

7.8 SOCIOECONOMICS

Socioeconomic issues relevant to the evaluation of environmental impacts include labor force, employment, and income; population and housing; public finance and fiscal issues; and public services and utilities (including fire protection, emergency response services, law enforcement, schools, medical services, and utilities).

7.8.1 Affected Environment

This section describes the existing location and economic and demographic characteristics of the study area, including population, employment and economy, local government finance, housing, and public services and utilities, including schools.

7.8.1.1 Study Area

The proposed project site is located within an unincorporated area of western Riverside County. The 37-acre power plant site is situated just north of the Palm Springs' city limits (8 miles northwest of the center of Palm Springs) and 2.5 miles west of the center of Desert Hot Springs, within the Desert Hot Springs Sphere of Influence. The socioeconomic study area for this project includes the cities of Palm Springs and Desert Hot Springs and the County of Riverside. The environmental justice analysis evaluates demographic and income data for the area within a 6-mile radius of the site.

With an area of more than 7,200 square miles, Riverside County is the fourth largest county in California (EDD, 2007). The County is rectangular, stretching nearly 200 miles from east to west. It is bordered by San Bernardino County to the north, Orange County to the west, San Diego and Imperial Counties to the south, and the State of Arizona to the east.

In May 1893, voters approved the formation of Riverside County from land that was formerly part of San Bernardino and San Diego Counties. The County's economy was based on agriculture in the early years but commerce, construction, manufacturing, transportation, and tourism ultimately encouraged the region's rapid growth (County of Riverside, 2007a). Riverside County has ranked among the fastest growing counties in California in recent years.

7.8.1.2 Employment and Economy

Riverside County

Riverside County has large and rapidly expanding trade, transportation, utilities, distribution and manufacturing industries. Riverside County's industries have gained 105,200 jobs since 2001, which is a cumulative growth of approximately 22 percent.

Between 2001 and 2005, the largest growth industries for Riverside County were trade, transportation, utilities, construction, and professional and business services, with 66,100 new jobs added to the County during this time (Figure 7.8-1). Within trade, transportation, and utilities, the majority of growth occurred in retail trade, which added approximately 19,100 jobs to the County during these four years. Construction gained 24,200 jobs, specialty trade contractors gained 19,400 jobs, professional business services gained 15,000 jobs, and government sector jobs increased by 14,000 between 2001 and 2005.

In 2005, the top employment sectors in Riverside County were trade, transportation and utilities with 19.5 percent of all jobs, government with 17.5 percent, construction with 13.2 percent, and leisure and hospitality with 11.5 percent of all jobs (Table 7.8-1).

The estimated 2003 median family income for Riverside County was \$44,595 (EDD, 2007).

Riverside-San Bernardino Metropolitan Statistical Area

Nonfarm wage and salary employment in Riverside-San Bernardino Metropolitan Statistical Area (MSA) are expected to grow by nearly 3 percent annually between 2002 and 2012, which is the fastest of any MSA in California. In 2002, there were approximately 1,063,700 jobs in the MSA. With the expected 3 percent annual increase, there would be approximately 318,300 new jobs and approximately 1.4 million jobs total for the MSA by 2012 (EDD, 2007). This rate of growth is 1.6 times the job growth rate expected for the entire state during the same period.

The key role that Riverside-San Bernardino MSA plays in the transportation for the greater Los Angeles region is reflected in its annual growth rate of 5 percent for its transportation, warehousing, and utilities sectors. Except for the information sector, all major industry sectors expect substantially higher job growth than for California as a whole, due to the sizeable continued population increases anticipated in the MSA (EDD, 2007).

Figure 7.8-2 presents data on employment in the MSA in 2002 and projections for 2012. As this figure shows, the government and retail trade sectors had the highest number of jobs in 2002. Job growth is expected to continue in these two sectors, as well as in construction, manufacturing, and a variety of other service sectors.

As of December 2006, Riverside County had a labor force of 878,400, of which 837,700 persons were employed. At that time, the County had an unemployment rate of 4.6 percent, equal to the State's unemployment rate. The unemployment rate has been declining since 2002, from 6.4 percent in 2002 to 4.6 percent in 2006 (EDD, 2007).

Palm Springs and Desert Hot Springs

The City of Palm Springs is a major resort and convention center in southern California, notable for commercial-industrial and professional meetings. Although Palm Springs is considered primarily a winter resort, most hotels and businesses stay open all year, making a more stable labor market and a full year-round resort.

The City of Desert Hot Springs has a number of local "health spas" which attract both visitors and residents with health problems, especially arthritis. A high seasonal demand exists between November and May for nurses, physiotherapists and service workers. A large population of senior citizens demands a large number of service workers year-round. The project area has also experienced continued growth in wind farm development, generating demand for technical and general labor.

In 2006, Palm Springs had a labor force of 25,800, of which 24,800 persons were employed (a 3.8 percent unemployment rate). Also in 2006, Desert Hot Springs had a labor force of 8,800, of which 8,200 persons were employed (a 6.4 percent unemployment rate) (EDD, 2007). Unemployment rates for both Palm Springs and Desert Hot Springs are expected to remain relatively low and stable, given the anticipated increases expected in both employment and population growth in the area.

The estimated 1999 median family income was \$25,987 for Desert Hot Springs and \$35,973 for Palm Springs (U.S. Census Bureau, 2007). The estimated 2003 median family income for Riverside County was \$44,595 (EDD, 2007).

7.8.1.3 Population

Recent population figures and projected population estimates for Riverside County and the cities of Palm Springs and Desert Hot Springs are summarized in Table 7.8-2. Over the last few years, Riverside County has been growing faster than any other large California county, by approximately 3 percent

annually, due mainly to the amount of relatively affordable single-family housing within the County (SCAG, 2006). The largest area of growth within the county has been in western Riverside County, with approximately 30 percent of total County growth occurring in this area.

Riverside County is anticipated to experience strong growth over the next 20 years, with a population of 1,850,231 in 2005 to a projected population of 2,644,278 by 2020. The influx of new residents will add approximately 794,047 persons to the 2005 population (EDD, 2007).

Since the 1970s, Riverside County has experienced an annual growth rate of between 2.5 percent and 9 percent. The largest population increase took place in 1990 when the County's population increased by 8.95 percent (SCAG, 2007c). As shown in Table 7.8-2, the populations of Palm Springs and Desert Hot Springs also experienced steady growth over that period. In addition, Palm Springs is projected to grow to 46,175 permanent residents by the year 2010 and to 53,766 by the year 2020. Desert Hot Springs is projected to grow to 27,708 permanent residents by the year 2010 and to 41,000 by the year 2020. These steady increases in population can be attributed to the relative affordability of housing in the area compared to counties to the west, as well as the area's accessibility to southern California urban centers.

7.8.1.4 Housing

According to the 2000 Census, there were approximately 584,674 housing units in Riverside County, including 21,048 units in Desert Hot Springs and 30,997 units in Palm Springs (U.S. Census Bureau, 2007). These totals include housing units for rent, for sale, rented or sold, not occupied, seasonal or recreational use and for migrant workers. In 2000, Riverside County had a vacancy rate of 13 percent. At the time of the 2000 Census, Desert Hot Springs had a vacancy rate of 36 percent and Palm Springs had a vacancy rate of 34 percent (U.S. Census Bureau, 2007).

In addition to owner-occupied and rental housing, there are a number of motel/hotel accommodations and recreational vehicle sites throughout the study area. Palm Springs has approximately 187 hotels, with a total of approximately 6,400 hotel/motel rooms. The hotel occupancy rate in Palm Springs for the 2005–2006 fiscal year was 50.67 percent (Wilson, 2007). Palm Springs's economy relies on a tourist season that lasts approximately seven months of the year (October through April). Even during the tourist season, the highest occupancy rate for Palm Springs in recent years has not exceeded 72 percent (Wilson, 2007).

Desert Hot Springs has more than 39 hotels and motels. The total number of hotel/motel rooms is approximately 1,000. Specific occupancy rates for Desert Hot Springs were not available. However, the average annual hotel occupancy rate for hotels surveyed in the Desert Hot Springs area is approximately 60 percent.¹

Palm Springs has 13 mobile home parks with 2,635 spaces. Exact occupancy rates for mobile home parks were not available. However, a number of mobile home parks were surveyed and their average annual occupancy rate was reported to be approximately 90 percent.² Desert Hot Springs has 8 mobile home parks with a total of 768 spaces. Exact occupancy rates for mobile home parks were not available.

¹ The following hotels in the City of Desert Hot Springs were contacted on May 24, 2007 to obtain information on occupancy rates: Agua Caliente Hotel, Ambassador Health Spa Hotel, Desert Hot Springs Spa Hotel and the Broadview Lodge.

² The following mobile park homes in the City of Palm Springs were contacted on May 25, 2007 to obtain occupancy rate information: Palm Canyon Mobile Club, Palm Springs View Estates, Ramon Mobile Park and Safari Park.

However, mobile home parks in Desert Hot Springs were surveyed and their average annual occupancy rate was reported to be approximately 57 percent.³

7.8.1.5 Public Services

7.8.1.5.1 Schools

The Palm Springs Unified School District (PSUSD) covers 507 miles in the Coachella Valley within Riverside County and includes the cities of Palm Springs, Desert Hot Springs, Rancho Mirage, Cathedral City, and Thousand Palms (Garcia, 2007).

