous materials. The VCFD Hazmat team, located at 165 Durley Avenue, Camarillo, CA 93010 may also be called on to respond and would have a response time of approximately 35-45 minutes. Staff from the Ventura County Environmental Health –Hazardous Materials Program, which is also the CUPA Hazardous Emergency Response Headquarters, may also be dispatched to the MREC site, if warranted.

Hospitals

Santa Paula Hospital, located at 825 North Tenth Street in Santa Paula, is the nearest hospital to the project site. The hospital is part of the Ventura County Health Care Agency and is a full-service acute care facility with 49 beds that serves as a general community hospital (VCHCA, 2015). In addition to serving the residents of Santa Paula, the hospital also services the communities of Fillmore, Piru, Saticoy, Ventura and Ojai and is a campus of Ventura County Medical Center. Services offered at the hospital include: intensive care, surgery, obstetrics and gynecology, infection control, oncology, etc. In the event that an emergency was severe enough and could not be handled at Santa Paula Hospital, the patient would be transported to the Ventura County Medical Center in Ventura (Riley, 2015).

5.10.1.7 Utilities

This section describes public utilities available in the project area.

Electricity and Gas

The bulk of the electric power produced by the facility will be transmitted to the electrical grid using an existing 6.6-mile-long 230 kV generator tie-line to SCE Santa Clara Substation.

Natural gas will be delivered via a new 16-inch-diameter pipeline serving the MREC site. This pipeline will interconnect with SoCalGas's existing high-pressure natural gas pipeline (Line 404/406).

Water

Water sources for the MREC site include two primary sources. For potable water, the MREC will be serviced by the City of Santa Paula. For process water used during the operation of the MREC, water will be provided by the Limoneira Company. The Limoneira Company will provide water that it has recycled from its own wastewater stream. For more information on this process, see Section 5.13.

Wastewater Discharge

All process and potable water will be discharged to the Southern California Waste Water (SCWW) district via a connection to an adjacent pipe rack in Shell Road owned by SCWW.

5.10.2 Environmental Analysis

This section assesses the potential environmental impacts of the project and linear facilities.

5.10.2.1 Potential Environmental Impacts

Local environmental impacts were determined by comparing project demands during construction and operation with the socioeconomic resources of the region of influence (i.e., Ventura County). A proposed power-generating facility could impact employment, population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though generally impacts tend to be more local (city/county) than regional (outside the county).

5.10.2.2 Significance Criteria

The criteria used to determine the significance of MREC-related socioeconomic impacts are as suggested in the CEQA Checklist. MREC-related impacts from construction and operations of the plant are determined to be significant if they:

- Induce substantial growth or concentration of population
- Displace a large number of people or impact existing housing
- Result in substantial adverse impacts on the local economy and employment
- Create adverse fiscal impacts on the community
- Result in substantial adverse impacts on educational facilities
- Result in substantial adverse impacts on the provision of utility services
- Result in substantial adverse impacts associated with the provision of public services

Other impacts may be significant if they cause substantial change in community interaction patterns, social organization, social structures, or social institutions; substantial conflict with community attitudes, values, or perceptions; or substantial inequities in the distribution of the MREC cost and benefit.

5.10.2.3 Construction Impacts

Construction will extend to the Fourth Quarter 2018 through the First Quarter of 2020. Personnel requirements will be minimal during the mobilization and combustion turbine generator delivery periods (i.e., during the first 3 months of the construction period) and during the completion period (i.e., during the last 3 months of the construction period).

Construction Workforce

The primary trades required for construction will include craft manpower such as boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Table 5.10-8 provides an estimate of construction personnel requirements for the plant.

Total construction personnel requirements will be approximately 2,001 person-months. Construction personnel requirements will peak at approximately 146 workers in month 11 of the construction period. Average workforce over the 23-month construction period is 87 workers.

