

5.10 Socioeconomics

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the Chula Vista Energy Upgrade Project (CVEUP). Section 5.10.1 describes the socioeconomic environment that might be affected by the CVEUP. Section 5.10.2 discusses the environmental consequences of construction and operation of the proposed development. Section 5.10.3 determines whether there will be any cumulative effects from the project. Section 5.10.4 discusses 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, and Section 5.10.7 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

5.10.1.1 Population

San Diego County (County) lies in the densely populated southern California region. It is bordered by Orange County to the north, Imperial County to the east, the Pacific Ocean to the west, and Mexico to the south. There are 18 incorporated cities in San Diego County including San Diego, Chula Vista, and Oceanside.

Chula Vista (City), with an estimated January 1, 2007 population of 227,723, is the second largest city in the county, after San Diego (California Department of Finance [DOF], 2007a). Historical population data for Chula Vista, San Diego 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, San Diego County's population increased at an average annual rate of 1.2 percent, while that of Chula Vista increased by 2.53 percent (DOF, 2007b). The average annual growth rate for the first half of the current decade (2000 to 2005) was 4.62 percent for the City and 1.63 percent for the County. The Chula Vista's growth rate during this period was about three times that of the County and the state (1.58 percent). San Diego County and California are expected to have their greatest population growth from 2000 to 2010. Population projections for the City are provided by the San Diego Association of Governments (SANDAG).

TABLE 5.10-1
Historical and Projected Populations

Area	1990	2000	2005	2010(p)	2020(p)	2030(p)
City of Chula Vista	135,160	173,543	217,543	248,200	289,300	316,500
San Diego County	2,498,016	2,813,833	3,051,280	3,245,300	3,635,900	3,984,800
California	29,758,213	34,043,198	36,810,358	39,246,800	43,851,700	48,110,700

Source: DOF, 2007a; 2007b; 2007c; and SANDAG, 2005
Note: Population projections rounded to nearest 100.
(p) projected

TABLE 5.10-2
Historical and Projected Annual Average Compounded Population Growth Rates

Area	1990-2000 Percent	2000-2005 Percent	2005-2010 Percent	2010-2020 Percent	2020-2030 Percent
City of Chula Vista	2.53	4.62	2.67	1.55	0.90
San Diego County	1.20	1.63	1.24	1.14	0.92
California	1.35	1.58	1.29	1.12	0.93

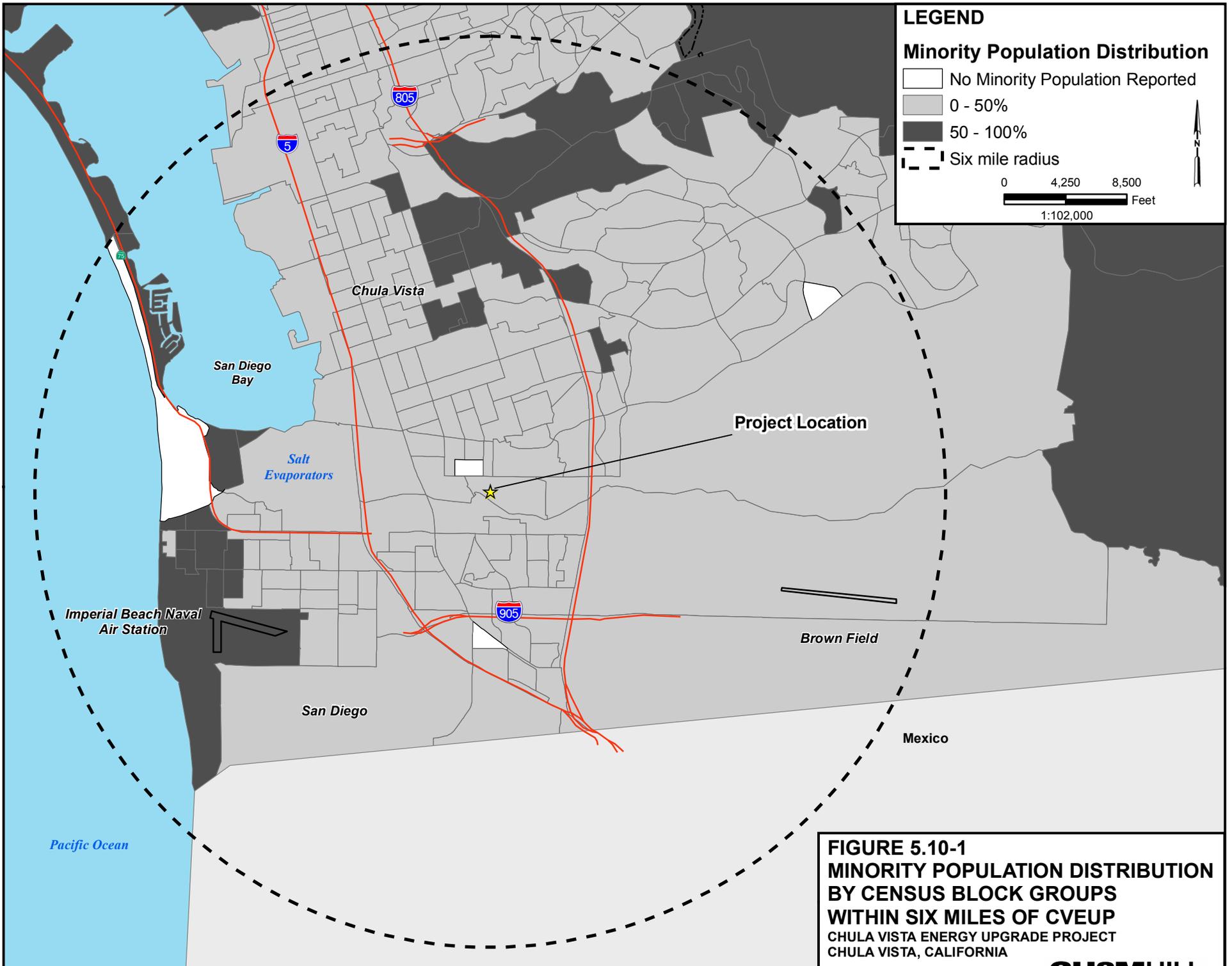
San Diego County's growth rate is similar to that of the state, especially during the 2010-2020 and 2020-2030 periods, with a January 1, 2007 estimated population of 3,098,269 (DOF, 2007a) and a projected population of 3,984,753 by the year 2030 (SANDAG, 2005). The County population is expected to increase by about 41 percent between 2000 and 2030, for an average annual compounded growth rate of 1.1 percent.

Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority (both racial and ethnic) as well as the low-income population distributions for the census blocks and census block groups that are within a 6-mile radius of the CVEUP site. The minority and income data are from the 2000 U.S. Census data. Of the overall total population within the 6-mile radius, approximately 49 percent are racial minority, 53 percent are of Hispanic origin¹, and 14 percent are low-income. This compares to 45 percent racial minority, 50 percent Hispanic, and 11 percent low-income for Chula Vista. San Diego County's population is 34 percent minority, 27 percent Hispanic, and 12 percent low-income. Figures 5.10-1, and 5.10-2 show the percent distribution of minority and low-income populations by 2000 census blocks and census block groups within a 6-mile radius of the proposed CVEUP site.

5.10.1.2 Housing

As shown in Table 5.10-3, housing stock for San Diego County as of January 1, 2007, was 1,129,749 units. Single-family homes accounted for 678,669 units, multiple-family dwellings accounted for 403,435 units, and mobile homes accounted for 47,645 units. New housing authorizations for San Diego County in 2006 totaled 10,765 units; about 44 percent were single-family units and 56 percent were multi-family units. These authorizations were valued at \$2,470.7 million (DOF, 2007d). The median home price in San Diego County in January 2007 was \$479,000 (DOF, 2007d). San Diego County's vacancy rate has declined from the over 6 percent rate that existed in the 1990s to the current (January 2007) rate of 4.5 percent. As such, housing supply is limited in the County based on the federal standard vacancy rate of 5 percent.

¹ Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.



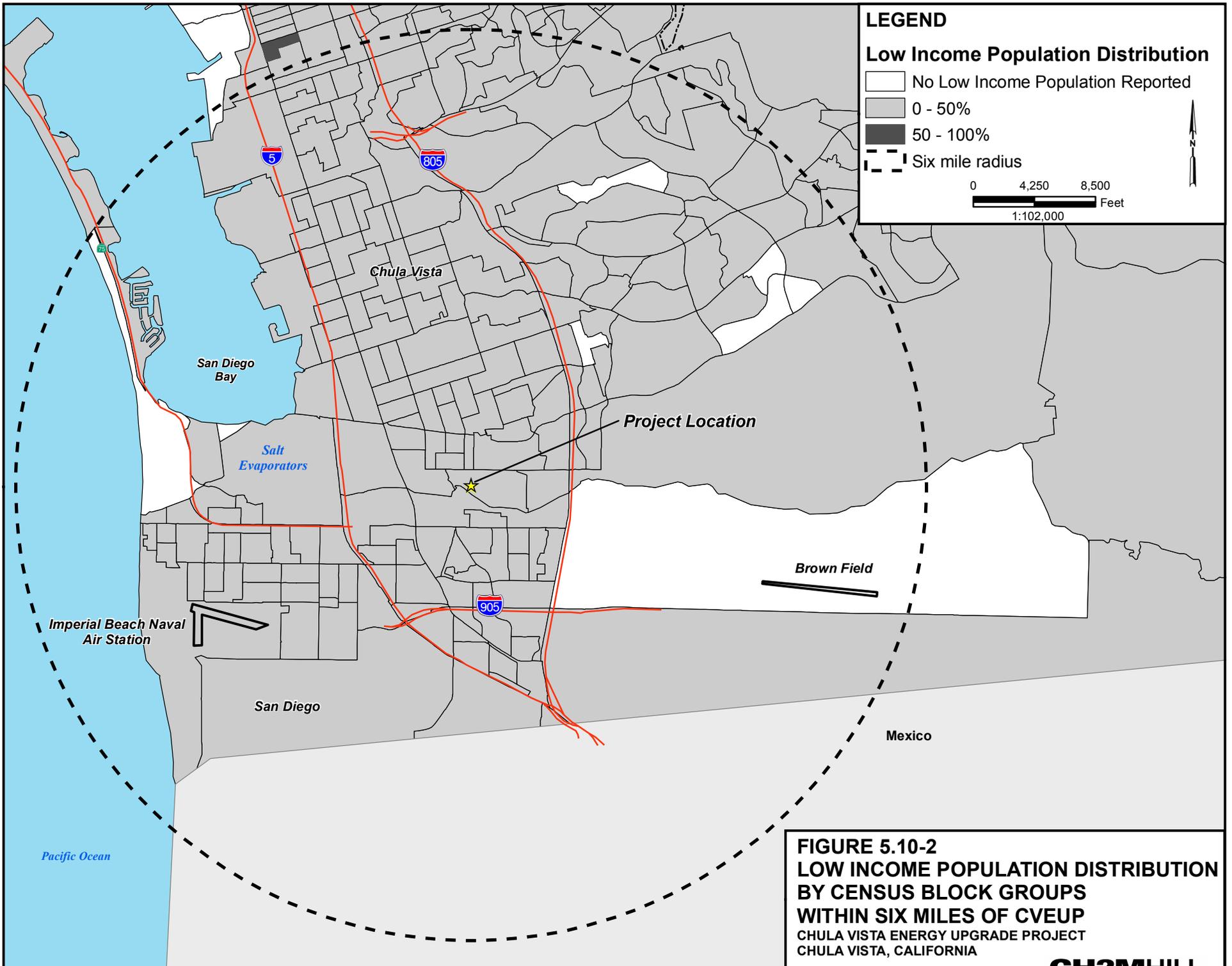


TABLE 5.10-3
Housing Estimates by City, County, and State, January 1, 2007

Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
City of Chula Vista	76,838	47,133	26,067	3,638	3.0
San Diego County	1,129,749	678,669	403,435	47,645	4.5
California	13,312,456	8,603,213	4,117,587	591,656	5.9

Source: DOF, 2007a

According to the San Diego Union Tribune (2007) median home prices by zip code for the City of Chula Vista ranged from \$415,000 in South Chula Vista to \$617,000 in northeast Chula Vista. These prices represent all home prices combined for the month of June 2007 and include new and existing single-family and condominiums.