Enrollment data from the PSUSD are presented in Table 7.8-3. As is shown in the table, the school district is currently at or just over capacity at the district level. Nine elementary schools, one middle school and two high schools have enrollments that exceed capacity, while a similar number of schools are slightly under capacity.

School enrollment is expected to increase for the school district. At this time, PSUSD does not publish projected enrollment levels. To accommodate this growth, plans are underway for the addition of four new schools within the school district. Plans include a new high school in Ranch Mirage, two elementary schools in Desert Hot Springs, and one middle school in Desert Hot Springs (Diaz, 2007).

7.8.1.5.2 Utilities

Electricity

SCE currently supplies electricity to the project area. The SCE Devers substation is located approximately 700 feet west of the proposed project site, and the Indigo Energy Facility is located approximately 1.8 miles to the southeast. The existing electrical system for the project area is discussed further in Chapter 4.

Water Supply and Wastewater Treatment

Water is currently supplied to the project area by the Mission Springs Water District (MSWD). The MSWD provides water and sewer service to an area of 135 square miles. Water service and fire flow protection are provided through three distribution systems, across 12 pressure zones. The MSWD has more than 1.25 million feet of pipelines, 11 water wells, and 23 reservoirs. Water in unincorporated areas of the County is generally supplied by wells. Specific water supply information is discussed further in Chapter 6 and Section 7.14.

The MSWD built the Horton Wastewater Treatment Plant in 1972, and it has been expanded four times. It now has a capacity of 2 million gallons of wastewater a day. However, the project site area relies on septic systems, as the MSWD's sewer system does not extend to the proposed project site. Specific wastewater treatment is discussed further in Chapter 2.

Gas

Natural gas is supplied to homes and businesses in the project vicinity by SoCalGas. Major industrial users such as gas-burning power plants are supplied by direct connection to the existing network of gas supply pipelines. SoCalGas serves a population of 20.1 million consumers through 5.6 million gas meters in more than 500 communities. The company's service territory encompasses approximately 20,000 square miles of diverse terrain throughout Central and Southern California, from Visalia to the

³ The following mobile park homes in the City of Desert Hot Springs were contacted on May 25, 2007 to obtain occupancy rate information: Caliente Springs RV Park, Healing Waters Mobile Estates, Joshua Springs Mobile Park, and Magic Waters Mobile Home Park.

Mexican border (SoCalGas, 2007). The existing setting with respect to natural gas service to the project area is discussed in detail in Chapter 5.

Waste

All solid, inert, household-type waste in the area is currently picked-up by Palm Springs Disposal Services (PSDS). PSDS currently services the project area once a week, either on Wednesday or Thursday, and the customers they service have a limit of four 32-gallon containers of waste a week. According to the PSDS, after pick-up, the waste is brought to the Edom Hill Transfer Station. Waste Management North America operates Edom Hill Transfer Station. After arriving at the transfer station, the waste is moved onto larger trucks where it is moved to the Badlands Landfill, located off the Theodore Road exit on U.S. Highway 60 at the east end of Moreno Valley. The Badlands Landfill capacity for waste is projected to last 20 years (MSWD, 2007).

7.8.1.5.3 Emergency Services and Medical Facilities

Fire Protection

The project site is served by both the Palm Springs Fire Department (PSFD) and the Riverside County Fire Department (RCOFD). Under an agreement between the two agencies, the initial or first response operational authority is maintained by the PSFD (Ventura, 2007). Second fire engine response to the project site is the responsibility of PSFD; however, in situations when assistance is needed, an engine unit from RCOFD would be requested. The PSFD is staffed at all times with 18 personnel. Three of these personnel are dedicated solely to airport operations, which leaves 15 personnel to address emergency situations within the Palm Springs area. The department has a total of three engines, two truck companies, and one medic squad manned by two personnel. All PSFD firefighters are required to have Emergency Medical Technician (EMT) certification.

PSFD operates five stations citywide. Station #443, at 570 East Racquet Club Road (approximately 6.2 miles southeast of the project site) is the station closest to the proposed project site. Station #443 is typically staffed by one engineer and one firefighter. Station #443 mobile firefighting apparatus/vehicles include 1 Pierce Quantum, 1 Beck Telesquirt, and 1 American LaFrance Quick Attack (PSFD, 2007). According to the PSFD, response time to the project site would be at least 10 minutes (Ventura, 2007).

The RCOFD is staffed with 952 career and 1,100 volunteer personnel, and currently serves approximately 2,000,000 residents in an area of 7,004 square miles. This service area consists of the unincorporated county areas, 16 contract cities, and one Community Service District (RCFD, 2007).

The RCOFD operates from fire department headquarters in the City of Perris and 93 fire stations in 17 battalions. The RCOFD provides fire suppression, emergency medical, rescue, and fire prevention services. The RCOFD's service area is organized into two operational areas and six divisions. The equipment used by the RCOFD has the versatility to respond to both urban and wildland emergency conditions. The RCOFD inventory includes structural engines, brush engines, telesquirts, trucks, paramedic units, a helicopter, a hazardous materials unit, incident command units, water tenders, fire crew vehicles, mobile communications centers, breathing support units, lighting units, power supply units, fire dozers, mobile training vans, and mobile emergency feeding units (RCFD, 2007).

The RCOFD station closest to the proposed project site is Station 36, located at 63777 Dillon Road (approximately 2 miles east of the project site). Station 36 typically has three full-time firefighter staff on duty per shift and is equipped with one county engine. The fire response time to the proposed project site is estimated to be approximately 4 minutes (Blakemore, 2007).

Law Enforcement

Palm Desert Police Department

The Palm Desert Police Department (PDPD) provides police protection services to the unincorporated areas of Riverside County in the north Palm Springs area. The Palm Desert Police Department Patrol Division consists of 78 sworn deputy sheriff positions; 36 of these positions are dedicated to the patrol division with the remaining deputies dedicated to special assignments such as the Traffic Division, Special Enforcement Teams, School Resource Officer, and Narcotics Enforcement. The deputy sheriff's positions are further supported by sworn supervision and administration. The police contract also contains several nonsworn support positions to assist with the daily operation of the station and to support field services (PDPD, 2007).

The Patrol Division responds to all calls for police service placed to the PDPD, either through the 911 system, or through nonemergency phones. The patrol deputies handle the initial investigations of thefts, burglaries, robberies, assaults, and all other felony, misdemeanor, and public service calls (PDPD, 2007).

The PDPD station closest to the proposed project site is at 50290 Main Street in Cabazon (approximately 12 miles to the west). Despite this distance, response time to the project area would be less than 5 minutes, as officers patrol assigned beats and would always respond from the field (Zamora, 2007).

Palm Springs Police Department

The City of Palm Springs Police Department (PSPD) would provide law enforcement services to the project site and vicinity in the event that the PDPD needs assistance (PSPD, 2007a). The police department currently has 89 full-time officers, 60.5 civilian officers, 32 nonsworn volunteers, and 26 reserve officers (PSPD 2007b). The Police Department operates one station at 200 South Civic Drive (approximately 9 miles southeast of the project site). Currently PSPD does not have any department mandated response times for emergencies, nor do they collect construction fees for new development apart from residential projects (PSPD, 2007b). According to the PSPD, if an emergency call to the area is "in progress," the response time would be 5 to 10 minutes. If the emergency call to the area is a "past call,"⁴ the response time could be 20 minutes or more (PSPD, 2007b).

Emergency Response and Medical Facilities

Paramedic services are contracted to American Medical Services (AMR) by the RCOFD and PSFD. AMR maintains a two-person unit (1 EMT and 1 Paramedic) at 11600 Palm Drive in Desert Hot Springs, approximately 4.5 miles northeast of the proposed project site. The response time to the project site would be approximately 10 to 15 minutes. If more than one ambulance is needed, AMR would request assistance from the 12 additional ambulances stationed throughout the Coachella Valley (AMR, 2007).

Palm Springs has one general hospital, Desert Regional Medical Center with a 393-bed capacity. The Desert Regional Medical Center is equipped to handle emergencies. The hospital is located at 1150 North Indian Canyon Drive (6.2 miles to the south of the project site) and is the closest hospital to the proposed project site, with an estimated 7 to 10 minutes driving time to the site. Other hospitals/medical facilities within a 10-mile radius of the proposed project site are Angel View Children's Hospital, approximately 9 miles to the northeast; and Canyon Springs Hospital, approximately 10 miles to the southeast. Palm Springs also has approximately 187 physicians/surgeons, 42 dentists, 6 optometrists, and 19 chiropractors (Riverside County Economic Development Agency, 2007).

⁴ A "past call" refers to a call for police service after the action warranting the call has terminated.

7.8.1.6 Local Government Finance

For the fiscal year (FY) 2005–2006, the total adopted budget for Palm Springs was \$149,648,093 (City of Palm Springs, 2006). In 2005, the total amount of taxable sales for Palm Springs was \$822,735,000 (California State Board of Equalization, 2005). The sales and use tax rate is 7.75 percent for City of Palm Springs. Major sources of revenue for Palm Springs are property taxes, sales taxes and transit occupancy taxes, as shown in Table 7.8-4. Major expenditure categories for Palm Springs are summarized in Table 7.8-5. As this table indicates, the majority of the Palm Springs' expenditures pertain to staff compensation and benefits.

