DOCKETED

Docket Number:	16-AFC-01
Project Title:	Stanton Energy Reliability Center
TN #:	214206-20
Document Title:	5.10 Socioeconomics
Description:	Application for Certification Vol. 1
Filer:	Sabrina Savala
Organization:	Stanton Energy Reliability Center, LLC
Submitter Role:	Applicant
Submission Date:	10/27/2016 9:17:46 AM
Docketed Date:	10/26/2016

5.10 Socioeconomics

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the Stanton Energy Reliability Center (SERC). Section 5.10.1 describes the socioeconomic environment that might be affected by the SERC. 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 laws, ordinances, regulations, and standards (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 SERC will be located in the City of Stanton, Orange County, California. As such, the region of influence for purposes of evaluating the socioeconomic impacts associated with the project will be the City of Stanton and Orange County.

5.10.1.1 Population

Orange County is located in the densely populated Southern California region. It is bordered by Los Angeles County to the northwest, San Bernardino County to the northeast, Riverside County to the East, San Diego County to the south, and the Pacific Ocean to the west. There are 34 cities in Orange County, including the City of Stanton.

Stanton, with an estimated January 1, 2016, population of 39,751, is one of the smaller cities in Orange County (California Department of Finance [DOF], 2016a). The City of Stanton was first incorporated in 1911, disincorporated in 1924, and reincorporated in 1956 (City of Stanton, 2016). Historical population data for the City of Stanton, Orange 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 Stanton increased at an average annual rate of 2.1 percent, higher than that of Orange County and the state of California as a whole. The average annual growth rate for the 10 years from 2000 to 2010 was 0.2 percent and 0.6 percent for the City of Stanton and Orange County, respectively. Table 5.10-1 provides population growth rates over the last 15 years for the City of Stanton, Orange County, and the State of California.

Table 5.10-1. Historical and Projected Populations

Area	1990	2000	2010	2015	2020 (projected)	2030 (projected)	2040 (projected)
City of Stanton	30,491	37,403	38,186	39,751	40,800	N/A	N/A
Orange County	2,410,668	2,846,289	3,010,232	3,183,011	3,243,300	3,361,600	3,449,500
California	29,758,213	33,873,086	37,253,956	39,255,883	40,619,300	44,085,600	47,233,200

Sources: DOF, 2016a; DOF, 2016b; DOF, 2016c; DOF, 2016d; Southern California Association of Governments, 2016

Note:

N/A = 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)
City of Stanton	2.1	0.2	0.7	0.7	NA	NA
Orange County	1.7	0.6	0.9	0.5	0.4	0.3
California	1.3	1.0	0.9	0.9	0.8	0.7

Appendix 5.10A Tables 5.10A-1 and 5.10A-2 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 SERC site. The minority population in the census block groups within the 6-mile radius of the SERC site makes up 73 percent of this total population. The low-income population in these census tracts accounts for 9.6 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, 2016a; U.S. Census Bureau, 2016b). 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 SERC site.

5.10.1.2 Housing

As shown in Table 5.10-3, housing stock for City of Stanton as of January 1, 2016, was 11,355 units. Single-family homes accounted for 4,921 units; multiple-family dwellings accounted for 4,996 units; and mobile homes accounted for 1,438 units (DOF, 2016a). As of January 1, 2016, the vacancy rates for the City of Stanton and Orange County were 2.8 percent and 4.7 percent, respectively (DOF, 2016a). As such, housing supply is considered to be limited in both the City of Stanton and Orange County because the vacancy rate is below the federal standard vacancy rate of 5 percent.