5.10.1.3 Economy and Employment

Between 2001 and 2006, employment in the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area (MSA) increased by 81,100 jobs, or about 7 percent. This 7 percent increase is almost twice California's net increase (3.7 percent) during the 2000 to 2006 period (California Employment Development Department [CEDD] 2007a). As shown in Table 5.10-4, on a percent increase basis, natural resources and mining experienced the largest increase in employment, followed by construction. Although the percentage increase in the natural resources and mining sector was the highest between 2001 and 2006, the contribution of this sector to the San Diego-Carlsbad-San Marcos MSA economy remained negligible. By contrast, during the same 5-year period, the construction workforce increased by about 17,500 workers to a total of 92,600 workers. This sector alone comprises about 7 percent of the total workforce in the Carlsbad-San Marcos MSA. Employment losses were experienced in the agriculture; manufacturing; transportation, warehousing and utilities; and information sectors.

TABLE 5.10-4
Employment Distribution in San Diego-Carlsbad-San Marcos MSA, 2001 to 2006

Industry	2001		2006		2001-2006	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	11,400	0.9	11,000	0.8	-3.5	-0.7
Natural Resources, Mining	300	0.0	500	0.0	66.7	10.8
Construction	75,100	6.1	92,600	7.1	23.3	4.3
Manufacturing	119,000	9.7	103,600	7.9	-12.9	-2.7
Wholesale Trade	41,500	3.4	45,100	3.4	8.7	1.7
Retail Trade	135,600	11.0	147,600	11.3	5.10	1.7

TABLE 5.10-4
Employment Distribution in San Diego-Carlsbad-San Marcos MSA, 2001 to 2006

Industry	2001		2006		2001-2006	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Transportation, Warehousing and Utilities	32,000	2.6	28,300	2.2	-11.6	-2.4
Information	38,800	3.2	37,200	2.8	-4.1	-0.8
Financial Activities	72,000	5.9	83,700	6.4	16.3	3.1
Services	490,500	39.9	543,600	41.5	10.8	2.1
Government	213,800	17.4	217,700	16.6	1.8	0.4
Total Employment	1,229,800	100.0	1,310,900	100.0	6.6	1.3

Source: CEDD, 2007a

Table 5.10-5 provides detail on the characteristics of the labor force. It shows 2006 employment data for San Diego County and Chula Vista compared to California. Both San Diego County and Chula Vista have unemployment rates that are lower than the state average. CEDD does not project future unemployment rates.

TABLE 5.10-5
Employment Data, 2006

Area	Labor Force	Employment	Unemployment	Unemployment Rate (%)
City of Chula Vista	86,600	82,600	4,000	4.6
San Diego County	1,518,000	1,457,500	60,500	4.0
California	17,901,900	17,029,300	872,600	4.9

Source: CEDD, 2007b

5.10.1.4 Fiscal Resources

The local agencies with taxing power include San Diego County and the City of Chula Vista. San Diego County's General Fund expenditures and revenues are presented in Table 5.10-6. The County's General Fund revenues increased by about 3 percent from fiscal year (FY) 2003-04 to FY 2004-05. During the following fiscal year, the increase doubled to 6.6 from 3.3 percent. From FY 2004-05 to FY 2005-06, revenues increased by about one and one-half times from the preceding year, to 9.4 percent. Tax revenues contributed between 16 and 32 percent of the County total General Fund revenues.

TABLE 5.10-6
San Diego County Revenues and Expenditures (\$ Million)

	FY 2004	FY 2005	FY 2006
Expenditures:			
General Government	\$216.2	\$211.5	\$199.3
Public Protection	\$1,216.3	\$939.1	\$1,014.7
Public Ways and Facilities	\$115.4	\$84.6	\$67.1
Health & Sanitation	\$562.7	\$541.9	\$556.2
Public Assistance	\$1,053.5	\$970.2	\$1,011.3
Education	\$31.3	\$27.1	\$32.0
Recreation & Cultural	\$24.7	\$19.6	\$23.0
Capital Outlay	\$55.0	\$54.2	\$109.9
Debt Service	\$166.4	\$157.3	\$197.2
Total Expenditures	\$3,441.5	\$3,005.5	\$3,210.7
Revenues:			
Taxes	\$497.2	\$717.2	\$1,102.0
Licenses, Permits & Franchises	\$42.3	\$43.0	\$41.8
Fines, Forfeitures, and Penalties	\$46.5	\$55.5	\$60.1
Use of Money and Property	\$25.9	\$50.8	\$76.6
Aid from Other Government Agencies	\$1,972.2	\$1,884.7	\$1,755.0
Charges for Current Service	\$277.6	\$286.6	\$314.0
Other Revenue	\$65.9	\$84.4	\$67.4
Total Revenue	\$2,927.5	\$3,122.2	\$3,416.9

Source: San Diego County, 2007
Numbers may not add up due to independent rounding.

As shown in Table 5.10-7, the General Fund revenue for the City of Chula Vista has been growing somewhat steadily over the last few fiscal years. Although no particular revenue item has consistently been responsible for the observed growth during this period, taxes have continued to be the major contributor to the City's revenues. Tax revenues have averaged 47 percent of the City's General Fund revenues during the period shown in Table 5.10-7. During the period shown, tax revenues from sales, property, and businesses contributed about 19 percent, 15 percent and 14 percent, respectively, of the overall General Fund revenues.