For FY 2005–2006, the total adopted budget for Riverside County was \$3,900,000 (County of Riverside, 2007). In 2005, the total amount of taxable sales for the County was \$28.2 billion (County of Riverside, 2007b). The sales and use tax is 7.75 percent for Riverside County. Major sources of revenue for Riverside County are property taxes and sales taxes, as shown in Table 7.8-6. The majority of the County's expenditures pertain to funding public protection and public assistance services, as is noted in Table 7.8-7.

7.8.1.6.1 Project Tax Authority

The proposed project is located within the unincorporated areas of Riverside County, thus the County has taxing authority over the project. The general tax levy for Riverside County is determined in accordance with State law and is limited to 1.15907 percent of the assessed value of the property (Kennedy, 2007). The assessed value of property is generally the cash or market value at the time of purchase and this value does not increase more than 2 percent per year until the property is sold or any new construction is completed, at which time the property tax must be reassessed.

7.8.1.7 Environmental Justice

According to federal guidelines, the environmental justice screening analysis assesses whether “the potentially affected community includes minority and/or low income populations.” The guidelines indicate that a minority population is identified where either:

- The minority population of the affected area is greater than 50 percent of the affected area's general population; or
- The minority population percentage of the area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis.

The CEC typically defines the “affected area” as that area within a 6-mile radius of the proposed site.

Table 7.8-8 presents data on the percentage of minority and low-income populations within the Census block groups within a 6-mile radius of the project site. In 2000, approximately 14 percent of Riverside County's total population was at or below the poverty level, and 49 percent of the population was minority (mainly because of the sizeable number of Hispanic or Latino residents in the County). Because of the relatively high percentage of minority residents in the countywide population, potential environmental justice populations will be defined as areas where the minority population percentage is meaningfully greater than the minority population percentage in the general population, according to CEC guidance. For the purpose of this analysis “meaningfully greater” is defined as approximately 10 percent greater than the countywide average. That is, Census block groups with greater than 54 percent (110 percent of the county wide average) minority population are considered minority populations. Similarly, Census block groups where more than 15.4 percent (110 percent of 14 percent) of the population is living at or below poverty are considered low-income populations.

Using this approach, 11 of the 17 block groups within the 6-mile radius were identified as low income and 6 were identified as having minority populations (two additional block groups have minority populations just above 50 percent, but not substantially greater than the countywide average). Five block groups were identified as having both minority and low-income populations, seven block groups were identified as having either low-income or minority populations, and five block groups were identified as having neither minority nor low-income populations. These findings are shown graphically in relationship to the power plant site location on Figure 7.8-3.

7.8.2 Environmental Consequences

7.8.2.1 Significance Criteria

The criteria used in determining whether project-related socioeconomic impacts would be significant are presented in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. Impacts attributable to the project are considered significant if they would:

- Induce substantial growth or concentration of population;
- Induce substantial increases in demand for public services and utilities;
- Displace a large number of people;
- Disrupt or divide the physical arrangement of an established community; or
- Result in disproportionate adverse effects on minority or low-income populations.

7.8.2.2 Direct Economic Impacts

Plant Construction

Plant construction will occur over a period of approximately 18 months, from December 2008 to May 2010. The construction and startup schedule assumes a single-shift work week with 12 hours per day, 7 days per week. Overtime and additional shift work may be used to maintain or enhance the construction schedule. The number of workers is estimated to be less than 220 for the first four months of construction. In the peak construction month (month 6), there will be an estimated peak of 371 craft and professional personnel for construction of the plant.

Data on available labor by skill for Riverside County are summarized in Table 7.8-9. The number of workers to be employed each month by craft during construction is listed in Table 7.8-10.

It is expected that all of the construction workers will commute daily 2 hours or less each way to the proposed project site within Riverside County. Given the size of the labor force within commuting distance of the site, construction laborers are not expected to relocate for the 18-month construction period. Based on the information provided in Tables 7.8-9 and 7.8-10, there would be enough construction workers/laborers available within the study area to meet project demands during the construction period. It should be noted that between months 10 and 15 of construction, it is expected that approximately 28 percent of the entire millwright labor force in the MSA would be working at the proposed project. This would not be seen as a significant, as this demand would be for a relatively short period of time, and millwrights typically travel from job site to job site during the construction season in order to make a living. Furthermore, according to Local Union 1607, millwrights will travel from the Los Angeles MSA in order to meet the demand of construction projects in Riverside County (Barba, 2007).

The construction payroll for power plant construction is estimated to be \$40.5 million (600,000 hours at a rate of \$67.50 per hour). This estimate excludes payroll taxes and burdens. The estimated cost of materials and supplies for locally purchased materials is estimated to be approximately \$9 million during construction, including civil materials and other consumables. The estimated total cost of materials and equipment for construction is \$337 million.

Plant Operation

Operation and maintenance of the proposed project would require 10 skilled full-time employees and 4 part-time employees (see Table 7.8-11). To the extent practicable, the CPV Sentinel has committed to give local preference in hiring and procurements. Most of the labor income earned by permanent employees at the power plant would be spent in their place of residence, likely the Riverside County region. Thus, the region would experience positive economic benefits as a result of operation of the proposed project.

The proposed power plant will be capable of operation 7 days per week, 24 hours per day. However, it is anticipated that simple cycle operations will not exceed 2,628 hours per year, with operations during peak energy demand. Plant operations will be controlled from the operator's panel, which will be located in the control room.

Given the large labor force available in Riverside County and the small number of staff required to operate the plant, meeting operation work force demand would not result in significant impacts.

The operation payroll for the proposed project is estimated to be approximately \$1.322 million in the first year of operation. On average the estimated budget for the proposed project would be \$3.2 million for operations and \$5 million per year for maintenance.

7.8.2.3 Indirect and Induced Economic Impacts

Project Construction

Construction activity would result in secondary economic impacts (indirect and induced impacts) that would occur within Riverside County. Secondary employment effects would include indirect employment due to the purchase of goods and services by firms involved with construction, and induced employment due to construction workers spending their income in their local area. Similarly, indirect and induced income and spending effects also occur as "ripple" effects from construction. Tax impacts attributable to construction costs would accrue to local governments, and would result in indirect and induced tax impacts. Indirect and induced impacts were estimated using IMPLAN economic modeling software, an input/output model specific for Riverside County.⁵

Estimated indirect and induced effects of construction that would occur within Riverside County would be approximately: an additional 387 jobs, \$15,004,993 in labor income, \$2,550,991 in indirect business taxes (including sales, excise, and other taxes paid during construction), and \$43,015,431 in output⁶. These impacts would be temporary, since they are attributable to temporary construction activities, and would lag behind the direct effects of construction by approximately 6 to 12 months. As a result, these temporary impacts would be less than significant.

Project Operation

Similar to construction, operation of the proposed project would result in indirect and induced economic impacts that would occur within Riverside County. Indirect and induced impacts were estimated using IMPLAN for Riverside County. Unlike indirect and induced impacts from construction, indirect and induced impacts from operation would represent permanent increases in area economic variables, but would still lag behind direct effects by approximately 6 to 12 months.

⁵ IMPLAN Professional Version 2.0, copyright Minnesota IMPLAN Group, 2004.

⁶ Output includes spending for materials and supplies (nonlabor costs), plus value added, which is comprised of employee compensation, proprietary income, other property income, and indirect business taxes.

Estimated indirect and induced effects of annual operation that would occur within Riverside County would be approximately: 20 additional jobs, \$888,056 in labor income, \$149,796 in indirect business taxes (including sales, excise, and other taxes paid), and \$2,493,843 in output.

7.8.2.4 Fiscal Impacts

Property Taxes

Using the current property tax rate of 1.159070 percent (0.01159070%), it is estimated that the proposed project would yield approximately \$5.1 million in local property tax revenues to Riverside County annually, based on a final assessed property value of approximately \$440 million (Nauta, 2007).

Given current legislation and tax revenue allocation practices, it is likely that the Riverside County General Fund and the local school district (Palm Springs Unified School District) would be the greatest beneficiaries of the property tax revenue. However, many of the other special service districts and special purpose funds that provide a wide range of services to county residents would also benefit to a lesser extent.

Sales Taxes

Sales tax revenues for Riverside County would increase as a result of construction and operation of the proposed project, and due to increased retail sales in the area (i.e., gas, food, and lodging from construction and operation worker purchases and from supplies purchased locally).

With respect to construction sales tax, it is estimated that the proposed project would generate almost \$25 million in one-time sales tax revenues to the State of California as a result of major equipment purchases (approximately \$320 million of the \$337 construction cost). Most of this equipment would be purchased outside of Riverside County for installation at the project site, although about \$9 million worth of project construction related materials would be purchased within Riverside County. The State of California would allocate a full percentage point of the sales and use tax, or about \$3.2 million, to Riverside County and one-half percent of the value of materials purchased, or about \$1.6 million, to the Riverside County Transportation Commission.

With respect to operational sales tax, it is estimated that the proposed project would generate approximately \$34,875 in taxable sales (7.75 percent sales tax multiplied by \$450,000 worth of locally purchased materials), during its first year of operation. Most of this revenue (\$28,125) would go to the State of California. An estimated \$4,500 would be retained by Riverside County and \$2,250 by the Riverside County Transportation Commission.