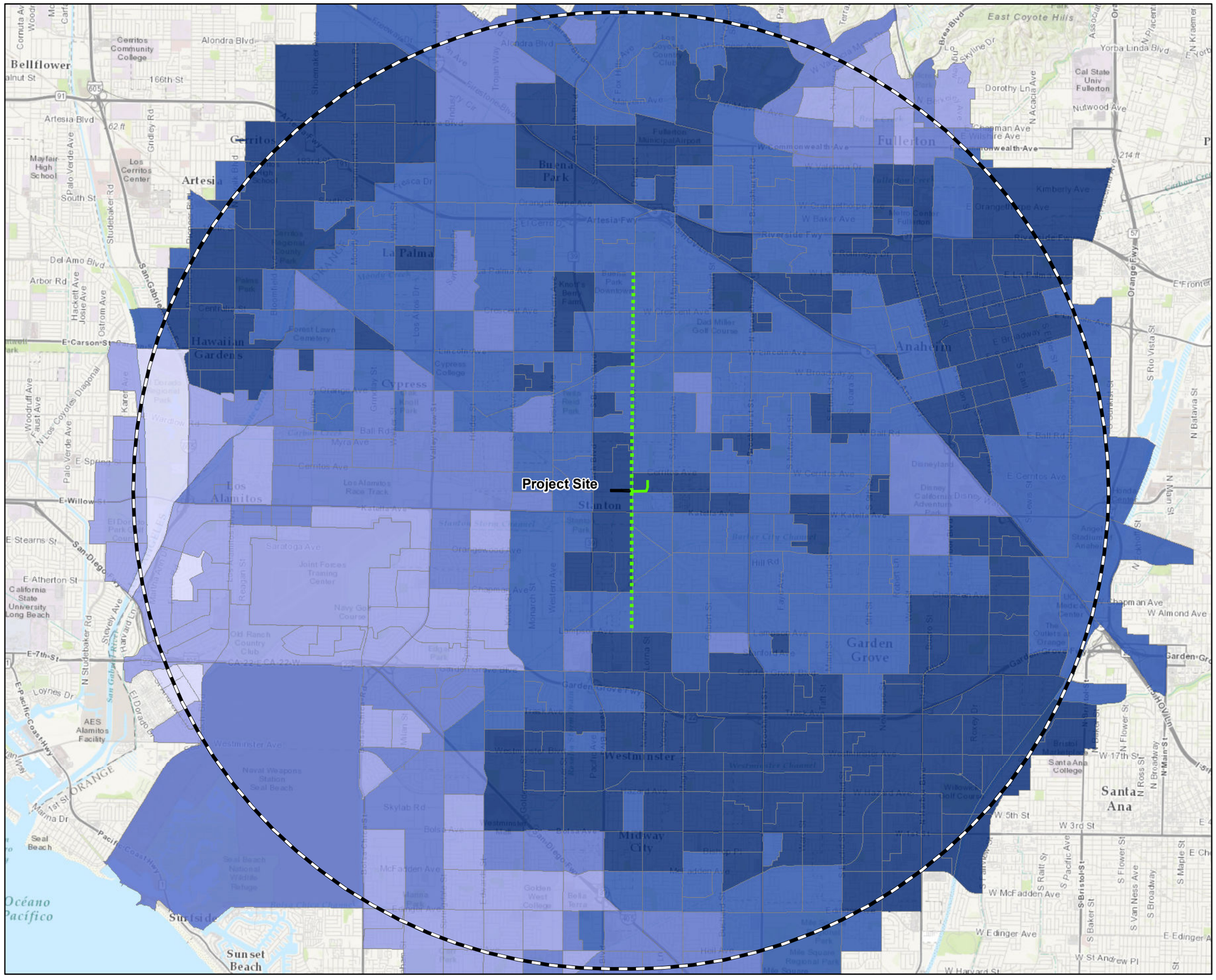
Table 5.10-3. Housing Estimates by City, County, and State, January 1, 2016

Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
City of Stanton	11,355	4,921	4,996	1,438	2.8
Orange County	1,075,705	673,454	368,753	33,492	4.7
California	13,981,826	9,072,015	4,348,952	560,853	7.4