TABLE 5.10-7
City of Chula Vista Revenues and Expenditures (\$ Million)

	FY 2005 Actual	FY 2006 Actual	FY 2007 Projected	FY 2008 Estimated
Expenditures:				
Personnel Services	\$113.1	\$122.7	\$129.1	\$133.7
Supplies & Services	\$24.7	\$24.7	\$24.9	\$18.3
Other Expenses	\$1.9	\$1.6	\$1.1	\$0.7
Operating Capital	\$2.4	\$0.6	\$0.1	\$0.1
Debt Service/Transfer Out	\$5.5	\$6.3	\$6.5	\$6.1
Total Operating Budget	\$147.5	\$155.9	\$161.8	\$164.2
Capital Projects	\$1.3	\$0.1	\$0.0	\$0.1
Total Expenditures	\$148.8	\$156.0	\$161.8	\$164.3
Revenues:				
Taxes	\$64.0	\$70.5	\$80.6	\$88.4
Taxes, Property Taxes	\$18.1	\$22.2	\$23.8	\$30.3
Taxes, Sales	\$23.6	\$26.7	\$31.0	\$35.1
Taxes, Other	\$22.3	\$21.6	\$25.9	\$23.1
Licenses & Permits	\$3.6	\$3.2	\$4.3	\$4.4
Fines, Forfeitures & Penalties	\$0.8	\$1.1	\$1.3	\$1.8
Use of Money & Property	\$2.1	\$1.5	\$2.4	\$2.4
Revenue from Other Agencies	\$19.6	\$25.4	\$23.1	\$23.9
Charges for Services	\$14.5	\$15.2	\$20.1	\$17.7
Other Revenue	\$17.4	\$19.6	\$15.6	\$15.0
Transfers In	\$15.7	\$21.3	\$14.4	\$10.6
Total Revenue	\$137.8	\$157.8	\$161.8	\$164.2

Source: City of Chula Vista, 2007
Numbers may not add up due to independent rounding.

5.10.1.5 Education

There are a total of 46 elementary, high school, and unified school districts in San Diego County. The CVEUP site is in the Chula Vista Elementary School District and the Sweetwater Union High School District. Past and current enrollment figures for the school districts are presented in Table 5.10-8. Projected enrollment figures are not available.

TABLE 5.10-8
Current and Projected Enrollment by Grade

Grade Level	Chula Vista Elementary School District			Sweetwater Union High School District		
	Enrollment (2004-05)	Enrollment (2006-06)	Current Enrollment (2006-07)	Enrollment (2004-05)	Enrollment (2005-06)	Current Enrollment (2006-07)
Kindergarten	3,398	3,535	3,449	0	0	0
First	3,630	3,674	3,843	0	0	0

TABLE 5.10-8
Current and Projected Enrollment by Grade

Grade Level	Chula Vista Elementary School District			Sweetwater Union High School District		
	Enrollment (2004-05)	Enrollment (2006-06)	Current Enrollment (2006-07)	Enrollment (2004-05)	Enrollment (2005-06)	Current Enrollment (2006-07)
Second	3,737	3,710	3,791	0	0	0
Third	3,733	3,811	3,841	0	0	0
Fourth	3,889	3,844	3,866	0	0	0
Fifth	3,843	3,964	3,958	0	0	0
Sixth	3,922	3,934	4,079	0	0	0
Seventh	0	0	64	6,520	6,265	6,180
Eighth	0	0	0	6,361	6,523	6,299
Ungraded Elementary			0		86	0
Ninth	0	0	0	7,357	7,172	7,247
Tenth	0	0	0	7,210	7,427	7,348
Eleventh	0	0	0	6,791	7,112	7,407
Twelfth	0	0	0	6,649	6,973	7,602
Ungraded Secondary					302	
Total	26,152	26,472	26,891	40,888	41,865	42,083

Source: California Department of Education CDE, 2007.

5.10.1.6 Public Services and Facilities

This subsection describes public services in the project area.

5.10.1.6.1 Law Enforcement

The CVEUP site comes under the jurisdiction of the Chula Vista Police Department (CVPD). The CVPD is located at 315 Fourth Avenue in the heart of downtown Chula Vista. There are 252 authorized officers, all serving Chula Vista from this one station (Plouffe, 2007).

The CVPD has a priority system to respond to emergencies within the City. Average response time to priority one (emergency) calls is about 5 minutes; whereas, for priority two (urgent) calls it is about 10 minutes (Plouffe, 2007).

The California Highway Patrol is the primary law enforcement agency for state highways and roads (i.e., Interstate 5). Services include law enforcement, traffic control, accident investigation, and the management of hazardous materials spill incidents.

5.10.1.6.2 Fire Protection

CVEUP site is within the City of Chula Vista Fire Department (CVFD) jurisdiction. The project site is between two stations (Station No. 1 and Station No. 5) and, as such, can be served by either of these two stations. CVFD Station No. 1 is located at 447 F Street while Station No. 5 is

located at 391 Oxford Street in Chula Vista. Station No. 1 is headed by a battalion chief and has one engine and one truck. Station No. 5 has one engine and three fire fighters. The response time to an emergency at the project site from either station is approximately 3 minutes (Shaw, 2007).

5.10.1.6.3 Emergency Response

CVFD firefighters are the first responders to any emergencies involving hazardous materials (hazmat). CVFD has a contract with the San Diego County Department of Environmental Health Hazardous Materials Division (HMD) for additional hazmat support (Shaw, 2007). The HMD has a Hazardous Incident Response Team (DEH-HIRT) which consists of ten California State Certified Hazardous Materials Specialists. DEH-HIRT responds jointly with the San Diego Fire-Rescue Department Hazardous Incident Response Team to investigate and mitigate chemically related emergencies or complaints. Emergency response activities include mitigation, containment and control actions as well as hazard identification, evaluating the threat to the local populations and the environment. Thus, the DEH-HIRT is capable of handling any emergency involving spills (e.g., aqueous ammonia).

5.10.1.6.4 Hospitals

The nearest hospital with an emergency room is Scripps Mercy Hospital Chula Vista, located at 435 H Street in Chula Vista. Scripps Mercy Hospital Chula Vista is part of the Scripps Health, a community-based health care delivery network in San Diego, California. Scripps Health includes four acute-care hospitals on five campuses. The Scripps Mercy Hospital Chula Vista is one of these hospitals. The Chula Vista facility has 183 acute-care licensed beds and more than 700 employees. A Level II neonatal intensive care nursery offers short-stay intensive care for low birth-weight babies. Other services at Scripps Mercy Hospital Chula Vista include obstetrics and gynecology; rehabilitation including physical, occupational and speech therapies; cancer care services; inpatient and outpatient radiology; a full range of surgical services including plastic, orthopedic, thoracic/vascular, urology and general surgery; and neurology.