Project construction and operation would have additional positive impacts on the local economic base and fiscal resources through the employment of workers who reside in the County, and through the local purchase of materials.

7.8.2.5 Population

Project Construction

As indicated in Section 7.8.2.2, there is a more-than-adequate supply of construction workers within Riverside County, and it is anticipated that all of the construction personnel would be drawn from the communities located within the study area. The proposed project would not require nonlocal workers to relocate to the study area. Therefore, construction of the proposed project would not contribute to an increase in population in the project area during the 18-month construction period.

Project Operation

The proposed project would require 10 full-time employees and 4 part-time employees working at the plant during plant operation. Table 7.8-11 summarizes the estimated operating personnel for the proposed project during normal plant operation. It is anticipated that these workers would already be living within the region and would not relocate as a result of the operation of proposed project. Therefore, no operation-phase population impacts are anticipated.

7.8.2.6 Housing

Construction of the proposed project would not displace a large number of people, disrupt or divide an established community, or cause any substantial permanent population increase or changes in concentration of population due to the temporary nature of construction. According to the Electric Power Research Institute's report titled "Socioeconomic Impacts of Power Plants", construction workers will commute as much as two hours to construction sites from their homes, rather than relocate. It was concluded from the report that commuting long distances was acceptable to workers due to the temporary nature of construction employment at an energy generating facility job site. Similarly, operations workers will commute as much as one hour to the plant site from their homes.

As described above, the construction work force for the proposed project would most likely commute daily to the project site. Should a small percentage of construction workers choose to commute on a weekly basis, ample hotel/motel accommodations are available within Palm Springs and Desert Hot Springs and Riverside County to provide accommodation, as discussed in Section 7.8.1.4. Thus, construction of the proposed project is not expected to increase the demand for housing in the project area. Less-than-significant impacts to hotels/motels in the area are expected.

The proposed project would employ 10 full-time and 4 part-time employees during operations (refer to Table 7.8-11). It is anticipated that these employees would be hired from within Riverside County and would commute, rather than relocate. Should any workers decide to relocate (worst case), there is adequate permanent housing available in the study area, as indicated above. Therefore, less-than-significant impacts to available housing are expected to occur from plant operations.

7.8.2.7 Public Services and Utilities

Public Utilities

The construction and operation of the project is not expected to create a demand for utilities that cannot be met by local utility providers. As stated in Section 7.8.1.5, adequate water, natural gas, electricity, and landfill space are available to meet project construction and operations demands.

The following paragraphs describe how CPV Sentinel would address utility needs onsite during construction and operation of the proposed facility.

Waste

Domestic/Sanitary Wastewater

The domestic waste system will collect discharge from sinks, toilets, and other sanitary facilities and discharges to the power plant's onsite septic system situated at the southeast corner of the site. The sanitary system includes gravity drainage piping, manholes, and lift stations as required. An authorized hauler will periodically remove solids from the septic system for transport and suitable disposal.

Liquid Process Waste

The proposed project is designed to be a zero liquid discharge (ZLD) facility. No liquid wastes will be discharged from the plant. These wastewaters will be recovered and treated for reuse within the plant. Wastes (both liquid and solid) that are not reused will be collected and disposed off site at a suitable facility.

The plant's process wastewater consists primarily of cooling tower blowdown, service water system wastewater, fogger drains, mobile demineralizer drains and rinses, and ZLD treatment system wastes (liquid and solid).

Construction Waste

Inert solid waste from construction activities may include lumber, excess concrete, metal and glass scrap, and empty nonhazardous containers. Management of these wastes is the responsibility of the construction contractor(s). Typical management practices required for contractor waste management include recycling when possible, proper storage of waste and debris to prevent wind dispersion, and weekly pick-up and disposal of wastes to local Class III landfills.

Operations Waste

Inert solid wastes generated at the facility during operation would be predominantly office wastes and routine maintenance wastes such as scrap metal, wood, and plastic from surplus and deactivated equipment and parts. Scrap materials such as paper, packing materials, glass, metal, and plastic are segregated and managed for recycling. Nonrecyclable inert wastes are stored in covered trash bins in accordance with local ordinances and picked up by an authorized local trash hauler on a regular basis for transport and disposal in a suitable landfill in the area.

Nonhazardous Solid Waste

Nonhazardous solid waste from the project would be recycled, and subsequently deposited in a Class III landfill, or handled in some other environmentally-safe manner. Several Class III landfills are located in San Bernardino and Riverside Counties. The available capacities of these landfills are summarized in Section 7.13, Waste Management. As concluded in Section 7.13, landfills in the vicinity of the proposed project have adequate recycling and disposal capacities.

All wastes (including domestic sanitary/waste water, liquid process waste, construction waste and operation waste) would be collected by authorized haulers and disposed of in appropriate offsite facilities, which would have enough capacity to support wastes generated by the proposed project. Thus, the proposed project is not expected to induce substantial new demand for waste service providers.

Water

Construction-phase water requirements can be met from onsite wells (existing and proposed), trucking in water, and potable water requirements from contracted bottled water services. Less-than-significant impacts to water resources are anticipated. For details regarding water supply and availability, refer to Section 7.14, Water Resources.

Gas

Natural gas will be supplied by extending an existing through a 24-inch-diameter underground pipeline that will connect to the project site via two, 30-inch SoCalGas pipelines located along the south side of I-10. The natural gas will be delivered to the proposed project from the 24-inch pipeline at an

approximate pressure range of 350 to 550 pounds per square inch gauge (psig). Nominal full load fuel consumption will be 6,500 million British Therma per Hour (Btu/hr). The proposed project is anticipated to consume 0.06 trillion cubic feet (Tcf) of natural gas over a 3-year period. Projecting out over a 30-year period, the gas consumption would be 0.63 Tcf. Current natural gas consumption in the area is nominal, as little development is present throughout the project area. Gas consumption by the proposed project is not expected to significantly over-burden the provider and would not result in less-than-adequate service for other customers. Thus, impacts are expected to be less than significant impacts. The natural gas interconnection is discussed further in Chapter 5.

Electricity

The proposed project will be a peak operation plant which would operate only during times of high energy demand. Thus, the electricity consumed by operation of the plant would be offset by the electricity generated by the plant. A full analysis of the proposed project's electricity usage and generation is presented in Chapters 2 and 4. Impacts of the proposed project associated with electricity would be less than significant.

Public Services

Law Enforcement

While there is a potential for an increase in police service calls as a result of project construction and operation, adequate law enforcement services are available in the project area. Both County and city law enforcement agencies are available to respond to the project site within minutes of receiving an emergency call. Moreover, it is not expected that the potential for increased police service calls would induce substantial additional demand on law enforcement agencies that could not be met by current staff. Thus, impacts are expected to be less than significant impacts.

Fire Protection

While there is a potential for an increase in fire service calls as a result of project construction and operation, adequate fire protection services are present in the proposed project area. Both County and city fire departments are available to respond to the proposed project site within minutes of receiving an emergency call. The potential for increased fire protection calls is not expected to induce substantial additional demand on local fire departments that could not be met by current staff. Furthermore, the power plant would be equipped with an advanced onsite fire suppression system consistent with state law. The proposed project would have fire protection and safety systems designed to limit personnel injury, property loss, and plant downtime caused by a fire or other event. A full description of the emergency response plan and the onsite fire suppression system is located in Chapter 2. Impacts are expected to be less than significant.

Medical Facilities

Several hospitals are within a 10-mile radius of the proposed project site. As most of these hospitals are regional facilities, they are equipped to treat a large volume of patients. As a result, construction and operation of the project would not induce substantial additional demand on local medical facilities that could not be met by current staff and facilities. Thus, impacts would be less than significant.

Schools

The school district currently collects a fee of \$0.42 per square foot for new industrial developments. According to the Palm Springs Building and Safety Department, the mitigation fee would only be applied to the "habitable" structures of the proposed project, such as structures that house employee areas

(Duckworth, 2007). Square footage deriving from structures such as cooling towers, water tanks, and turbines would not be counted. The proposed project would have 5,670 square feet of habitable space, and CPV Sentinel would be required to pay \$2,381.40 in mitigation fees to the school district.

Although the school district is slightly over capacity at the district level, four additional schools are planned for construction. Furthermore, local schools would not experience any meaningful impact during project construction or operation, as no population increase would be associated with construction and operation of the proposed project, and a sufficient labor pool exists within the study area with respect to construction and operations workers. (It is anticipated that construction and operations workers would commute from their existing residences rather than relocate their families to the project vicinity.) Nonetheless, CPV Sentinel would be required to pay the developer's mitigation fee of \$0.42 per square foot of development to the PSUSD. Therefore, no adverse impacts to schools are expected, and the local school district would benefit from project-related impact fees.

7.8.2.8 Environmental Justice

As described in Section 7.8.1.7, in 2000, 49 percent of Riverside County residents were minority. Six Census tract block groups within a 6-mile radius of the site were identified as having a significant minority population substantially higher than the countywide percentage, ranging from 54 percent to 78 percent. These block groups could constitute environmental justice populations.