Source: DOF, 2016a

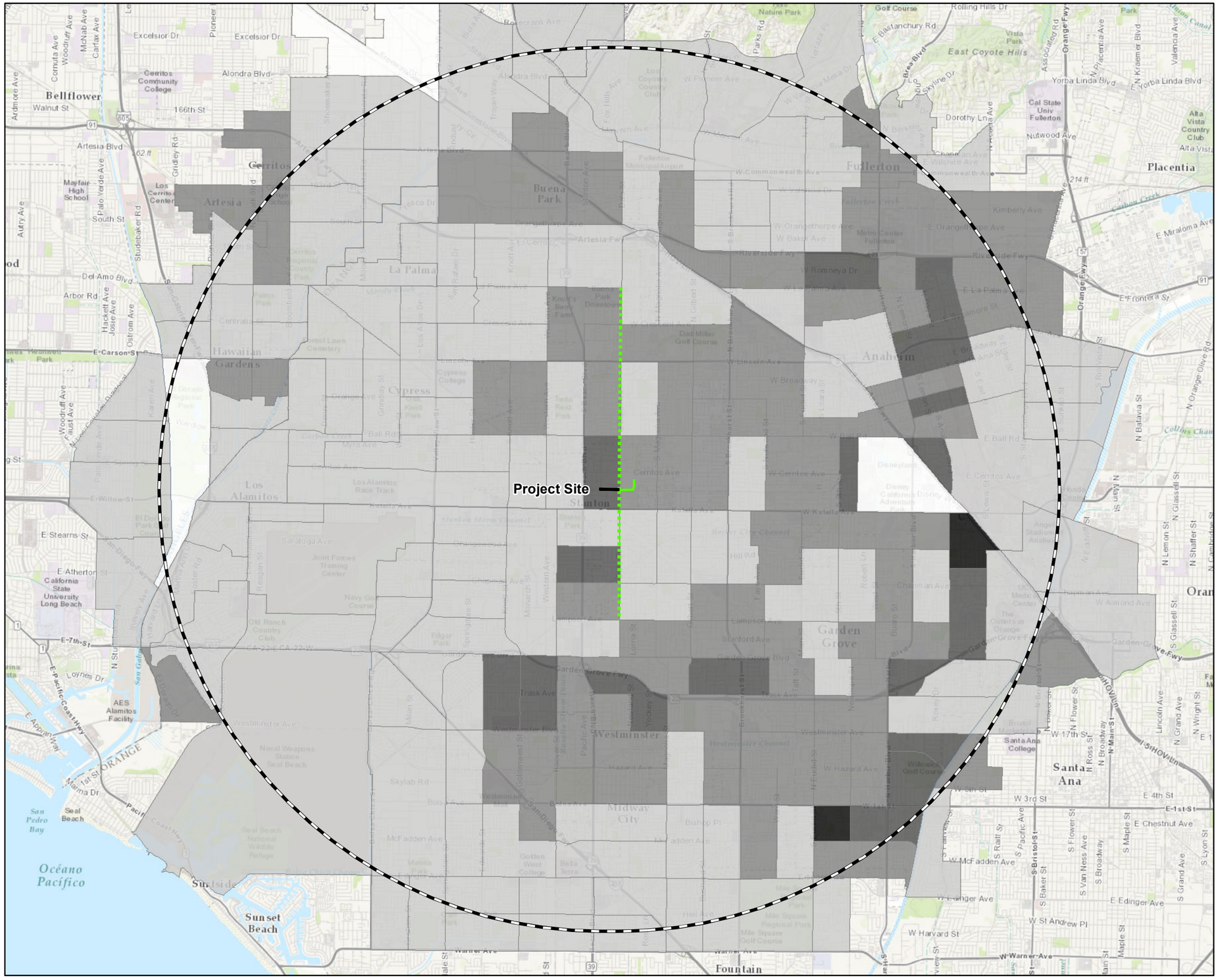
5.10.1.3 Economy and Employment

Orange County is represented by the Anaheim-Santa Ana-Irvine Metropolitan Division (MD) of the California Employment Development Department. Between 2010 and 2015, employment in the Anaheim-Santa Ana-Irvine MD increased by 171,200 jobs, or about 2.4 percent average annual growth. This 2.4 percent annual average increase in employment is the same as California's trend over the same period (California Employment Development Department [CEDD], 2016a). As shown in Table 5.10-4, on a percentage increase basis, construction followed by services experienced the largest increase in employment while agriculture had the highest reduction. The highest contributions to employment are from the services, government, manufacturing, and retail trade sectors.



Source:
US. Census Factfinder, 2010 Census data

Figure 5.10-1
Minority Percentages within 6 miles of Project Area
Stanton Energy Reliability Center AFC
Stanton, California



VICINITY MAP

LEGEND

- Project Site
- Generator Tie-Line
- Proposed Natural Gas Pipeline Route Alternatives
- 6-Mile Project Buffer Zone

Poverty Percentage

- NA
- 0-10%
- 10-20%
- 20-30%
- Greater than 30%

Source:
US. Census Factfinder, 2010 Census data

0 1 2
Miles

N

Figure 5.10-2
Low Income Population Distribution by Census Tracts within 6 miles
Stanton Energy Reliance Center AFC
Stanton, California

Table 5.10-4. Employment Distribution in Anaheim-Santa Ana-Irvine MD (Orange County), 2010 to 2015

	2010		2015		2010-2015	
Industry	Number of Employees	Employment Share (percent)	Number of Employees	Employment Share (percent)	Percentage Change	Average Annual Compound Growth Rate (percent)
Agriculture	3,700	0.3	2,500	0.2	-32.4	-7.5
Mining and Logging	600	0.0	700	0.0	16.7	3.1
Construction	68,000	4.9	90,400	5.9	32.9	5.9
Manufacturing	150,500	11.0	156,900	10.2	4.3	0.8
Wholesale Trade	77,800	5.7	81,000	5.2	4.1	0.8
Retail Trade	141,300	10.3	151,200	9.8	7.0	1.4
Transportation, Warehousing, and Utilities	26,700	1.9	26,900	1.7	0.7	0.1
Information	24,800	1.8	25,500	1.7	2.8	0.6
Financial Activities	103,500	7.5	116,800	7.6	12.9	2.4
Services	624,800	45.5	737,000	47.7	18.0	3.4
Government	152,300	11.1	156,200	10.1	2.6	0.5
Total Employment	**1,374,000**	**100.0**	**1,545,200**	**100.0**	**12.5**	**2.4**

Source: CEDD, 2016b

Table 5.10-5 provides details on the characteristics of the labor force. It shows 2015 annual average employment data for the City of Stanton and the Anaheim-Santa Ana-Irvine MD compared to California. Both the City of Stanton and the Anaheim-Santa Ana-Irvine MD have lower unemployment rates than the California levels. The CEDD does not project future unemployment rates.