Available skilled labor in the Oxnard-Thousand Oaks-Ventura MSA was evaluated by surveying the Building and Trades Council (Table 5.10-9) and contacting CEDD (Table 5.10-10). Both sources show that the workforce in Oxnard-Thousand Oaks-Ventura MSA will be adequate to fulfill MREC's construction labor requirements. Therefore, the MREC will not place an undue burden on the local workforce. As shown in Table 5.10-4, the construction workforce in the Oxnard-Thousand Oaks-Ventura MSA increased over the last 5 years, at an annual rate of 0.7 percent, the additional workforce requirement by the MREC is still not expected to place undue burden because the Oxnard-Thousand Oaks-Ventura MSA is close to the Los Angeles-Long Beach-Glendale Metropolitan District and the Riverside-San Bernardino-Ontario MSA region, both of which have large construction workforces. Additionally, the MREC peak construction needs are less than 3 percent of the total construction workforce shown in Table 5.10-4. As a result, the MREC will not result in a significant adverse impact on the construction workforce in the area.

Table 5.10-8 Construction Workforce Personnel by Month

Month/Role	Month																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Surveyor	2	4	2	2	4	4	4	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
Operator	6	10	4	4	6	8	8	8	6	6	10	6	4	4	4	4	6	8	8	4	4	4	4
Laborer	21	36	19	23	44	50	50	24	26	26	38	30	17	17	17	17	20	22	22	15	15	15	4
Truck Driver	4	8	4	4	4	6	6	6	4	4	6	6	4	4	4	4	4	6	6	3	3	3	-
Carpenter	4	12	4	4	14	16	16	16	16	16	22	22	16	16	16	16	21	25	25	12	10	10	2
Paving Crew	-	4	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pipe Fitter	-	-	-	-	4	6	6	6	4	4	10	8	4	4	4	4	6	6	6	3	3	3	-
Electrician	-	-	-	-	4	6	6	6	6	6	10	8	4	4	4	4	6	6	6	3	3	3	-
Cement Finisher	-	6	2	2	8	12	12	8	6	6	10	8	4	4	4	4	6	6	6	3	3	3	-
Ironworker	-	-	-	-	6	8	8	8	4	4	10	8	4	4	4	4	6	6	6	3	3	3	-
Tradesman	2	6	-	-	12	14	14	12	6	6	20	20	18	18	18	18	19	26	26	10	10	10	4
Project Manager	1	2	1	1	2	2	2	1	1	1	2	2	1	1	1	2	2	2	2	1	1	1	1
Construction Manager	2	3	2	2	3	3	3	1	1	1	2	2	1	1	1	2	2	2	2	1	1	1	-
PM Assistant	2	3	2	2	3	3	3	2	2	2	2	2	1	1	1	2	2	3	3	2	2	2	1
Engineer	-	-	-	-	2	2	2	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
Total	44	94	44	48	116	140	140	100	82	82	146	122	78	78	78	81	100	118	118	60	58	58	16

Table 5.10-9 Labor Union Contacts in Ventura County

Labor Union	Contact	Phone Number
Santa Barbara/San Luis Obispo/Ventura County Building Trade Council	Tony, Skinner, Executive Secretary-Treasurer	(805) 794-4274

Table 5.10-10 Available Labor by Skill in Oxnard-Thousand Oaks-Ventura MSA, 2012-2022

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (percent)
	2012	2022			
Carpenters	1,910	2,340	430	22.5	2.3
Cement Masons and Concrete Finishers	840	2,260	140	6.6	0.6
Painters, Construction, and Maintenance	1,170	6,610	400	6.4	0.6
Sheet Metal Workers	200	940	80	9.3	0.9
Electricians	1,060	4,640	430	10.2	1
Industrial Truck and Tractor Operators	1,160	4,800	-260	-5.1	-0.5
Operating Engineers and Other Construction Equipment Operators	610	4,130	290	7.6	0.7
Helpers, Construction Trades	90	2,000	110	5.8	0.6
Construction Laborers	1,820	14,390	880	6.5	0.6
Plumbers, Pipefitters, and Steamfitters	520	4,200	420	11.1	1.1
Administrative Services Managers	550	1,840	80	4.5	0.4
Mechanical Engineers	770	2,290	300	15.1	1.4
Electrical Engineers	650	1,970	170	9.4	0.9
Engineering Technicians	1,110	1,100	-10	-0.9	0.1
Plant and System Operators	600	3,920	430	12.3	1.2

Source: CEDD, 2015b

Induce Substantial Growth or Concentration of Population

It is anticipated that most of the construction workforce will be drawn from Ventura County. However, a portion of the construction workforce could also be drawn from other nearby counties. For the purposes of this analysis, because of the size of the local construction workforce, it was assumed that 60 percent of the construction workers will be from the local area. Because most workers are expected to commute to the MREC site, they will not contribute to a significant increase in the population of the area.