In 1999, 14 percent of Riverside County residents lived below the poverty level. Eleven of the 17 block groups within a 6-mile radius of the site were identified as having a substantially above average (15.4 percent or more) percentage of people living below the poverty level than the county as a whole. The poverty levels within these tracts ranged from 16 percent to 33 percent. These block groups could also constitute environmental justice populations.

Overall, the total population living in census tracts within a 6-mile radius of the proposed site was found to be 50 percent minority (only slightly above the countywide average of 49 percent). Eighteen percent of the entire 6-mile radius area was determined to be living at or below the poverty level, compared with the countywide average of 14 percent.

As evaluated in detail throughout this document, the proposed project would not result in significant adverse impacts. Therefore, the project would not cause a disproportionate adverse impact on any potential environmental justice population.

7.8.3 Cumulative Impacts

Cumulative impacts were assessed by researching other large-scale construction projects proposed in the project area, where overlapping construction schedules would create a demand for workers may not be met by labor in the Riverside County area. Potential concurrent construction of several industrial and mixed-use residential projects planned in the project vicinity include the following:

- Indian Avenue/I-10 Interchange Project: This proposed project involves reconstruction of the I-10 Freeway/Indian Avenue interchange and is located south of the proposed project. This reconstruction is expected to begin in 2008.
- Dillon Wind Farm: Installation of 45 wind turbines located in three separate areas, including (1) an area west of Devers substation, (2) an area 2,000 feet east of the project site, and (3) an area 4,500 feet to the southeast of the project site. The Environmental Impact Report for this project was recently certified by Riverside County.

- Wind Energy Conservation System (WECS) 20 Permit Project: This project would consist of 8 new GE 1.5 MW wind turbine generators in the existing WECS 20 Wind Park. This site is located approximately 0.5 mile west of State Route 62 and 2 miles north of I-10; about 2 miles northwest of the proposed project site.
- Green Path Project: The main feature of the Green Path project is a new 100-mile, 500-kV line planned to extend from the Devers-Palo Verde transmission corridor north to a new Upland substation in the northeastern sector of Los Angeles Department of Water and Power (LADWP) service territory. The project would increase the reliability and voltage support of existing system by upgrading to 230-kV standards of existing corridors. Planned construction is 2007 to 2009; planned in-service date is 2010.
- Oasis Annexation: Mixed-use development (including residential) on 155 acres located approximately 3.2 miles northeast of the project site.
- Alpine Group Development: Mixed-use development (including schools and high-density residential) on 160 acres located 1 mile northwest of the project site. The City Desert of Hot Springs is expecting to annex and approve this project.
- Palmwood Specific Plan and Outparcels Development: Mixed-use development (including 1,853 residential units) on 1,926-acres located 6.5 miles north of the site.

These projects could temporarily deplete certain types of trade labor and equipment. However, these impacts are not considered significant because of the specialized nature of power plant construction and because there is a large supply of construction workers/laborers within Riverside County. If a shortage in certain craft workers is encountered for these projects, workers could be contracted from the Los Angeles Metropolitan area, which is approximately 2 hours west of the project site, to make up for any workforce deficits. Thus, less than significant cumulative impacts are anticipated.

Similarly, cumulative impacts would not result from the operation phase of the power plant, because the number of new permanent personnel is small, and these workers would likely be from Riverside County and would not need to relocate to the project area. Thus, less than significant impacts are anticipated.

Disruption or division of established communities or large numbers of displacements would not occur, as most of these projects are energy-related projects and by nature are located in undeveloped areas, zoned for such uses. As a result, no cumulative socioeconomic impacts are anticipated due to construction and operation of the proposed project.

7.8.4 Mitigation Measures

No significant adverse socioeconomic impacts were identified; therefore, no mitigation measures are proposed.

7.8.5 Laws, Ordinances, Regulations, and Standards

Federal, state, and local LORS applicable to the proposed project are listed in Table 7.8-12 and discussed below.

7.8.5.1 Federal

Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations" requires the U.S. EPA to develop environmental justice strategies. As a result of the Executive Order, the U.S. EPA issued guidelines requiring federal agencies and state agencies

receiving federal funds to develop strategies to address environmental justice issues (U.S. EPA, 1998). The agencies are required to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations.

7.8.5.2 State

California Government Code Section 65995-65997 (amended by SB 50) states that public agencies may not impose fees, charges, or other financial requirements to offset the cost for school facilities. However, the code does include provisions for levies against development projects near schools. The administering agency for implementing school impact fees in the project area is the City of Palm Springs Planning and Building Department. Fees will be determined after the project location, number of units, and square footage details are submitted to the city for review. School fees are paid directly to the school district and a receipt shown to the permit center technician prior to issuance of the permit

7.8.5.3 Local

The proposed project site is located in an unincorporated area of Riverside County, with some linear facilities to be located within the jurisdiction of Palm Springs. Thus, the proposed project would be subject to LORS for Riverside County as well as Palm Springs.

Riverside County Road and Bridge Benefit District Mitigation Fee

The purpose of this mitigation fee program is to fund the construction of major thoroughfares or bridges of regional significance. Several areas of benefit have been established in Riverside County by Board of Supervisors' resolution, and the fee amounts differ. Residential developments within an established area of benefit pay the mitigation fee on a per-dwelling-unit basis while commercial/industrial developments pay a fee based upon the gross acreage of the project. The fee is required to be paid prior to the recordation of any land divisions. However, there are provisions for deferral of the fee to the building permit stage. The mitigation fee is subject to an annual adjustment. The fee amounts for any specific project are determined by Transportation Department Permits staff, and the fee can be paid at any Transportation Land Management Agency (TLMA) Counter Services location.

Riverside County Development Impact Fee

Ordinance 659 requires the payment of an impact mitigation fee prior to the final inspection by Building & Safety of any commercial and industrial developments and any residential dwellings. The fees are for the construction and acquisition of public facilities identified in the "Public Facilities Needs Through the Year 2010" report on file with the Riverside County Executive Office, and include libraries, fire facilities, traffic signals, major road segments, and others. Funds may also be used to purchase regional parkland and to preserve habitat and open space. The fee is geographically defined through the application of twenty different Land Use Planning Areas dividing the entire county, and can range significantly between the different areas. Fee amounts are determined by TLMA Building & Safety and/or Planning Land Use staff and the fee can be paid at any TLMA Counter Services location. Riverside County Ordinance 659 contains a complete list of exemptions, credits, or reductions which apply to this countywide mitigation fee.

Riverside County Transportation Uniform Mitigation Fee (TUMF)

Ordinance 673 establishes a mitigation fee program for funding the engineering, purchasing of right-of-way, and construction of transportation improvements required by the year 2010 in the Coachella Valley. This fee is required of land developments in the Coachella Valley only. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates are calculated by gross square footages, number of development units, number of rooms,

or number of parking spaces. Payment of this fee is required prior to the issuance of a building permit by the Building and Safety Department. The fee calculation for any specific project is performed by Transportation Department Permits Indio Office staff only. However, the fee can be paid at any TLMA Counter Services location.

7.8.6 Involved Agencies and Agency Contacts

Agencies with jurisdiction to issue applicable permits and/or enforce LORS related to socioeconomics are shown below.

Agency	Contact	Title	Telephone	Email
City of Palm Springs Department of Planning Services	Craig Ewing	Director of Planning	760-323-8269	Craig.ewing@palm springs-ca.gov
Riverside County, Planning Department, Indio Office	Jay Olivas	Planner	760-863-7579	jolivas@rctlma.org
Riverside County, Planning Department, Indio Office	Paul Clark	Principal Planner	760-863-8277	pclark@rctlma.org
City of Desert Hot Springs, Building, Planning, and Development Department	Jon Braginton	Planner	760-329-6411 ext 258	jbraington@cityofd hs.org
City of Desert Hot Springs, Building, Planning, and Development Department	Larry Grafton	Planner	760-329-6411 ext. 245	lgrafton@cityofdhs .org

7.8.7 Permits Required and Permit Schedule

No applicable permits related to socioeconomics are required. However, the proposed project would be reviewed by the City of Palm Springs Building Department and assessed a school impact fee. Additionally, TUMF fees may be assessed by the County of Riverside once the project development plans are submitted. The permitting requirements are summarized below.

Jurisdiction	Potential Permit Requirements	Permit Schedule
City of Palm Springs Building Department	School Impact Fees may be assessed once plans have been submitted	Prior to initiation of construction
County of Riverside Transportation and Land Management Agency	The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development.	Prior to initiation of construction
Riverside County Planning Department	Development mitigation fees may be assessed once plans have been submitted.	Prior to initiation of construction

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**Table 7.8-1
Riverside County Employment by Industry
2005 Annual Average**

Industry	Percent of Riverside County Workers in Industry
Natural Resources and Mining	0.1%
Information	1.3%
Agriculture	2.6%
Other Services	3.2%
Financial Activities	3.7%
Manufacturing	8.8%
Educational and Health Services	9.0%
Professional and Business Services	9.8%
Leisure and Hospitality	11.5%
Construction	13.2%
Government	17.5%
Trade, Transportation and Utilities	19.5%
2005 Industry Employment Total	100% 589,500 industry workers
Source: EDD, 2007.	