Scripps Mercy Hospital Chula Vista operates a 24-hour emergency department. However, it does not have a trauma center (Pickering, 2007). The nearest hospital with a trauma center is the University of California San Diego (UCSD) Medical Center. UCSD Medical Center serves as the Regional Trauma Center for the citizens of San Diego and Imperial counties. It is located at 200 West Arbor Drive, San Diego. UCSD Medical Center is designated as San Diego County's first and only Level I² Trauma Center. The UCSD Trauma Center includes a three-bed resuscitation suite and a dedicated operating room, all located on the second floor of UCSD Medical Center adjacent to the Surgical Intensive Care Unit and Blood Bank. The center admits approximately 1,700 patients a year who are Trauma Team Activations. It is approximately 16 miles from the proposed project site.

The next nearest hospital with a trauma center is the Scripps Memorial Hospital La Jolla. The hospital's Emergency and Trauma Services include a Level II Trauma Center that has a 15-bed emergency room that includes a two-bed trauma suite. It serves nearly 1,500 patients annually in the beach communities from Pacific Beach to the Orange County line. Scripps

² Level I has 24-hour neuro/open heart/all other surgeries plus research capabilities. Level II has 24-hour neuro/open heart/all other surgeries.

Memorial Hospital La Jolla is located at 9888 Genesee Avenue, La Jolla and is about 26 miles from the proposed project site.

In addition to the above hospitals there are a number of medical centers, within 5 to 20 miles of the project site that provide emergency care. These include: Sharp Chula Vista Medical Center (4.2 miles), Paradise Valley Hospital (9.0 miles), Sharp Coronado Hospital and Healthcare Center (12.7 miles), and Sharp Memorial Hospital (19.0 miles)

5.10.1.7 Utilities

This subsection describes utilities in the area.

5.10.1.7.1 Electricity and Gas

The CVEUP will use the existing electrical transmission and natural gas connections that serve the project site and the existing Chula Vista Power Plant. The existing electrical connection is a 69-kV transmission line that runs from the CVEUP site north for approximately 1,500 feet to the San Diego Gas and Electric (SDG&E) Otay Substation. The existing natural gas supply is a connection with an 8-inch pipeline that connects with SDG&E's larger distribution line.

5.10.1.7.2 Water

Potable water will be provided through an existing 4-inch-diameter pipeline that connects the existing Chula Vista Power Plant to an existing Sweetwater Authority water main along Main Street, which is approximately 1,000 feet north of the site. The water supply plan is described in Section 2.0, Project Description.

5.10.1.7.3 Wastewater Discharge

Process and domestic wastewater from the plant will be discharged to an existing sanitary sewer line in that runs in an easement along the western boundary of the project site. The primary source of discharge will be process water, including reject water from the reverse osmosis/deionization system and wastewater from plant equipment and drains. Total wastewater discharges would be approximately 0.1 gallon per day, which would not exceed the anticipated maximum permitted discharge rate. To comply with limitations on the maximum permitted discharge rate, sewer flows will be directed by gravity to a sump or sumps where they will be collected and pumped to a new wastewater storage tank. The wastewater storage tank will serve as a surge tank wherein peak system flow rates that are greater than the limiting discharge rate can be accumulated and allowed to drain to the sewer during periods when the peak system flow rate is below the permitted maximum.

5.10.2 Environmental Consequences

This subsection assesses the potential environmental impacts of the project and linears. Since the existing Chula Vista Power Plant will be replaced by the proposed CVEUP plant, where appropriate, this analysis considers the net change between the two projects, rather than the increase from the new project.

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., San Diego County). A proposed power-generating facility could impact employment,

population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though most impacts would 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 project-related socioeconomic impacts are as suggested in the California Environmental Quality Act Checklist. Project-related impacts from construction and the differences between the operations of the two plants are determined to be significant if they:

- Induce substantial growth or concentration of population
- Displace a large number of people or impact existing housing
- Result in substantial adverse impacts to the local economy and employment
- Create adverse fiscal impacts to the community
- Result in substantial adverse impacts to educational facilities
- Result in substantial adverse impacts to 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 project cost and benefit.

5.10.2.3 Construction Impacts

Actual construction will take place over approximately 8 months, from third quarter 2008 to second quarter 2009. Personnel requirements will be minimal during the mobilization and site grading period (i.e., during the first 3 months of the construction period) and during the startup and testing period (i.e., during the last 3 months of the construction period).

There will be an average and peak workforce of approximately 100 and 160, respectively, of construction craft people, supervisory, support, and construction management personnel on site during construction.

5.10.2.3.1 Construction Workforce

The primary trades in demand for construction will include boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Table 5.10-9 provides an estimate of construction and demolition personnel requirements for the plant. Total construction and demolition personnel requirements will be approximately 633 person-months, or 53 person-years. Construction personnel requirements will peak at approximately 147 workers in month 5 of the construction period.

TABLE 5.10-9
Construction and Demolition Personnel by Month

Discipline	Months After Notice to Proceed								Total
	1	2	3	4	5	6	7	8	
Insulation Workers	0	0	0	0	4	4	0	0	8
Bricklayers/Masons	0	0	0	0	0	0	0	0	0
Carpenters	10	12	20	32	32	10	4	0	120
Electricians	0	0	4	12	20	35	20	8	99
Ironworkers	0	8	10	10	15	8	0	0	51
Laborers	10	10	10	16	18	15	8	4	91
Millwrights	0	0	4	16	20	20	6	0	66
Operating Engineers	5	5	6	6	6	6	6	0	40
Painters	0	0	0	0	0	8	8	0	16
Pipefitters	0	0	12	16	16	12	8	0	64
Sheetmetal Workers	0	0	0	0	0	0	0	0	0
Surveyors	2	2	2	2	2	0	0	0	8
Welders	0	0	4	8	10	10	6	0	38
Teamsters	4	4	4	4	4	4	4	2	30
Total Workforce	31	41	76	122	147	132	70	14	633

Available skilled labor in San Diego County was evaluated by surveying the Building and Trades Council (Table 5.10-10) and contacting CEDD (Table 5.10-11). Both sources show that the workforce in San Diego County will be adequate to fulfill CVEUP's construction and demolition labor requirements. Therefore, the project will not place an undue burden on the local workforce. In addition, as shown in Table 5.10-4, the construction workforce within the County has been growing at an average annual rate of 4.3 percent per year. In 2006, the construction workforce was estimated at 92,600 workers. Thus, the CVEUP peak construction needs are less than 0.16 percent of the total workforce.