Table 5.10-5. Employment Data, Annual Average, 2015

Area	Labor Force	Employment	Unemployment	Unemployment Rate (percent)
City of Stanton	**18,900**	**17,800**	**1,100**	**5.9**
Anaheim-Santa Ana-Irvine MD (Orange County)	1,597,100	1,525,600	71,500	4.5
California	18,981,800	17,798,600	1,183,200	6.2

Source: CEDD, 2016a; CEDD, 2016b; CEDD, 2016c

5.10.1.4 Fiscal Resources

The local agency with taxing authority is the City of Stanton. The city's General Fund expenditures and revenues are presented in Table 5.10-6, which shows that General Fund revenues increased by about 7 percent from fiscal year (FY) 2013 to FY 2014 and again from FY 2014 to FY 2015.

Table 5.10-6. City of Stanton General Fund Revenues and Expenditures (in $ thousands)

	FY 2013	FY 2014	FY 2015
Expenditures			
General Government	2,190	2,462	2,616
Public Protection	10,815	11,233	12,186
Public Ways and Facilities	843	1,060	995
Health and Sanitation Services	437	474	437
Public Assistance	598	638	655
Education	0	0	14
Total Expenditures	**14,882**	**15,868**	**16,904**
Revenues			
Taxes and Assessments	12,531	12,921	13,653
Licenses and Permits	917	419	418
Intergovernmental	376	258	280
Charges for Services	143	1,368	1,385
Fines and Forfeitures	320	280	293
Interest Income	222	163	143
Rental Income	140	147	169
Miscellaneous	102	47	11
Total Revenue	**14,751**	**15,602**	**16,351**

Sources: City of Stanton, 2013; City of Stanton, 2014; City of Stanton, 2015

Note: Numbers may not add up because of independent rounding.

In FY 2013, taxes and assessments made up approximately 85 percent of the City of Stanton's total general fund revenues. The contribution of taxes and assessments to the city's general funds decreased slightly, to 83 percent of total general fund revenues, during FY 2014 and FY 2015.

5.10.1.5 Education

The area in which SERC is located is served by the Magnolia Elementary School District for grades K through 6 and by the Anaheim Unified School District for grades 7 through 12 (Chinarian, 2016; Blount, 2016; Hauck, 2016). Enrollment figures for these school districts for the 2014-2015 and 2015-2016 school years are presented in Table 5.10-7.

Table 5.10-7. Historic and Current Enrollment by Grade

	Magnolia Elementary School District		Anaheim Union High School District	
Grade Level	**(2014-15)**	**(2015-16)**	**(2014-15)**	**(2015-16)**
Kindergarten	1,056	1,056		
First	844	869		
Second	961	856		
Third	870	971		
Fourth	876	874		

Table 5.10-7. Historic and Current Enrollment by Grade

	Magnolia Elementary School District		Anaheim Union High School District	
Grade Level	**(2014-15)**	**(2015-16)**	**(2014-15)**	**(2015-16)**
Fifth	892	884		
Sixth	904	908		
Seventh			5,026	5,102
Eighth			5,163	4,978
Ninth			5,374	5,224
Tenth			5,241	5,353
Eleventh			5,224	5,166
Twelfth			5,435	5,213
Ungraded Secondary			196	240
Total	**6,403**	**6,418**	**31,659**	**31,276**

Source: California Department of Education (CDE), 2016

5.10.1.6 Public Services and Facilities

This section describes public services in the SERC area.

5.10.1.6.1 Law Enforcement

Orange County Sheriff's Department (OCSD) provides law enforcement services within the jurisdictional boundaries of the City of Stanton. The OCSD has three operations divisions. Stanton is included under the North Operations Division, which is headquartered at 550 North Flower Street in Santa Ana (OCSD, 2016). The response time to an emergency call from the proposed project depends on availability and proximity of sheriff's deputies at the time that the emergency call is received, and could be anywhere from 1 to 10 minutes (Israel, 2016).

The California Highway Patrol is the primary law enforcement agency for state highways and roads (i.e., Interstates 5 and 405, and State Routes 22, 39 [Beach Boulevard], and 91, all in the project area). Services include law enforcement, traffic control, accident investigation, and the management of hazardous material spills.

5.10.1.6.2 Fire Protection

The SERC site is within the jurisdiction of the Orange County Fire Authority (OCFA). OCFA's services include fire suppression and prevention, emergency medical services, fire investigations, and public education presentations. The primary response station to the SERC site is Station No. 46, which is located at 7871 Pacific Street, Stanton, California. The next closest fire station is Station No. 4 in Anaheim (Milia, 2016). The OCFA could not provide an average response time from their stations (Milia, 2016).

Station No. 46 in Stanton is staffed with three fire captains, three fire apparatus engineers, and nine firefighters (OCFA, 2016). Response time to an emergency call from the SERC site would be approximately 3 minutes (Dispatch Operator Badge No. 6249, 2016).

5.10.1.6.3 Emergency Response

OCFA Station No. 79 located at 1320 East Warner Avenue in Santa Ana is the nearest station capable of handling incidents involving hazardous materials (Milia, 2016). The response time from Station No. 79 is unavailable (Milia, 2016).