Displace a Large Number of People or Impact Existing Housing

The construction workforce will most likely commute daily to the MREC site; however, if needed, there are 87 hotels/motels with 8,250 rooms in Ventura County (Smith Travel Research, 2015) to accommodate workers who may choose to commute to the MREC site on a workweek basis. The average daily room rate is \$120.8. Hotel occupancy rates for the period September 2014 through August 2015 averaged 27 percent (Smith Travel Research, 2015). In addition to the available hotel/motel

accommodation, there are numerous recreational vehicle parks close to the MREC site. As a result, construction of the MREC is not expected to significantly increase the demand for housing.

Result in Substantial Adverse Impacts on the Local Economy and Employment

The cost of materials and supplies required for construction of the MREC project is estimated to be \$269 million. The estimated value of materials and supplies that will be purchased locally during construction is \$17.9 million. All cost estimates are in constant 2015 dollars, as are the economic benefits figures cited later in this section.

The MREC will provide about \$23.76 million in construction payroll, at an average rate of \$83 per hour, including benefits. The anticipated payroll for employees, as well as the purchase of materials and supplies during construction, will have a slight beneficial impact on the area. Assuming conservatively that 80 percent of the construction workforce will reside in Ventura County, it is expected that approximately \$19 million will stay in the local area during the 23-month construction and commissioning period. These additional funds will cause a temporary beneficial impact by creating the potential for other employment opportunities for local workers in other service areas, such as transportation and retail. No significant adverse impacts are expected to result related to the local economy and employment.

Indirect and Induced Economic Impacts from Construction. Construction and demolition activities will result in secondary economic impacts (indirect and induced impacts) within Ventura County. Indirect and induced employment effects include the purchase of goods and services by firms involved with construction, and induced employment effects include construction workers spending their income within the county. In addition to these secondary employment impacts, there are indirect and induced income effects arising from construction.

Indirect and induced impacts were estimated using an IMPLAN I/O model of the Ventura County economy. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within Ventura County will be 35 and 78 jobs, respectively. These additional jobs result from the \$9.34¹ million in annual local construction expenditures and the \$6.94 million in spending by local construction workers. The \$6.94 million represents the disposable portion of the annual construction payroll (here assumed to be 70 percent of \$9.92² million). Assuming an average direct construction employment of 87, the employment multiplier associated with the construction phase of the project is approximately 2.3 (i.e., $(87 + 35 + 78)/87$). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$1,824,110 and \$4,168,000, respectively. Assuming a total annual local construction expenditure (payroll, materials, and supplies) of \$16.28 million (\$6.94 million in payroll + \$9.34 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.4 (i.e., $[\$16,281,180 + \$1,824,110 + \$4,168,000]/\$16,281,180$).

Create Adverse Fiscal Impacts in the Community

Based on recent construction of projects in the region, the MREC initial total capital cost is estimated to be between \$285 million and \$335 million; of this, materials and supplies are estimated at approximately \$269 million. The estimated value of materials and supplies that will be purchased locally (within Ventura County) during construction of MREC is \$17.9 million. The effect on fiscal resources during construction will be from sales taxes realized on equipment and materials purchased in the county and from sales

¹ Annual portion of local construction expenditures = $\$17.9 \text{ million} / (23/12) = \9.34 million .