TABLE 5.10-10
Labor Union Contacts in San Diego County

Labor Union	Contact	Phone Number
San Diego Building and Construction Trades Council	Kris Hartnett, Business Manager	(619) 521-2914

TABLE 5.10-11
Available Labor by Skill in San Diego-Carlsbad-San Marcos MSA, 2004-2014

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2004	2014			
Carpenters	20,750	23,620	2,870	13.8	1.3
Cement Masons & Concrete Finishers	2,350	2,770	420	17.9	1.7
Painters, Construction & Maintenance	8,100	8,980	880	10.9	1.0
Sheet Metal Workers	2,520	2,830	310	12.3	1.2
Electricians	6,000	6,690	690	11.5	1.1
Welders, Cutters, Solderers, & Brazers	2,610	2,840	230	5.10	0.8
Industrial Truck & Tractor Operators	2,850	3,280	430	15.1	1.4
Operating Engineers and Other Construction Equipment Operators	3,630	4,200	570	15.7	1.5
Helpers, Construction Trades	3,870	4,310	440	11.4	1.1
Construction Laborers	13,140	13,520	380	2.9	0.3
Plumbers, Pipefitters, & Steamfitters	6,660	7,630	970	14.6	1.4
Administrative Services Managers	2,150	2,470	320	14.9	1.4
Mechanical Engineers	2,710	3,040	330	12.2	1.2
Electrical Engineers	1,960	2,340	380	19.4	1.8
Engineering Technicians	5,450	6,350	900	16.5	1.5
Plant and System Operators	1,480	1,670	190	12.8	1.2

Source: CEDD, 2007c

5.10.2.3.2 Population Impacts

It is anticipated that most of the construction and demolition workforce will be drawn from San Diego County. However, a portion of the construction and demolition workforce could also be drawn from other nearby counties or from out of state. For the purposes of analysis, because of the size of the local construction workforce, it was assumed that 90 percent of the construction workers will be from the local area. Since most workers are expected to commute to the project site, they will not contribute to an increase in the population of the area.

5.10.2.3.3 Housing Impacts

The construction and demolition workforce will most likely commute daily to the project site; however, if needed, there are about 448 hotels/motels with 53,598 rooms in San Diego County (Cates, 2006) to accommodate workers who may choose to commute to the project site on a workweek basis. In addition to the available hotel/motel accommodation, there are about 40 recreational vehicle parks within 2.5 miles of Chula Vista. As a result, construction of the proposed project is not expected to increase the demand for housing.

5.10.2.3.4 Impacts to the Local Economy and Employment

The cost of materials and supplies required by the project during construction of the CVEUP project (and demolition of the existing plant) is estimated at approximately \$14.5 million. The estimated value of materials and supplies that will be purchased locally during construction and demolition is \$1.8 million. All cost estimates are in constant 2007 dollars as are the economic benefits noted in this section.

CVEUP will provide about \$8.9 million in construction and demolition payroll, at an average rate of \$58 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 90 percent of the construction workforce will reside in San Diego County, it is expected that approximately \$8.01 million will stay in the local area during the 8-month construction 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.

Indirect and Induced Economic Impacts from Construction

Construction and demolition activities would result in secondary economic impacts (indirect and induced impacts) within San Diego 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 San Diego County. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within San Diego County would be 27 and 60 jobs, respectively. (Impacts are summarized in Table 5.10-13) These additional jobs result from the \$1.8 million in annual local construction expenditures as well as the \$5.61 million in spending by local construction workers. The \$5.61 million represents the disposable portion of the annual construction payroll (assumed to be 70 percent of the \$8.01 million in annual construction payroll spent locally). Assuming an average monthly direct construction employment of 79, the employment multiplier associated with the construction phase of the project is approximately 2.1 (i.e., $[79 + 27 + 60]/27$). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$1,046,860 and \$2,335,860, respectively. Assuming a total annual local construction expenditure (payroll, materials, and supplies) of \$9.81 million (\$8.01 million in payroll + \$1.8 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.3 (i.e., $[\$9,810,000 + \$1,046,860 + \$2,335,860]/\$9,810,000$).

5.10.2.3.5 Fiscal Impacts

CVEUP initial total capital cost is estimated to be \$80 million; of this, materials and supplies are estimated at approximately \$14.5 million. The estimated value of materials and supplies that will be purchased locally (within San Diego County) during construction of CVEUP (and demolition of the existing plant) is \$1.8 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 expenditures. The sales tax rate in Chula Vista is

7.75 percent (as of April 1, 2007). Of this, 6.25 percent goes to the state; 0.25 percent goes to the County; 1 percent goes to the place of sale; and 0.25 percent goes to the special districts (BOE, 2007). The total local sales tax expected to be generated annually during construction and demolition is \$139,500 (i.e., 7.75 percent of local sales). Assuming all local sales are made in Chula Vista, the maximum sales tax the City could receive is \$22,500 (1.25% of \$1.8M) during the construction and demolition period. The additional sales tax revenues that would go to the City during construction are less than one percent (0.08 percent) of the City's General Fund revenues from sales tax (see Table 5.10-7). Assuming that not all local sales are made in Chula Vista, the total sales tax revenues would be distributed as follows: \$4,500 would go to the County, \$18,000 would go the place of sale, and \$4,500 would go to the special districts. The remainder (\$112,500) is the portion that goes to the state.