5.10.1.6.4 Hospitals

University of California Irvine Medical Center, located in Orange, California, is the nearest hospital to the project site with a trauma center; it is a Level I trauma center (Lush, 2016) and is located about 11 miles from the project site. Services offered at the hospital include intensive care, neurosurgery, women's health, surgery, heart health, and digestive diseases. The hospital has a helipad and is fully staffed around the clock. The West Anaheim Medical Center, which is 2 miles away from the project site, is closer and has an emergency room, although it is not a trauma center (Lush, 2016).

5.10.1.7 Utilities

This section describes public utilities available in the project area.

5.10.1.7.1 Electricity and Gas

The two combustion turbine generators and battery energy storage system will connect to the regional electrical grid via a new, approximately 0.35-mile-long, 66-kilovolt underground generator tie-line that will run from the SERC to the Southern California Edison Barre Substation (see Section 3, Electric Transmission).

Natural gas will be delivered via a new 12- or 16-inch-diameter pipeline serving the SERC site. This pipeline will interconnect with Southern California Gas Company high-pressure natural gas pipeline in either Las Palmas Avenue (2.75 miles north of the SERC) or Lampson Avenue (1.78 miles south of SERC).

5.10.1.7.2 Water

SERC will use water supplied by Golden State Water Company via water supply pipelines located in Dale Avenue and/or Pacific Street. This source will also provide water for fire protection and service water, potable outlets, and safety showers. Appendix 2B includes a will-serve letter from Golden State Water Company. For more information regarding water supply, see Section 5.15, Water Resources.

5.10.1.7.3 Wastewater Discharge

Through an agreement with the City of Stanton, project wastewater will be discharged via the existing collection system installed adjacent to the SERC site. Appendix 2C is a will-take letter from the City of Stanton.

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., Orange 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, although 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 SERC-related socioeconomic impacts are as suggested in the California Environmental Quality Act Checklist. SERC-related impacts from construction and operations of the facility are determined to be significant if they meet the following criteria:

- 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 SERC cost and benefit.

5.10.2.3 Construction Impacts

Construction will be 12 months long and will commence during fourth quarter 2018 (November 2018) and end during fourth quarter 2019 (October 2019). Commercial operation is expected to start in fourth quarter (end of December 2019).

5.10.2.3.1 Construction Workforce

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

Total construction personnel requirements will be approximately 580 person-months. Construction personnel requirements will peak at approximately 78 workers in month 8 of the construction period. Average workforce over the 12-month construction period is 48 workers.

Available skilled labor in the Anaheim-Santa Ana-Irvine MD 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 Anaheim-Santa Ana-Irvine MD will be adequate to fulfill SERC's construction labor requirements. Therefore, the SERC will not place an undue burden on the local workforce. As shown in Table 5.10-4, the construction workforce in the Anaheim-Santa Ana-Irvine MD increased over the last 5 years at an annual rate of 5.9 percent. The additional workforce requirement by the SERC is still not expected to place undue burden because the Anaheim-Santa Ana-Irvine MD is close to the Los Angeles-Long Beach-Glendale Metropolitan Division and the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, both of which have large construction workforces. Additionally, the SERC peak construction needs are less than 0.1 percent of the total construction workforce shown in Table 5.10-4. As a result, the SERC 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	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
Surveyor	2	2	2	-	-	-	-	2	-	-	-	-	8
Operator	--	-	-	-	-	2	2	2	4	4	4	4	22
Laborer	5	6	6	8	8	12	12	16	16	12	8	8	117
Truck Driver	1	3	3	2	2	2	3	3	2	2	1	1	25

Table 5.10-8. Construction Workforce Personnel by Month

Role	Month												Total
	1	2	3	4	5	6	7	8	9	10	11	12	
Carpenter	2	8	4	4	8	8	12	8	8	6	4	2	74
Paving Crew	-	2	2	2	--	-	-	-	-	-	2	2	10
Pipe Fitter	-	-	2	2	3	3	3	6	4	3	2	2	30
Electrician	-	-	2	2	2	2	4	6	4	4	2	2	30
Cement Finisher	-	2	2	2	2	2	2	2	2	2	2	0	20
Ironworker	-	-	2	2	4	4	4	2	2	2	0	0	22
Tradesman	2	4	4	4	6	6	6	8	8	6	4	2	60
Project Manager	1	1	1	1	1	1	1	1	1	1	1	1	12
Construction Manager	1	1	1	1	1	1	1	1	1	1	1	1	12
PM Assistant	1	1	1	1	1	1	1	1	1	1	1	1	12
Engineer	2	2	2	2	2	2	2	2	2	2	2	2	24
Gen-tie	-	-	-	6	6	6	6	6	-	-	-	-	30
Gas pipeline	-	-	6	8	12	12	12	12	6	4	-	-	72
Total	**17**	**32**	**40**	**47**	**58**	**64**	**71**	**78**	**61**	**50**	**34**	**28**	**580**

Table 5.10-9. Labor Union Contacts in Los Angeles/Orange County

Labor Union	Contact	Phone Number
Los Angeles/Orange County Building Trade Council	Ron Miller, Executive Secretary	(213) 483-4222