² Annual local portion of construction payroll = $\$23.76 \text{ million} / (23/12) \times 80\% = \9.92 million . The disposable portion of the annual local construction payroll = $\$9.92 \text{ million} \times 70\% = \6.94 million .

taxes from other expenditures. The purchase of the equipment and materials are assumed to be made in Ventura County. The sales tax rate in Ventura County is 7.5 percent (as of July 1, 2015). Of this, 6.25 percent goes to the state; 0.25 percent goes to the county; and 0.75 percent goes to the place of sale (State Board of Equalization [BOE], 2015). The total local sales tax expected to be generated during construction is about \$1.34 million (i.e., 7.5 percent of local sales). Assuming all local sales are made in unincorporated Ventura County, the maximum sales tax the county could receive will be \$179,000 (1.0 percent of \$17.9 million) during the construction period. No significant adverse fiscal impacts are expected to result from MREC construction.

Result in Substantial Adverse Impacts on Educational Facilities

The schools in the Briggs Elementary School District and Santa Paula Unified School District are not currently considered overcrowded. Construction of the MREC will not cause significant population changes or housing impacts on the region because most employees will commute to the MREC site from areas within the county, as opposed to relocating to the area. As a result, MREC construction will not cause a significant increase in demand for school services.

Result in Substantial Adverse Impacts on Provision of Utility Services

MREC construction will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas. Impacts will involve the extension of existing utility lines. Water requirements for construction are relatively small. Given the number of workers and temporary duration of the construction period, the impacts on the local sanitary sewer system will not be significant.

Result in Substantial Adverse Impacts on the Provision of Public Services

The construction of the MREC may have minor impacts on police, fire, or hazardous materials handling resources. However, it is not expected to place a burden on public service providers. Copies of the records of conversation with the VCFD, and police and Hazmat departments are included in Appendix 5.10B. Construction sites may hold a higher risk of emergency due to the types of activities taking place. However, with Mission Rock implementing safety procedures for the construction site as required by applicable regulations and standards, MREC construction is not expected to create significant adverse impacts on medical resources in the area.

5.10.2.4 Operational Impacts

This section discusses the changes to the local economy as a result of bringing the MREC online.

Operational Workforce

The MREC will begin commercial operation in the Third Quarter of 2020. It will employ up to 15 full-time employees. Anticipated job classifications are shown in Table 5.10-11. The entire permanent workforce is expected to commute from within Ventura County.

Table 5.10-11 Typical Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	1 Plant Engineer 1 Operations Supervisor 5 Power Plant Technicians 1 Controls Specialty Power Plant Technicians 1 Chemistry Technician 1 Mechanical Specialty Power Plant Technicians 1 Electrical Specialty Power Plant Technician	Standard 8-hour days as needed	5 days a week
Maintenance	1 Maintenance Supervisor 1 Maintenance Planner	Standard 8-hour days as needed	5 days a week (Maintenance technicians will also work unscheduled days and hours as required [i.e., weekends])
Administration	1 Plant Manager 1 Power Plant Assistant	Standard 8-hour days as needed	5 days a week

Facility employees will be drawn from the local workforce. Consequently, no population increase is anticipated as a result of the MREC. There will be no significant impact on local employment.

Induce Substantial Growth or Concentration of Population

It is anticipated that most of the operational workforce will be drawn from the local population (Ventura County). However, assuming all 15 operations staff were to relocate to Ventura County, the increase in population will be insignificant. Consequently, plant operations will not induce substantial growth or concentration of population.

Displace a Large Number of People or Impact Existing Housing

Because it is anticipated that most of the operational workforce will be local residents, significant impacts on housing are not anticipated. Based on the housing vacancy data in Table 5.10-3, there are approximately 14,929 available housing units within the county limits. Thus, even if all 15 workers were to relocate to the county, there will be adequate housing supply. Hence, the MREC will neither induce substantial growth or concentration of population, nor displace a large number of people or impact existing housing.

Result in Substantial Adverse Impacts on the Local Economy and Employment

MREC operation will generate a permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office supplies and services. The average salary per operations employee is expected to be \$114,700 per year, excluding benefits. For the assumed average of 15 full-time employees, this will result in an approximate operation payroll of \$1.72 million per year, excluding benefits. Annual payroll, including benefits, will be about \$2.4 million. There will be an annual O&M budget of approximately \$1.81 million, all of which is estimated to be spent locally, (i.e., within Ventura County). These additional jobs and spending will generate other employment opportunities and spending in Ventura County. The addition of 15 full-time jobs will not significantly reduce unemployment rates. All cost estimates are in constant 2015 dollars, as are the

economic benefits noted in this section. No adverse impacts on the local economy and employment are expected to result from project operations.