5.10.2.3.6 Impacts on Education

The schools in the Chula Vista Elementary School District and the Sweetwater Union High School District are currently not considered overcrowded (Anson, 2007; Cruz, 2007). Construction of CVEUP will not cause significant population changes or housing impacts to the region because most employees will commute to the site from areas within the County, as opposed to relocating to the area. As a result, CVEUP construction will not cause a significant increase in demand for school services.

5.10.2.3.7 Impacts on Public Services and Facilities

The construction of the project may have minor impacts on police, fire, or hazardous materials handling resources. However, since the peak workforce is only 147 workers, it is not expected to place a burden on public service providers. Copies of the records of conversation with the Sheriff and Fire departments are included in Appendix 5.10B. Typically, construction sites hold a higher risk of emergency due to the types of activities taking place. With construction companies putting an emphasis on safety, CVEUP construction is not expected to create significant adverse impacts on medical resources in the area since minor injuries could be treated at the Scripps Mercy Hospital Chula Vista.

5.10.2.3.8 Impacts on Utilities

CVEUP 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 would not be significant.

5.10.2.4 Operational Impacts

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

5.10.2.4.1 Operational Workforce

The proposed CVEUP facility is expected to begin commercial operation in third quarter 2009. It is expected to employ up to two full-time employees who will be contract employees. Anticipated job classifications are shown in Table 5.10-12. The entire permanent workforce is expected to commute from within San Diego County.

TABLE 5.10-12
Typical Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	1 operating technician	Standard 8-hour days as needed	5 days a week
Maintenance	1 maintenance technician	Standard 8-hour days as needed	5 days a week (Maintenance technicians will also work unscheduled days and hours as required [weekends])

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

5.10.2.4.2 Population Impacts

Some of the operational workforce may be drawn from the local population. However, it is anticipated that some of the operational workforce will be drawn from other cities in San Diego County or the neighboring counties. Consequently, plant operations will not create an influx of new workers to the community.

5.10.2.4.3 Housing Impacts

Due to the few operations staff, significant impacts to housing are not anticipated. Hiring preferences will be given to workers living within Chula Vista and San Diego County, thus minimizing the need for new housing. Based on the housing vacancy data in Table 5.10-3, there are approximately 2,310 available housing units within the City limits. Thus, some employees who need to relocate could choose to live within the City or within the County. However, the new demand for housing would not be significant.

5.10.2.4.4 Impacts on the Local Economy and Employment

CVEUP operation will generate a small, permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office supplies and services. The average salary per operations employee is expected to be \$56,000 per year, excluding benefits. For the assumed average of 2.0 full-time contract employees, this will result in an approximate operation payroll of \$112,000 per year. There will be an annual operations and maintenance budget of approximately \$1.25 million of which \$300,000 is estimated to be spent locally, (i.e., within San Diego County). These additional jobs and spending will generate other employment opportunities and spending in the City of Chula Vista and San Diego County area. The addition of two full-time jobs would not significantly reduce unemployment rates. All cost estimates are in constant 2007 dollars as are the economic benefits noted in this section.

Indirect and Induced Economic Impacts from Operations

The operation of the proposed project would result in indirect and induced economic impacts that would occur within San Diego County. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts would result from annual expenditures on payroll as well as those on operations and maintenance (O&M).

Estimated indirect and induced employment within San Diego County would be 1 and 1 permanent jobs, respectively. (Impacts are summarized in Table 5.10-13) These additional 2 jobs result from the \$412,000 (\$112,000 in payroll, and \$300,000 in operations and maintenance) in annual operational budget. The operational phase employment multiplier is estimated at 2.0 (i.e., $[2 + 1 + 1]/2$) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$50,800 and \$39,770, respectively. The income multiplier associated with the operational phase of the project is approximately 1.2 (i.e., $[\$412,000 + \$50,800 + \$39,770]/\$412,000$) and is based on a Type SAM model.

5.10.2.4.5 Fiscal Impacts

The annual operations and maintenance budget is expected to be approximately \$1.25 million (in 2007 dollars), of which \$300,000 is assumed would be spent locally within San Diego County. As stated in the impacts to the economy subsection, CVEUP will bring about \$112,000 per year in operational payroll to the region.

During operations, additional sales tax revenues will be obtained by the City of Chula Vista and San Diego County. Increased payroll will be \$112,000 annually, and additional O&M expenses spent locally will be approximately \$300,000 annually. Based on the assumed local O&M expenditures of \$300,000, the estimated sales taxes will be approximately \$23,250. Of this amount, the place of sale will receive \$3,000 in sales tax revenue. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, since it would constitute such a small percent of total City and County revenues. (All estimates are in 2007 dollars).

CVEUP is expected to bring increased property tax revenue to the City of Chula Vista. The California State Board of Equalization (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 power-generating facility producing less than 50 MW, the County has jurisdiction over the valuation (Young, 2007). Since the CVEUP project is a nominal 100 MW power-generating facility, BOE is responsible for assessing property value. Although, the BOE assesses the property value, the property tax rate is set by the San Diego County Assessors Office. For the current property, this rate is 1.06553 percent (Galloway, 2007). In addition to the property tax rate, the current property is also required to pay a flat tax of \$800.10. Both the property tax rate and the flat fee are for the most recent fiscal year (FY 2006-07). Assuming a capital cost of \$80 million, CVEUP will generate about \$855,424 in property taxes annually. Since the property taxes are collected at the county level, their disbursement is also at the county level.

Since the CVEUP is in a redevelopment area, some or most of the property taxes that are collected will go to the Redevelopment Agency. Based on the community redevelopment assessed values for the Merged Chula Vista Redevelopment Project Area (formerly the Southwest Redevelopment Project), the distribution of the property taxes from the CVEUP were as follows: of the \$855,424 in property tax revenues, about \$226,570 will go to the County and about \$157,800 will go to the City of Chula Vista. The remaining \$471,050 would go to the Redevelopment Agency.

In FY 2006, the County's total revenues were estimated at \$3,416.9 million (see Table 5.10-6). Of this amount, \$1,102 million was in tax revenues. The increase in property taxes resulting from the CVEUP is about one percent (0.01 percent) of the County's total tax revenues.

