

**Rio Mesa Solar Electric Generating Facility (RMSEGF)  
(11-AFC-4)**

**Applicant's Specific Comments on the Preliminary Staff Assessment**

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**SOCIOECONOMICS**

**SPECIFIC COMMENTS**

1. **Page 4.8-1, Socioeconomics Table 1, LORS:** No federal LORS are listed, and Applicant recommends including the following federal LORS:

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.
Executive Order 12898	Avoid disproportionate impacts to minority and low-income member of the community.

2. **Page 4.8-2, Setting, First Paragraph:** Please update the entire 1<sup>st</sup> paragraph to read as follows:

The proposed project site is located in eastern Riverside County, in the Palo Verde Valley area 13 miles southwest of the city of Blythe, on lands leased from the Metropolitan Water District of Southern California. Portions of the project gen-tie line, upgraded Bradshaw Trail, access road, and 33kv construction emergency back-up power supply line would be located on public lands administered by the U.S. Bureau of Land Management (BLM) (BS 2012v). The project site is ~~vacant~~ previously disturbed land and undeveloped, with some agricultural lands to the east. The existing Western Area Power Administration transmission line and associated access road and existing TransCanada Gas Transmission Company North Baja Pipeline border the site on the east. Bradshaw Trail runs north of the project site.

3. **Page 4.8-4, Fourth Paragraph, First Sentence:** Please include reference to Ripley in the first sentence and revise as follows:

The population identified in the six-mile buffer lives within unincorporated Riverside County and the ~~community~~ communities of Palo Verde and Ripley.

4. **Page 4.8-7, First Paragraph, First Sentence:** Revise to include all the counties listed in Table 4 as follows:

**Socioeconomics Table 4** shows the historical and projected populations for Riverside and San Bernardino counties in California and La Paz, Maricopa, and Yuma counties in Arizona.

5. **Pages 4.8-12 and 13, Public Services:**

The discussion of Public Services notes that project-related construction traffic could affect circulation and access on roads near the project site, and could impact emergency response times. The PSA concludes that **TRANS-2** would ensure impacts to law enforcement services, including response times would be less than significant during project construction. Among other things, **TRANS-2** would require a park-and-ride program. As noted in Applicant's

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comments on the Traffic and Transportation Section (Specific Comment on Page 4.11-14), Applicant believes no level of bussing would be appropriate. The impact which is proposed to be mitigated (and also reiterated in the Socioeconomic section is not significant). The impact is a very temporary increase in LOS at one intersection during peak workforce conditions, at a level less than the LOS standard set by the Riverside County Transportation Commission for that location. For the reasons detailed in Applicant's comments on the Traffic and Transportation Section, Applicant requests that Staff modify the third paragraph on Page 4.8-12 and the second paragraph as follows:

The Riverside County Sheriff's Department also indicated that there is a moderate probability that project-related construction traffic could affect circulation and access on roads near the project site to the extent that emergency response times might be impacted (RCSD 2012a). However, as noted in the Traffic and Transportation Section, the impact is a temporary increase in LOS at one intersection during peak workforce conditions, at a level less than the LOS standard set by the Riverside County Transportation Commission for that location. In addition, the **Traffic and Transportation** section of this PSA proposes Condition of Certification **TRANS-2**, which would require the preparation of a Traffic Control, Heavy Haul and Parking/Staging Plan ~~that includes a park-and-ride program for construction workers to reduce congestion on local roads,~~ and means of access for emergency vehicles to the project site. Implementation of proposed Condition of Certification **TRANS-2** would ensure that impacts to emergency response times for law enforcement services would be less than significant during project construction.

6. **Page 4.8-15, Fifth Paragraph, First Sentence:** Text and Socioeconomics Table 11 show 390,000 construction workers within the identified Metropolitan Statistic Areas (MSAs). However, the majority of the MSAs identified in Table 11 are not within 120 miles of the project site. Instead, these MSAs could be within 120 miles of the 69 project sites. Please revise the sentence and table heading to clarify that these MSAs and construction workforce are within commuting range of the 69 projects, as follows:

**Socioeconomics Table 11** shows that in 2012 there were over 390,000 construction workers in the southwestern U.S. that could be available to work on the 69 projects ~~within 120 miles of the Rio Mesa SEGS.~~

**Socioeconomics Table 11**  
**Construction Workforce in Selected MSAs in California,**  
**Arizona, Nevada—~~Within Two Hour Commute~~**

7. **Page 4.8-18, First Paragraph, Second and Third Sentences:** The project will commence construction in the 4<sup>th</sup> Quarter of 2013, prior to the expiration date for property tax exclusions in Revenue and Taxation Code, Section 73 (i.e., January 1, 2017). Please revise the sentences as follows:

The proposed Rio Mesa SEGF would generate property tax revenue to Riverside County. Because the Rio Mesa SEGF is a renewable energy power-generating facility, the ~~county~~ County has jurisdiction over the valuation. California Revenue and Taxation Code, Section 73 provides property tax exclusion for certain types of solar energy systems. As

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the legislation currently stands, Rio Mesa SEGF qualifies for the exclusion of certain parts from valuation per the Revenue and Taxation Code, Section 73 if construction begins prior to the expiration date of January 1, 2017. The Applicant proposes that project construction would commence during the 4<sup>th</sup> Quarter of 2013. The Project will therefore qualify for this exclusion.

8. **Page 4.8-18, Table 13:** Please revise the total annual property tax as the original dollar figure was a carryover from the three unit project.

**Socioeconomics Table 13  
Rio Mesa SEGF Economic Benefits (2012) dollars  
From Operations and Maintenance (O&M)**

Riverside County	
Annual Local (O&M)	\$589,600
Total Annual O&M Payroll	\$12,300,000
Annual O&M Employment	100
Indirect Employment	0.8
Induced Employment	69
Indirect Income	\$36,605
Induced Income	\$2,778,257
Total Annual Sales Tax	\$45,694
Total Annual Property Taxes	<del>\$7,000,000</del> \$4,300,000
Palo Verde Unified School District	
One-time School Impact Fee	\$18,805

All values are approximate.

Source: BS 2012v, Adapted from Table 5.10-21, Pg. 5.10-17  
PVUSD 2012

9. **Page 4.8-21, References list, 4<sup>th</sup> reference, BS 2012xx:** This reference is inconsistent with Page 4.8-1, 2<sup>nd</sup> Full Paragraph, Second Sentence, "(2012v). The citation should be revised as follows:

BS 2012~~xx~~xy –Applicant’s Environmental Enhancement Proposal....