Indirect and Induced Economic Impacts from Operations. The operation of the proposed project will result in indirect and induced economic impacts that will occur within Ventura County. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts will result from annual expenditures on payroll and on O&M.

Estimated indirect and induced employment within Ventura County will be 3 and 17 permanent jobs, respectively. The additional 20 jobs result from the \$3.01 million (\$1.68³ million in disposal payroll, and \$1.81 in materials and operations) in annual operational budget. The operational phase employment multiplier is estimated at 2.3 (i.e., $[15 + 3 + 17]/15$) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$391,090 and \$381,970, respectively. The income multiplier associated with the operational phase of the project is approximately 1.3 (i.e., $[\$3,014,000 + \$391,090 + \$381,970]/\$3,014,000$) and is based on a Type SAM model.

Create Adverse Fiscal Impacts on the Community

The annual O&M budget is expected to be approximately \$1.81 million (in 2015 dollars), all of which it is assumed will be spent locally within Ventura County. As stated earlier, the MREC will bring about \$2.4 million per year in operational payroll to the region.

During operations, additional sales tax revenues will be obtained by the Ventura County. Increased payroll will be \$2.4 million annually, and additional O&M expenses spent locally will be approximately \$1.81 million annually. Based on the assumed local O&M expenditures of \$1.81 million, the estimated sales taxes will be approximately \$135,750. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, because it will constitute such a small percent of total county revenues.

The MREC will bring increased property tax revenue to Ventura County. The BOE has jurisdiction over the valuation of a power-generating facility for property tax purposes, if the power plant produces 50 MW or more. For a power-generating facility producing less than 50 MW, the county has jurisdiction over the valuation (Young, 2007). Because the MREC is a nominal 281-MW power-generating facility, the BOE is responsible for assessing property value. Although the BOE assesses the property value, the property tax rate is set by the Ventura County Assessor's Office. For the current property, this rate is 1.111430 percent for the most recent fiscal year (FY 2015). Additionally, the property is subject to a 2015-16 Special Assessment Fee of \$3,609.82 (Ventura County Auditor Controllers Office, 2015). Assuming a capital cost of between \$285 million and \$335 million, the MREC will generate, approximately, between \$3.2 million and \$3.7 million in property taxes annually. Because the property taxes are collected at the county level, their disbursement is also at the county level.

In FY 2014, Ventura County's total revenues were estimated at \$1,646.6 million (see Table 5.10-6). Of this amount, \$408.1 million was in property tax revenues. The increase in property taxes resulting from the MREC will be between 0.8 and 0.9 percent of the County's total FY 2014 property tax revenue. The overall anticipated increase in property tax revenue will be beneficial but will not be significant, because it will constitute such a small percent of total County revenues. Thus, no significant adverse fiscal impacts are expected to result from MREC operations.

Result in Substantial Adverse Impacts on Educational Facilities

The schools in both the Briggs Elementary School District and Santa Paula Unified School District are currently not overcrowded (Rodriguez, 2015). Even assuming that all 15 operational employees reside within Ventura County, MREC operation will not result in any impacts on educational facilities. Assuming

³ Disposable annual O&M payroll = \$2.4 million x 70% = \$1.68 million.

an average family size of 3.09 persons per household for Ventura (DOF, 2015a) would imply the addition of approximately 16 children to the local schools. This would constitute a negligible percent increase in school enrollment. Any industrial development in the Briggs Elementary School District and Santa Paula Unified School District is charged a one-time developer fee of \$0.36 per square foot of commercial development.

Based on 4,700 square feet of occupied structures (Control Building and Garage/Warehouse Building) and the \$0.36 per square foot of developer fee, MREC will pay \$1,692 in school impact fees. With the payment of these fees, impacts will be less than significant, as described in Section 5.10.4.

Result in Substantial Adverse Impacts on Provision of Utility Services

MREC operation will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas because adequate supply and capacity currently exist.