Table 5.10-10. Available Labor by Skill in Anaheim-Santa Ana-Irvine MD, 2012-2022

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (percent)
	2012	2022			
Carpenters	11,260	14,610	3,350	29.8	3.0
Cement Masons and Concrete Finishers	2,160	2,880	720	33.3	3.3
Painters, Construction, and Maintenance	4,970	7,110	2,140	43.1	4.3
Sheet Metal Workers	1,560	1,870	310	19.9	2.0
Electricians	5,500	6,950	1,450	26.4	2.6
Industrial Truck and Tractor Operators	2,960	3,150	190	6.4	0.6
Operating Engineers and Other Construction Equipment Operators	2,400	2,850	450	18.8	1.9
Helpers, Construction Trades	210	270	60	28.6	2.9

Table 5.10-10. Available Labor by Skill in Anaheim-Santa Ana-Irvine MD, 2012-2022

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (percent)
	2012	2022			
Construction Laborers	12,170	15,530	3,360	27.6	2.8
Plumbers, Pipefitters, and Steamfitters	3,590	4,560	970	27.0	2.7
Administrative Services Managers	4,560	5,210	650	14.3	1.4
Mechanical Engineers	2,440	2,450	10	0.4	0.0
Electrical Engineers	1,800	1,800	0	0.0	0.0
Engineering Technicians	4,620	4,490	-130	-2.8	0.3
Plant and System Operators	1,020	1,130	110	10.8	1.1

Source: CEDD, 2016d

5.10.2.3.2 Induce Substantial Growth or Concentration of Population

It is anticipated that most of the construction workforce will be drawn from Orange 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 80 percent of the construction workers will be from the local area. Because most workers are expected to commute to the SERC site, they will not contribute to a significant increase in the population of the area.

5.10.2.3.3 Displace a Large Number of People or Impact Existing Housing

The construction workforce will most likely commute daily to the SERC site; however, if needed, there are numerous hotels/motels in Orange County to accommodate workers who may choose to commute to the SERC site on a workweek basis. In addition to the available hotel/motel accommodation, there are numerous recreational vehicle parks close to the SERC site. As a result, construction of the SERC is not expected to significantly increase the demand for housing.

5.10.2.3.4 Result in Substantial Adverse Impacts on the Local Economy and Employment

The cost of materials and supplies required for construction of the SERC project is estimated to be $112 million. The estimated value of materials and supplies that will be purchased locally during construction is $2.35 million. All cost estimates are in constant 2016 dollars, as are the economic benefits figures cited later in this section.

The SERC will provide about $12.4 million in construction payroll, at an average rate of $101 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 Orange County, it is expected that approximately $9.2 million will stay in the local area during the 12-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 activities will result in secondary economic impacts (indirect and induced impacts) within Orange 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 input/output model of the Orange County economy. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within Orange County will be 8 and 74 jobs, respectively. These additional jobs result from the $2.35 million in local construction expenditures and the $6.94 million in spending by local construction workers. The $6.94 million represents the disposable portion of the construction payroll (here assumed to be 70 percent of $9.92[1] million). Assuming an average direct construction employment of 48, the employment multiplier associated with the construction phase of the project is approximately 2.7 (i.e., (48 + 8 + 74)/48). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at $507,700 and $4,778,700, respectively. Assuming a total annual local construction expenditure (e.g., payroll, materials, and supplies) of $9.29 million ($6.94 million in payroll plus $2.35 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.6 (i.e., [$9,294,000 + $507,700 + $4,778,700] / $9,294,000).

5.10.2.3.5 Create Adverse Fiscal Impacts in the Community

Based on recent construction of projects in the region, the SERC initial total capital cost is estimated to be $150 million; of this, materials and supplies are estimated at approximately $112 million. The estimated value of materials and supplies that will be purchased locally (within Orange County) during construction of SERC is $2.35 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 taxes from other expenditures. The purchases of equipment and materials are assumed to be made in the City of Stanton. The sales tax rate in the City of Stanton is 9 percent as of April 1, 2016. Of this, 6.25 percent goes to the state, 0.25 percent goes to the county, and 2.5 percent goes to the place of sale (State Board of Equalization [BOE], 2016). The total local sales tax expected to be generated during construction is about $211,500 (i.e., 9 percent of local sales). Assuming all local sales are made in Stanton, the maximum sales tax the city could receive will be $58,750 (2.5 percent of $2.35 million) during the construction period. No significant adverse fiscal impacts are expected to result from SERC construction.

5.10.2.3.6 Result in Substantial Adverse Impacts on Educational Facilities

The schools in the Magnolia Elementary School District and Anaheim Union High School District are not currently considered overcrowded (Magana, 2016; Chinarian, 2016). Construction of the SERC will not cause significant population changes or housing impacts on the region because most employees will commute to the SERC site from areas within the county, as opposed to relocating to the area. As a result, SERC construction will not cause a significant increase in demand for school services.