**Table 7.8-2
Historical and Projected Populations**

Area	Year						
	1970	1980	1990	2005	2010	2015	2020
Riverside County	459,074	663,166	1,170,413	1,850,231	2,085,432	2,370,526	2,644,278
City of Palm Springs	20,936	32,350	39,500	44,822	46,175	49,997	53,766
City of Desert Hot Springs	2,738	5,775	11,500	21,192	27,708	34,400	41,000
Sources: SCAG, 2005; SCAG, 2007c.							

**Table 7.8-3
Palm Springs Unified School District Enrollment and Capacity Levels**

Schools	Enrollment	Capacity	Enrollment As Percent of Capacity
Elementary Schools			
Agua Caliente Elementary	787	857	92%
Bubbling Wells Elementary	893	769	116%
Cahuilla Elementary	567	606	93%
Cathedral Elementary	884	887	99%
Delia S. Lindley Elementary	703	713	98%
Cielo Vista Elementary	586	584	100.3%
Edward L. Wenzlaff Elementary	840	824	101%
Julius Corsini Elementary	897	926	96% %
Katherine Finchy Elementary	642	592	108%
Landau Elementary	853	786	108%
Rio Vista Elementary	659	632	104%
Sunny Sands Elementary	1,060	1,051	100.8%
Two Bunch Palms Elementary	940	975	96% %
Vista Del Monte Elementary	550	504	109%
Rancho Mirage Elementary	509	461	110%
Middle Schools			
Raymond Cree Middle	1,141	1,048	108%
Desert Springs Middle	1,739	1,794	96%
James Workman Middle	1,568	1,570	99%
Nellie N. Coffman Middle	1,163	1,308	89%
High Schools			
Palm Springs High	2,011	1,889	106%
Mt. San Jacinto High	400	260	154%
Desert Hot Springs High	1,738	1,796	97%
Total	24,129	24,115	100%

Source: Palm Springs Unified School District, 2007b.

Bold numbers represent school enrollment over capacity.

**Table 7.8-4
Fiscal Year 2005–2006 Major Revenue Categories
City of Palm Springs**

Revenues	FY 2005/2006 revenues	FY 2006/2007 Projected Revenues
New Multi-Unit Fire Inspection Fee	\$0	\$100,000
Library Fines and Fees	\$0	\$21,200
Sale of Real Property/Assets	\$5,000	\$5,000
Late Charges	\$12,000	\$2,000
Parking Tax	\$60,000	\$70,000
Instructional Dance	\$115,000	\$140,000
Community Promotions Misc.	\$117,500	\$96,200
Casino Agreement	\$125,000	\$150,000
Zoning Fees	\$150,000	\$207,400
False Alarm Fees	\$150,000	\$110,000
Special Fire Department Services	\$197,299	\$240,249
Other Miscellaneous Income	\$199,100	\$509,000
Subdivision fees	\$200,000	\$207,400
Permit Issuance	\$200,000	\$170,950
Vehicle Code Fines	\$200,000	\$205,500
CRA Administrative Income	\$200,000	\$150,000
Police Building Rent	\$201,000	\$100,500
State Homeowners Tax Relief	\$250,000	\$300,000
Interest Income	\$250,000	\$215,000
Criminal Code Fines	\$25,1000	\$25,100
Other Licenses and Permits	\$311,000	\$330,750
Motor Vehicle In-Lieu	\$331,500	\$331,500
Other Intergovernmental Income	\$395,238	\$137,251
Tourism Contribution Tribe	\$434,000	\$434,000
Special Police Department Services	\$470,000	\$300,000
Construction Permits	\$500,000	\$310,800
Miscellaneous Filing Fees	\$563,000	\$583,470
Building Plan Check Fees	\$600,000	\$621,800
Engineering Plan Check Fees	\$600,000	\$673,750
Doc Transfer Tax	\$900,000	\$800,000
Business Licenses	\$900,000	\$970,000
New Development Tax	\$1,000,000	\$900,000
Administrative Service Charges	\$1,047,149	\$1,131,147
Other Charges for Services	\$1,567,277	\$1,506,380
Building Permits	\$1,574,000	\$1,349,000
Sales Tax/Measure A In-Lieu	\$2,126,274	\$2,485,400
Motor Vehicle In-Lieu/Property	\$2,625,364	\$3,312,435
Franchises	\$2,704,000	\$2,813,000
Utility Users Tax	\$5,959,000	\$6,025,100
Sales Tax	\$6,718,570	\$7,814,220
Property Taxes	\$13,933,850	\$16,997,000
Transit Occupancy Tax	\$14,040,000	\$14,590,000
Total Revenue	\$61,957,221	\$67,442,542
Source: City of Palm Springs, 2006; City of Palm Springs, 2007		

**Table 7.8-5
 Fiscal Year 2005–2006 Major Expenditure Categories
 City of Palm Springs**

Expenditure	Amount
Special Contributions	\$120,105
Special Events	\$320,000
Recreation Programs	\$341,522
Film Festival	\$350,000
Contractual Legal Services	\$717,600
Parks Maintenance Contract	\$1,109,057
CVA	\$1,210,000
Utilities	\$1,433,822
Insurance	\$1,473,570
Tourism Bureau/Visitor's Center	\$1,619,000
Convention Center Ops	\$2,069,616
Worker's Comp.	\$2,236,699
Facility Maintenance	\$2,583,602
Motor Vehicle Replacement	\$2,843,529
Health Insurance and Other	\$4,851,463
All Other	\$5,407,710
PERS	\$6,752,981
Employee Compensation	\$23,888,950
Total Expenditures	\$59,329,226
Source: City of Palm Springs 2006.	

**Table 7.8-6
 Fiscal Year 2005–2006 Revenues
 County of Riverside**

Revenues	Revenues FY 2005–2006	FY 2006-2007 Projected Revenues (in Millions)
Taxes	\$457,117.0	\$364.6
Licenses, Permits, and Franchise Fees	\$21,733.0	\$32.6
Fines, Forfeitures, and Penalties	\$62,984.0	\$48.6
Use of money and property		
Interest	\$73,838.0	\$44.2
Rents and Concessions	\$41,798.0	\$27.9
Aid from other government agencies		
Federal	\$451,036.0	\$498.01
State	\$830,634.0	\$892.4
Other	\$69,042.0	\$110.7
Charges for Services	\$439,594.0	\$672.5
Other Revenue	\$110,870.0	\$226.5
Total Revenues	\$2,558,646.0	\$2,918.0
Source: County of Riverside, 2006a; County of Riverside, 2006b.		

**Table 7.8-7
 Fiscal Year 2005–2006 Major Expenditure Categories
 County of Riverside**

Expenditure	Amount
General Government	\$270,340
Public Protections	\$855,133
Public Ways and Facilities	\$141,017
Health and Sanitation	\$346,738
Public Assistance	\$629,553
Education	\$11,108
Recreation and Culture	\$12,727
Debt Service	
Principal	\$45,516
Interest	\$73,707
Cost of Issuance	\$4,925
Capital Outlay	\$25,639
Total Expenditures	\$2,416,403
Source: County of Riverside, 2006a.	

Table 7.8-8
Number of People by Race and Poverty Level Within a 6-Mile Radius of Plant Site
(Page 1 of 2)

Geographic Unit	2000 Population Estimate	White	Black	Asian	Pacific Islander	Other Races	Two or More Races	Hispanic Origin	Percent of Population At or Below Poverty level in 1999 (percentage / persons)	2000 Est. Median Household Income	Total Minority Population (percentage / persons)
RIVERSIDE COUNTY	1,545,387	51%	6%	3%	0%	0%	2%	36%	14%	\$42,887	49%
CENSUS TRACT 445.03	3,544									\$27,000	1,328
Block Group 1	526	73%	8%	1%	0%	13%	1%	23%	28% / 147	\$25,402	35% / 184
Block Group 2	594	74%	2%	0%	0%	18%	2%	50%	27% / 160	\$36,875	54% / 320
Block Group 3	2,424	78%	0%	0%	0%	15%	3%	29%	20% / 484	\$25,577	34% / 824
CENSUS TRACT 445.08	4,795									\$37,841	1,300
Block Group 1	2,439	79%	5%	2%	0%	6%	5%	23%	20% / 487	\$30,170	34% / 829
Block Group 2	2,356	87%	3%	1%	0%	4%	2%	13%	10% / 235	\$51,458	20% / 471
CENSUS TRACT 445.10	4,692									\$23,528	2,815
Block Group 1	4,692	39.5%	7.2%	2.3%	0%	0.1%	3.3%	47%	29% / 1,360	\$23,528	60% / 2,815
CENSUS TRACT 445.06	5,844									\$28,460	2,706
Block Group 1	2,359	65%	1%	0%	0%	26%	3%	52%	19% / 448	\$27,476	58% / 1,368
Block Group 2	2,231	67%	2%	1%	0%	23%	3%	55%	21% / 468	\$26,042	60% / 1,338
Block Group 3	1,254	70%	6%	0%	0%	15%	4%	30%	16% / 200	\$31,409	40% / 501
CENSUS TRACT 449.04	2,485									\$48,693	1,093
Block Group 1	2,485	55.6%	3.6%	3.6%	0.1%	0.3%	1.9%	34.5%	6% / 149	\$48,693	44% / 1,093
CENSUS TRACT 446.01	6,198									\$29,072	3,258