Result in Substantial Adverse Impacts on the Provision of Public Services

Project operation will not make any new significant demands on public services or facilities even if all of the 15 operational employees reside in Ventura County. The VCFD did not express any concerns about increased demands during plant operations (LoMonaco, 2015). The MREC's operation is not expected to result in significant impacts on either the VCFD or the VCSD. The MREC's operation will not create significant adverse impacts on medical resources in the area given the safety record of power plants and few operations staff. Copies of the records of conversation with the police and fire departments are included in Appendix 5.10B.

Environmental Justice

President Clinton's Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" was signed on February 11, 1994. The purpose of this Executive Order is to consider whether a project may result in disproportionately high and adverse human health or environmental effects on any minority or low-income population.

The federal guidelines set forth the following three-step screening process:

1. Identify which impacts of the project, if any, are high and adverse
2. Determine whether minority or low-income populations exist within the high and adverse impact zones
3. Examine the spatial distribution of high and adverse impact areas to determine whether these impacts are likely to fall disproportionately on the minority and/or low-income population

According to the guidelines established by EPA (1996) to assist federal agencies to develop strategies to address this circumstance, a minority and/or low-income population exists if the minority and/or low-income population percentage of the affected area is 50 percent or more of the area's general population. The guidance suggests using two or three standard deviations above the mean as a quantitative measure of disproportional effects.

A screening-level analysis of environmental justice is presented in Appendix 5.10A. As indicated in this Application and as summarized in that analysis, the MREC does not create any significant or "high and adverse" impacts. Therefore, there are no high and adverse environmental impacts that are likely to fall disproportionately on minority and/or low-income members of the community.

5.10.3 Cumulative Effects

A cumulative impact refers to a proposed project's incremental effect together with other closely related past, present, and reasonably foreseeable future projects whose impacts may compound or increase the incremental effect of the proposed project (PRC § 21083; CCR, title 14, §§ 15064[h],

15065[c], 15130, and 15355). Cumulative socioeconomic impacts may occur when more than one project has an overlapping construction schedule that creates a demand for workers that cannot be met by local labor, resulting in an influx of non-local workers and their dependents and resulting in excessive demand on public services.

There is currently one application for a power plant on the scale of the MREC that is before the CEC and proposed for Ventura County and that could compete with the MREC for skilled labor. Final construction schedules for the two facilities are not yet certain, however. Although two projects may require a labor supply for construction in roughly the same time period, there is a sufficient supply of skilled labor in Ventura County, according to union officials. Other kinds of cumulative socioeconomic impacts are also unlikely, as the MREC's effects on housing, schools, and public services will be negligible.

5.10.4 Mitigation Measures

Because there are no significant adverse impacts caused by the MREC, no socioeconomic-specific mitigation measures are proposed.

However, because the MREC will be located within the Briggs Elementary School District and the Santa Paula Unified School District service area, the MREC will be subject to school impact fees. Any industrial development within the Briggs Elementary School District and the Santa Paula Unified School District is currently charged a one-time assessment fee of \$0.36 per square foot of principal building area (Terrazas, 2015). Based on 4,700 square feet of occupied structures, the Mission Rock will pay \$1,692 in school impact fees. These school impact fees are considered full mitigation for any impacts on these school districts.

5.10.5 Laws, Ordinances, Regulations, and Standards

A summary of the LORS, including the project's conformance to them, is presented in Table 5.10-12.

5.10.5.1 Federal LORS

Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," requires federal agencies to consider whether the project may result in disproportionately high and adverse human health or environmental effects on any minority or low-justice analysis, since the signing of the Executive Order 12898, the MREC has included this topic in its power plant siting decisions to ensure that any potential adverse impacts are identified and addressed.

5.10.5.2 State LORS

Government Code Sections 65996 and 65997 provide the exclusive methods of considering and mitigating impacts on school facilities that might occur as a result of the development of real property. Education Code Section 17620, listed in Government Code Section 65997 as an approved mitigation method, allows school districts to levy a fee or other requirement against construction within the boundaries of the school district for the purpose of funding construction of school facilities.