5.10.2.3.7 Result in Substantial Adverse Impacts on Provision of Utility Services

SERC 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.

5.10.2.3.8 Result in Substantial Adverse Impacts on the Provision of Public Services

The construction of the SERC may have minor impacts on police, fire, or hazardous materials handling resources. However, construction is not expected to place a burden on public service providers. Copies

[1] Annual local portion of construction payroll = $12.4 million × 80% = $9.92 million. The disposable portion of the annual local construction payroll = $9.92 million × 70% = $6.94 million.

of the records of conversation with OCFA and OCSD are included in Appendix 5.10B. Construction sites may hold a higher risk of emergency because of the types of activities taking place. However, with SERC LLC implementing safety procedures for the construction site as required by applicable regulations and standards, SERC 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 SERC online.

5.10.2.4.1 Operational Workforce

The SERC facility will not be locally staffed on a daily basis, but will be remotely monitored and/or operated on a continuous basis. Normal facility operations will be conducted by an offsite remote operator, an onsite technician, or a combination of the two. Routine onsite maintenance will typically be done by one to three technicians who will be dispatched to the project site as needed for regular preventive maintenance, reliability and compliance operations testing and inspections, or as dispatched by the remote operator. SERC's contract remote operations center will be continuously responsible for monitoring and operation of the facility from its control center in Sacramento. Consequently, no population increase is anticipated as a result of the SERC. There will be no significant impact on local employment.

5.10.2.4.2 Induce Substantial Growth or Concentration of Population

The project will not cause an increase in population because it will be operated by a small number of employees, some of whom are operating the plant remotely. Consequently, plant operations will not induce substantial growth or concentration of population.

5.10.2.4.3 Displace a Large Number of People or Impact Existing Housing

Because the SERC facility will be remotely operated, there will be no impact on housing within the City of Stanton or the county. Hence, SERC will neither induce substantial growth or concentration of population, nor displace a large number of people or impact existing housing.

5.10.2.4.4 Result in Substantial Adverse Impacts on the Local Economy and Employment

SERC operation will generate a permanent beneficial impact by creating employment opportunities for workers through local expenditures for materials, such as maintenance materials, office supplies and services. There will be an annual operations and maintenance (O&M) budget of approximately $1.46 million, all of which is estimated to be spent locally (i.e., within Orange County). These additional jobs and spending will generate other employment opportunities and spending in Orange County. All cost estimates are in constant 2016 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 Orange County and elsewhere. The indirect and induced impacts will result from annual expenditures on O&M.

Estimated indirect and induced employment within Orange County and elsewhere from SERC economic activity will be two and two permanent jobs, respectively. The indirect and induced income impacts are estimated at $329,550 and $174,120, respectively. These additional jobs and income result from the $1.46 million in annual O&M budget.

5.10.2.4.5 Create Adverse Fiscal Impacts on the Community

The annual O&M budget is expected to be approximately $1.46 million (in 2016 dollars), all of which is assumed to be spent locally within Orange County.

During operations, additional sales tax revenues will be obtained by Orange County. Additional O&M expenses spent locally will be approximately $1.46 million annually. Based on the assumed local O&M expenditures of $1.46 million, the estimated sales taxes will be approximately $131,400. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant since it will constitute such a small percent of the city's general fund revenues.

SERC will bring increased property tax revenue to Orange County. The BOE has jurisdiction over the valuation of a power-generating facility for property tax purposes if the power plant produces 50 megawatts (MW) or more. For a power-generating facility producing less than 50 MW, the county has jurisdiction over the valuation (Young, 2007). Because the SERC is nominally a 98-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 Orange County Assessor's Office. For the current property, this rate is 1.11 percent for FY 2016 (Orange County Auditor Controllers Office, 2016). Assuming a capital cost of $150 million, the SERC will generate approximately $1.665 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 2015, Orange County's total revenues were estimated at $3,907 million (Orange County, 2015). Of this amount, $505 million was in property tax revenues. The increase in property taxes resulting from the SERC will be about 0.3 percent of the county's total FY 2015 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 SERC operations.

5.10.2.4.6 Result in Substantial Adverse Impacts on Educational Facilities

The schools in both the Magnolia Elementary School District and Anaheim Union High School District are currently not overcrowded (Magana, 2016; Chinarian, 2016). Because the SERC facility will be remotely operated, there will be no new families moving into the area and hence there will be no impact on the schools in the area. Any industrial development in the Magnolia Elementary School District and Anaheim Union High School District is charged a one-time developer fee of $0.56 per square foot of commercial development (Hauck, 2016).

Based on 5,625 square feet of enclosed structures (Warehouse Building) and the $0.56 per square foot of developer fee, SERC will pay $3,150 in school impact fees. With the payment of these fees, impacts will be less than significant, as described in Section 5.10.4.