**Table 7.8-8
Number of People by Race and Poverty Level Within a 6-Mile Radius of Plant Site
(Page 2 of 2)**

Geographic Unit	2000 Population Estimate	White	Black	Asian	Pacific Islander	Other Races	Two or More Races	Hispanic Origin	Percent of Population At or Below Poverty level in 1999 (percentage / persons)	2000 Est. Median Household Income	Total Minority Population (percentage / persons)
Block Group 1	3,430	42%	21%	1%	0%	29%	4%	54%	6% / 205	\$25,556	78% / 2,675
Block Group 2	1,491	87%	2%	1%	0%	4%	3%	16%	14% / 208	\$29,966	22% / 328
CENSUS TRACT 445.07	4,428									\$25,705	2,568
Block Group 1	4,428	68%	4%	1%	0%	18%	5%	50%	29% / 1,284	\$25,705	58% / 2,568
CENSUS TRACT 445.09	2,811									\$17,383	1,433
Block Group 1	2,811	72%	5%	2%	0%	12%	4%	40%	33% / 927	\$17,383	51% / 1,433
CENSUS TRACT 102	3,649									\$40,731	912
Block Group 1	1,756	65%	3%	4%	0%	0%	1%	23%	16% / 281	\$35,845	34% / 597
Block Group 3	357	92%	1%	0%	0%	0%	1%	4%	9% / 32	\$76,495	7% / 24
CENSUS TRACT 446.04	1,884									\$43,409	998
Block Group 1	1,884	46%	1%	6%	1%	0%	1%	40%	15% / 282	\$40,965	53% / 998
Total Population Within a 6-mile Radius							35,633 persons				
Total Percentage of Minority Population Within a 6-mile Radius							50% (18,038 minority residents) / (35,633 total population)				
Total Population Living At or Below the Poverty Line Within a 6-mile Radius							18% (7,122 residents in poverty) / (38,633 total population)				
Source: U.S. Census Bureau, 2007.											
Bold text within the table refers to Census tracts or block groups which either have a proportionally high minority population or poverty rate or both.											

**Table 7.8-9
Project Labor Needs and Available Labor by Craft/Skill
Peak Configuration**

Craft	Total Number of Workers in Riverside-San Bernardino MSA 2002¹	Maximum Number of Workers Needed for the Project	Percent of MSA Workforce	SOC Code²
Bricklayers/Masons	1,160	2	0.001 (0%)	47-2021
Carpenters	15,170	50	0.003 (0%)	47-2031
Electricians	5,170	84	0.016 (1.6%)	47-2111
Iron Workers	760	85	0.11 (11%)	47-2221
Laborers	12,720	36	0.002 (0%)	47-2061
Millwrights	120	34	0.28 (28%)	49-9044
Operating Engineers	4,330	19	0.004 (0%)	47-2073
Pipefitters / Sprinklerfitters	4,320	84	0.019 (1.9%)	47-2152
Painters & Insulators	2,880	8	0.002 (0%)	47-2141
Boilermakers	270	9	0.03 (3%)	51-8021
Sheetmetal	2,980	3	0.001 (0%)	47-2211
Surveyors	500	6	0.012 (1.2%)	17-1022
Construction Staff	67,440	20	0.0002 (0%)	47-2000
<p>Bold text refers to a trade or craft which has a large percentage of their entire labor pool within the MSA working at the project site.</p> <p>¹Data from the EDD, 2007.</p> <p>²Standard Occupational Classification (SOC) Code for U.S. Department of Labor. Codes correlate to the craft/skill noted in this table.</p>				

**Table 7.8-10
Construction Staffing Schedule by Trade/Skill**

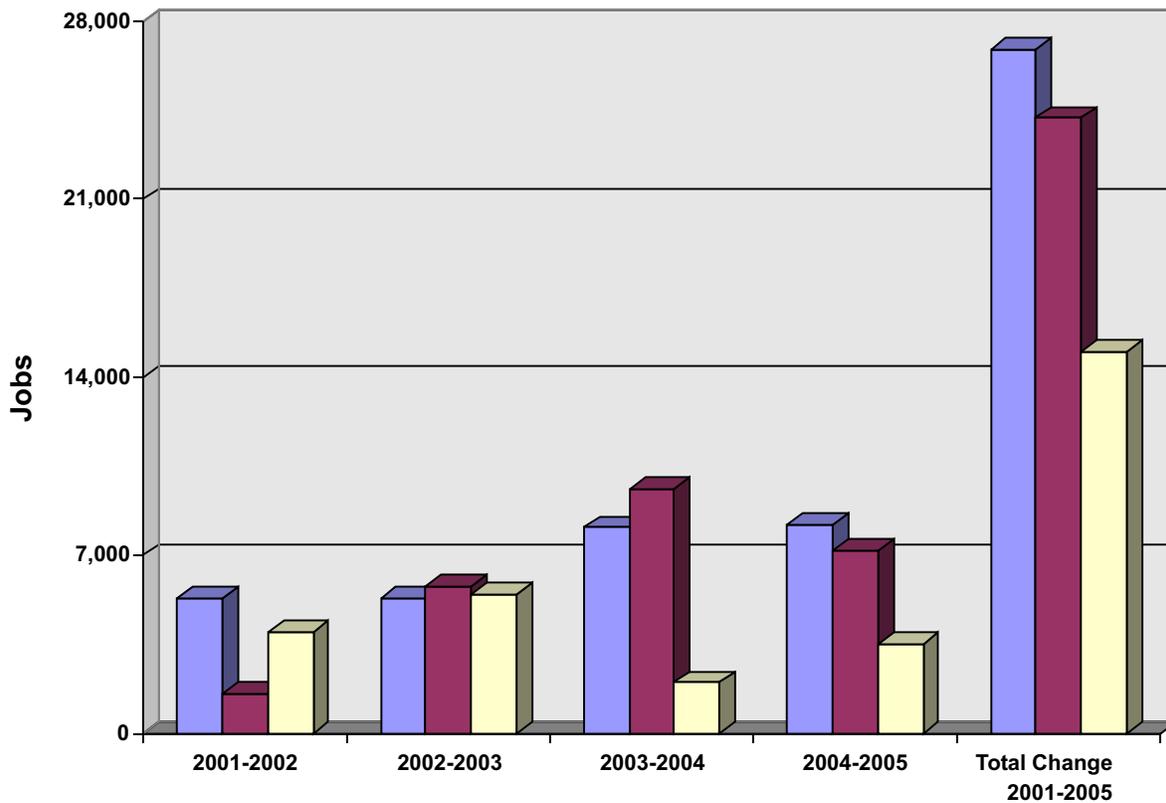
Month after Notice to Proceed	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Construction Month	12/29/ 2008	01/26/ 2009	02/23/ 2009	03/30/ 2009	04/27/ 2009	05/28/ 2009	06/29/ 2009	07/27/ 2009	08/31/ 2009	09/28/ 2009	10/26/ 2009	11/30/ 2009	12/28/ 2009	01/25/ 2010	02/22/ 2010	03/29/ 2010	04/26/ 2010	05/31/ 2010
Construction Trade/Skill																		
Carpenters	3	3	13	44	50	50	33	18	6	6	4	2	0	0	0	0	0	0
Iron Workers	1	2	18	67	80	85	63	47	51	65	66	53	38	33	33	6	6	0
Laborers	1	1	9	31	35	36	25	16	14	20	20	16	12	12	12	1	1	0
Millwrights	0	0	0	1	2	2	2	2	12	26	29	30	31	34	30	7	8	2
Pipe Fitters	0	0	0	33	66	84	94	61	61	73	67	65	60	55	31	24	27	9
Survey	6	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painters & Insulators	0	0	0	0	0	0	0	0	0	8	8	8	7	4	4	4	4	0
Boiler Makers	0	0	2	7	9	9	7	5	6	7	7	6	4	4	4	1	1	0
Electricians	6	6	6	10	42	68	84	77	63	60	60	58	66	67	50	30	28	10
Bricklayers and Masons	0	0	0	0	0	0	2	2	2	2	0	0	0	0	0	0	0	0
Operator Eng.	1	12	19	10	15	16	15	10	12	17	17	14	11	10	9	1	1	0
Sheetmetal	0	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0	0
Construction Staff	10	10	9	16	18	20	20	20	20	20	20	20	20	17	16	13	13	12
Operators (Facility)	0	0	0	0	0	0	0	0	0	0	0	8	14	14	14	14	14	14
Total	27	36	78	220	317	371	343	258	250	305	301	279	264	249	203	101	99	47

**Table 7.8-11
 Operating and Maintenance Staff**

Staff Position	Staff Number
Plant Manager (Full-time)	1
Plant Administrator (Full-time)	1
Technicians (Full-time)	8
Technicians (Part-time) (May-Sept.)	4
Total Personnel	14

**Table 7.8-12
 Laws, Ordinances, Regulations, and Standards**

LORS	Applicability	AFC Section
Federal		
Executive Order 12898	Agencies are required to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low income populations	Section 7.8.2.8
State		
Government Code Secs. 65995-65997	Includes provisions for levies against development projects in school districts. The City of Palm Springs Department of Building and Safety will implement school impact fees based on new building square footage, number of units and project location within the city.	Section 7.8.2.7
Local		
Riverside County Fees	<p>Road and Bridge Benefit District Mitigation Fee: The purpose of this mitigation fee program is to fund the construction of major thoroughfares or bridges of regional significance.</p> <p>Riverside County Development Impact Fee: Ordinance 659 requires the payment of an impact mitigation fee prior to the final inspection by Building & Safety of any commercial and industrial developments and any residential dwellings.</p> <p>TUMF Fees: Also known as Ordinance 673. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development.</p>	Section 7.8.5.3