Table 5.10-12 LORS for Socioeconomics

LORS	Requirements/Applicability	Administering Agency	AFC Section Explaining Conformance
Federal			
Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, or national origin. Applies to all federal agencies and agencies receiving federal funds.	Office of Civil Rights	Section 5.10.2
Executive Order 12898	Avoid disproportionately high and adverse impacts on minority and low-income members of the community. Applies only to federal agencies.	EPA	Section 5.10.2.4.9
State			
Government Code Sections 65996-65997	Establishes that the levy of a fee for construction of an industrial facility be considered mitigating impacts on school facilities. Briggs Elementary and Santa Paula Unified School Districts may charge a one-time assessment fee to mitigate potential school impacts.	Briggs Elementary and Santa Paula Unified School Districts	Section 5.10.2
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities. Briggs Elementary and Santa Paula Unified School Districts may charge a one-time assessment fee to mitigate potential school impacts.	CDE	Section 5.10.2
Local			
County of Ventura General Plan (2015)	Goal: Encourage adequate industrial uses to develop within the incorporated cities, unincorporated urban centers and designated industrial Existing Communities, to meet the manufacturing, processing, fabrication and service needs of the local, regional and global economy, and to meet the employment needs of County residents. Applies to facilities constructed and operated within County of Ventura Boundaries	County of Ventura	Section 5.1

5.10.5.3 Local LORS

Ventura County

The Ventura County General Plan (2015) calls for increased economic growth in the County. Goal 2 of the Employment and Commerce/Industry Goals calls for the provision of opportunities for increasing the participation of Ventura County in the economic growth of the region (Ventura County, 2015).

In the Employment and Commerce/Industry Goals, the following objectives address economic, industrial, and employment growth:

- Goal 2 calls to encourage the development of unincorporated urban centers and designated industrial Existing Communities, not unlike the area surrounding the project site, in order to provide for the necessary manufacturing, process, fabrication, and service needs of the local, regional, and global economy, and the employment needs of County residents.
- Goal 6 calls for the county to provide for a distribution of employment opportunities within the county.

5.10.6 Agencies and Agency Contacts

Table 5.10-13 provides a list of agencies and contacts of potentially responsible agencies. Copies of records of conversation are provided in Appendix 5.10B.

Table 5.10-13 Agency Contacts for Socioeconomics

Issue	Agency	Contact
Property valuation	State Board of Equalization	David Young Senior Specialist, Property Appraiser 3321 Power Inn Road Suite 210 Sacramento, CA 95826 (916) 445-4982
School impact fees, enrollment data, potential enrollment impacts	Briggs Elementary School District	Letty Olmos Administrative Assistant 12465 Foothill Rd. Santa Paula, CA 93060 (805) 525-7540
School impact fees, enrollment data, potential enrollment impacts	Santa Paula Unified School District	Monique Terrazas Accounting and Attendance Specialist 201 S. Steckel Drive Santa Paula, CA 93060 (805) 933-8820
School impact fees, enrollment data, potential enrollment impacts	Santa Paula Unified School District	Aida Rodriguez Registrar 510 G Street Antioch, CA 94509-1259 (805) 525-4400
Available resources, potential impacts on resources and average response times	VCSD	John Riley Public Information Officer 401 S. Ventura St. Ojai, CA 93023 (805) 646-1414

Table 5.10-13 Agency Contacts for Socioeconomics

Issue	Agency	Contact
Available resources, potential impacts on resources and average response times	VCFD	Captain Fallat 12391 W. Telegraph Rd. Santa Paula, CA 93060 (805) 371-1111
Available resources, potential impacts on resources and average response times	VCFD	Captain Mike LoMonaco 12391 W. Telegraph Rd. Santa Paula, CA 93060 (805) 371-1111 mike.lomonaco@ventura.org
Availability of labor	Santa Barbara/San Luis Obispo/Ventura County Building Trades Council	Tony Skinner Executive Secretary-Treasurer 3994 East Main Street Ventura, CA 93006 (805) 794-4274 tonys@ibew952.org

5.10.7 Permits and Permit Schedule

Permits dealing with the effects on public services are addressed as part of the building permit process. For example, school development fees are typically collected when Mission Rock pays in-lieu building permit fees to the county. No permits are required to comply with the socioeconomic impacts of the MREC.

5.10.8 References

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