5.10.2.4.7 Result in Substantial Adverse Impacts on Provision of Utility Services

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

5.10.2.4.8 Result in Substantial Adverse Impacts on the Provision of Public Services

The SERC's operation is not expected to result in significant impacts on either the OCFA or the OCSD. The SERC's operation will not create significant adverse impacts on medical resources in the area given unmanned operations and the safety record of power plants. Copies of the records of conversation with the police and fire departments are included in Appendix 5.10B.

5.10.2.4.9 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 the U.S. Environmental Protection Agency (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 SERC 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 (Public Resources Code Section 21083; Title 14, California Code of Regulations, Sections 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 nonlocal workers and their dependents and resulting in excessive demand on public services.

Appendix 5.6A is a list of projects currently under development within a 6-mile radius. Although the various projects may require a labor supply agreement for construction in roughly the same time period, there is a sufficient supply of skilled labor in Orange County, according to union officials. Other kinds of cumulative socioeconomic impacts are also unlikely because the SERC'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 SERC, no socioeconomic-specific mitigation measures are proposed.

However, because the SERC will be located within the Magnolia Elementary School District and Anaheim Union High School District service area, the SERC will be subject to school impact fees. Any industrial development within the Magnolia Elementary School District and Anaheim Union High School District is currently charged a one-time assessment fee of $0.56 per square foot of principal building area (Hauck, 2016). Based on 5,625 square feet of enclosed structures, SERC will pay $3,150 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 5.10-11.

Table 5.10-11. LORS for Socioeconomics

LORS	Requirements/Applicability	Administering Agency	Application for Certification 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
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. Magnolia Elementary and Anaheim Union High School Districts may charge a one-time assessment fee to mitigate potential school impacts.	Magnolia Elementary and Anaheim Union High School Districts	Section 5.10.2.4
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. Magnolia Elementary and Anaheim Union High School Districts may charge a one-time assessment fee to mitigate potential school impacts.	CDE	Section 5.10.2.4
Local			
County of Orange 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 Orange Boundaries.	County of Orange	Section 5.10.5.3
City of Stanton General Plan (2008)	Goal: Promote quality, compatible and economically sound development.	City of Stanton	Section 5.10.5.3

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-income population by performing an environmental justice analysis. Since the signing of the Executive Order 12898, CEC 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.

5.10.5.3 Local LORS

5.10.5.3.1 Orange County

The Orange 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 Orange County in the economic growth of the region (Orange County, 2005).

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.

5.10.5.3.2 City of Stanton

The City of Stanton General Plan (2008) calls for increased economic diversification in the city. Goal ED-1.1 of the Economic Development Element calls for the growth in tax revenues by attracting large-scale commercial and service retail businesses, while Goal ED-4.1 calls for the implementation of policies that attract new businesses to the city while supporting and promoting those already located within Stanton.

5.10.6 Agencies and Agency Contacts

Table 5.10-12 provides a list of agencies and contacts of potentially responsible agencies. Copies of records of conversation are provided in Appendix 5.10B.

Table 5.10-12. 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	Magnolia Elementary School District	Louis Magana Receptionist 2705 W. Orange Ave. Anaheim, CA 92804 (714) 761-5533 lmagana@magnoliasd.org

Table 5.10-12. Agency Contacts for Socioeconomics

Issue	Agency	Contact
School impact fees, enrollment data, potential enrollment impacts	Magnolia Elementary School District	Cheryl Blount Senior Administrative Assistant 2705 W. Orange Ave. Anaheim, CA 92804 (714) 761-5533 cblount@magnoliasd.org
School impact fees, enrollment data, potential enrollment impacts	Anaheim Union High School District	Leticia Hauck Facilities Planning Assistant 501 N. Crescent Way Anaheim, CA 92801 (714) 999-3511 hauck.l@auhsd.us
School impact fees, enrollment data, potential enrollment impacts	Anaheim Union High School District	Jerri Chinarian Director, Business Operations 501 N. Crescent Way Anaheim, CA 92801 (714) 999-5677 chinarian.j@auhsd.us
Available resources, potential impacts on resources and average response times	Orange County Sheriff's Department	Officer Susan Investigations 11100 Cedar St. Stanton, CA 90680 (714) 647-7860
Available resources, potential impacts on resources and average response times	Orange County Sheriff's Department	Deputy Israel Badge 8955 Dispatch Operator 550 N. Flowers St. Santa Ana, CA 92703 (714) 647-7000
Available resources, potential impacts on resources and average response times	Orange County Fire Authority	Dispatch Operator Badge #6249 Dispatch Operator 1 Fire Authority Rd. Irvine, CA 92602 (714) 538-3501
Available resources	UC Irvine Medical Center	Stephanie Lush UCI Trauma Program Manager 101 The City Drive South Orange, CA 92868 (714) 456-7890 sllush@uci.edu
Availability of labor	Los Angeles/Orange County Building Trades Council	Ron Miller Executive Secretary 1626 Beverly Blvd. Los Angeles, CA 90026 (213) 483-4222 rmiller@laocbuildingtrades.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 SERC pays in lieu building permit fees to the county. No permits are required to comply with the socioeconomic impacts of the SERC.

5.10.8 References

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