LEGEND

- Trade, Transportation, and Utilities
- Construction
- Professional and Business Services

**LARGEST GROWTH INDUSTRIES
IN RIVERSIDE COUNTY
EMPLOYMENT CHANGE 2001-2005**

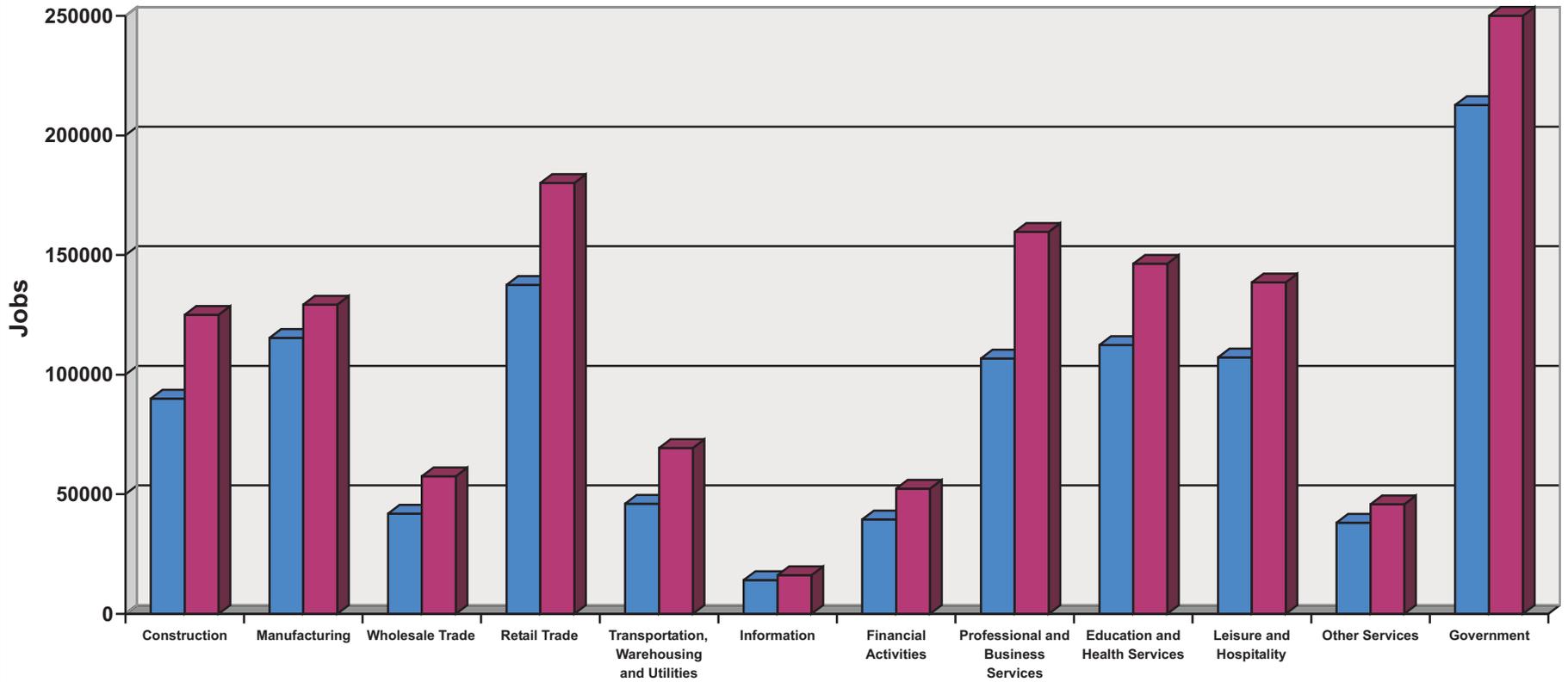
CPV Sentinel Energy Project
CPV Sentinel, LLC
Riverside County, California

June 2007
28067168



FIGURE 7.8-1

Source:
California Employment Development Department,
Labor Market Information Division, 2007



LEGEND

- 2002
- 2012

**RIVERSIDE-SAN BERNARDINO
METROPOLITAN STATISTICAL AREA
INDUSTRY JOB PROJECTIONS 2002-2012**

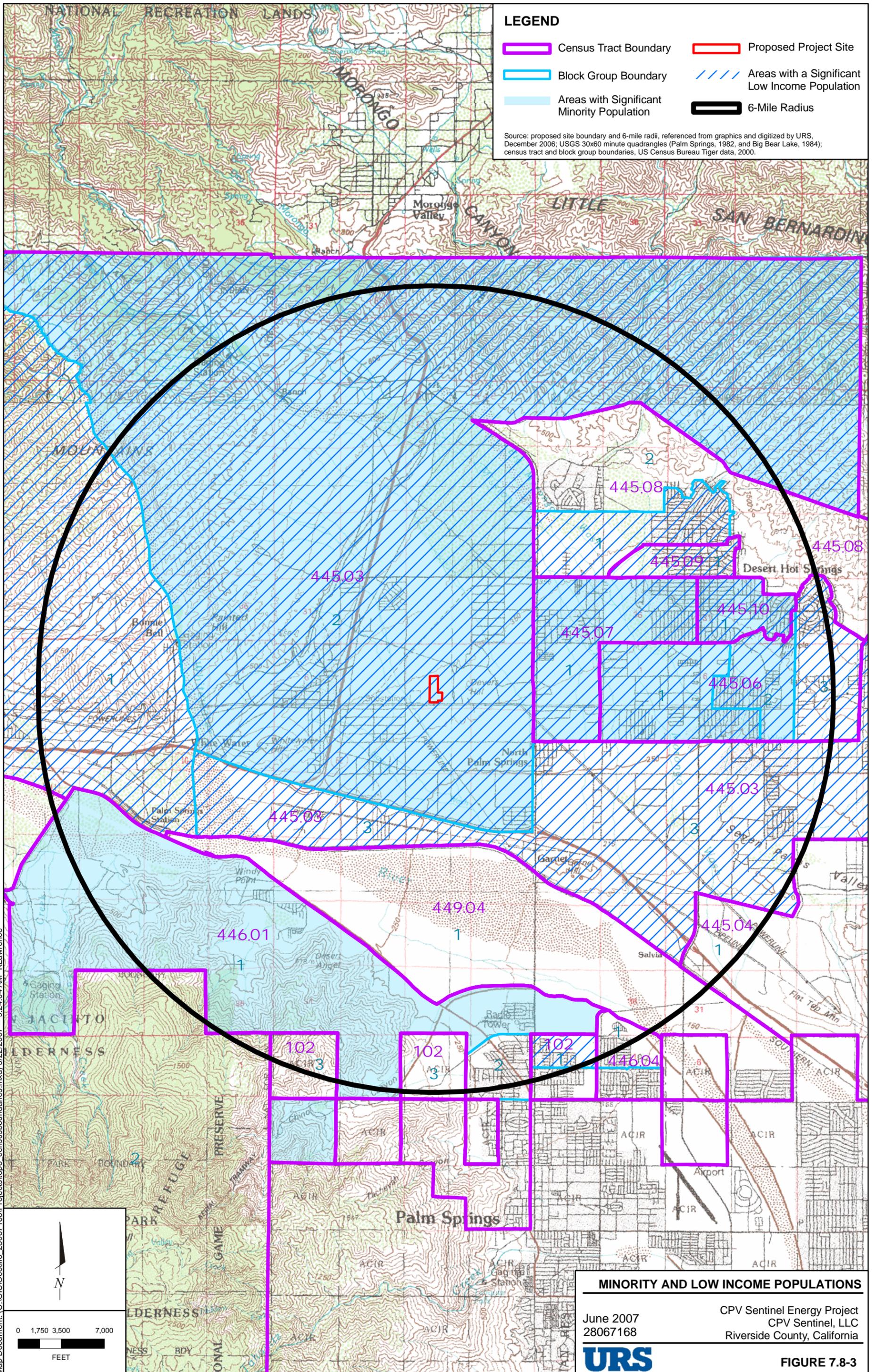
June 2007
28067168

CPV Sentinel Energy Project
CPV Sentinel, LLC
Riverside County, California



FIGURE 7.8-2

Source:
State of California Employment Development Department,
Riverside-San Bernardino MSA Projection Highlights.



LEGEND

- Census Tract Boundary
- Block Group Boundary
- Areas with Significant Minority Population
- Proposed Project Site
- Areas with a Significant Low Income Population
- 6-Mile Radius

Source: proposed site boundary and 6-mile radii, referenced from graphics and digitized by URS, December 2006; USGS 30x60 minute quadrangles (Palm Springs, 1982, and Big Bear Lake, 1984); census tract and block group boundaries, US Census Bureau Tiger data, 2000.

MINORITY AND LOW INCOME POPULATIONS

June 2007
28067168

CPV Sentinel Energy Project
CPV Sentinel, LLC
Riverside County, California



FIGURE 7.8-3