TABLE 5.10-13

Summary of Economic Impacts from Construction and Operation of the CVEUP

	Construction	Operation
Capital Cost	\$80M	NA
Materials & Supply Purchases	\$14.5M	\$1.25M
Annual Local Expenditures	\$1.8M	\$300,000
Total Payroll	\$8.9M	\$112,000
Annual Local Payroll	\$8.01M	\$112,000
Annual Local Payroll (Disposable)	\$5.61M	\$112,000
Average Monthly Direct Employment	79	2
Indirect Employment	27	1
Induced Employment	60	1
Employment Multiplier	2.1	2.0
Indirect Income	\$1,046,860	\$50,800
Induced Income	\$2,335,860	\$39,770
Income Multiplier	1.3	1.2
Total Sales Taxes	\$139,500	\$3,000
Local Sales Taxes	\$18,000	\$3,000
Annual Property Taxes	NA	\$855,424

5.10.2.4.6 Impacts on Education

The schools in the Chula Vista Elementary School District and the Sweetwater Union High School District are currently not considered overcrowded (Anson, 2007; Cruz, 2007). Even assuming that the two operational employees will reside within the City of Chula Vista, CVEUP operation is not expected to create any significant adverse impacts to the local school system. Assuming an average family size of 3.04 persons per household for Chula Vista (DOF, 2007a) would imply the addition of approximately only two children to the local schools. This would constitute a negligible percent increase in school enrollment. Any developments (industrial or residential) within the Chula Vista Elementary School District, in addition, are currently charged a one-time assessment fee of \$0.20 per square foot of principal building area (Anson, 2007). Any development (industrial or residential) within the Sweetwater Union High School District is currently charged a one-time assessment fee of \$0.23 per square foot of principal building area (Castillo, 2007). Based on 800 square feet of occupied structures, CVEUP will pay \$346 in school impact fees.

5.10.2.4.7 Impacts on Public Services and Facilities

Project operation will not make any new significant demands on public services or facilities even if both of the operational employees reside in Chula Vista. The CVPD did not express any concerns about increased service demands during plant operations (Plouffe, 2007). The CVEUP's operation is not expected to result in significant impacts to the CVFD. CVEUP's

operation would not create significant adverse impacts on medical resources in the area due to the safety record of power plants and few operations staff. Copies of the records of conversation with the police and fire departments are included in Appendix 5.10B.

5.10.2.4.8 Impacts on Utilities

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

5.10.2.4.9 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 a three-step screening process:

1. Identify which impacts of the project 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 (USEPA) 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 disparate effects.

A screening-level analysis of environmental justice is presented in Appendix 5.10A. According to that analysis, the CVEUP does not create significant and adverse impacts. Therefore, there are no 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 (Pub. Resources Code § 21083; Cal. Code Regs., tit. 14, §§ 15064(h), 15065(c), 15130, and 15355). Cumulative socioeconomic impacts may occur when more than one project has an overlapping construction schedule that creates a demand for workers that cannot be met by local labor, resulting in an influx of non-local workers and their dependents.

Applications for 26 proposed projects have been filed in the City of Chula Vista. These are mostly residential development projects, with some commercial developments, and one warehouse development and one manufacturing development. One of these projects, a

proposed sewing manufacturing and wholesale sales business, is located within 1,000 feet of the CVEUP.

There are currently no other applications for power plants on the scale of the CVEUP that are before the Energy Commission and proposed for the San Diego metropolitan area and that could compete with CVEUP for skilled labor. The South Bay Replacement Project was filed in June of 2006, but Applicant and CEC Staff activity on this application has been suspended since April of 2007, pending the Applicant's search for alternative sites. Although the 26 proposed projects will require a labor supply for construction, there is a sufficient supply of skilled labor in San Diego County, however, such that significant cumulative impacts are unlikely to occur as a result of labor demand from the CVEUP combining with demand from other projects, such as the 26 Chula Vista projects or larger projects in the San Diego metropolitan area, such as the Palomar Gateway District and Bayfront projects. Other kinds of cumulative socioeconomic impacts are also unlikely, as the CVEUP's effects on housing, schools, and public services would be negligible. For these reasons, the CVEUP will not cause any adverse cumulative socioeconomic impacts.

5.10.4 Mitigation Measures

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

However, since the project would be located within the Chula Vista Elementary School District and Sweetwater Union High School District service area, the project would be subject to school impact fees. Any development (industrial or residential) within the Chula Vista Elementary School District is currently charged a one-time assessment fee of \$0.20 per square foot of principal building area (Anson, 2007). Any development (industrial or residential) within the Sweetwater Union High School District is currently charged a one-time assessment fee of \$0.23 per square foot of principal building area (Castillo, 2007). Based on 800 square feet of occupied structures, CVEUP will pay \$346 in school impact fees. These school impact fees are considered full mitigation for any project impacts to 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 5.10-14.

TABLE 5.10-14
Laws, Ordinances, Regulations, and Standards Applicable to CVEUP Socioeconomics

LORS	Purpose	Applicability	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.	Subsection 5.10.2
Executive Order 12898	Avoid disproportionately high and adverse impacts to minority and low-income members of the community	Applies only to federal agencies.	Subsection 5.10.2.4.9

TABLE 5.10-14
Laws, Ordinances, Regulations, and Standards Applicable to CVEUP Socioeconomics

LORS	Purpose	Applicability	Conformance
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.	Chula Vista Elementary and Sweetwater Union High School Districts may charge a one-time assessment fee to mitigate potential school impacts.	Subsection 5.10.2
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities.	Chula Vista Elementary and Sweetwater Union High School Districts may charge a one-time assessment fee to mitigate potential school impacts.	Subsection 5.10.2
Local			
County General Plan, Public Facilities and Service Element	There are no goals or policies that pertain to socioeconomics.		
City of Chula Vista General Plan, Economic Development Element	Designed to positively influence the types of jobs that will be created and retained, and the balance between employment and housing.	Encourages industry to locate in the County to create jobs and reduce unemployment.	Subsection 5.10.2
City of Chula Vista General Plan, Housing Element	Identifies and addresses housing needs for the current and future populations	Encourages the expansion of the local economy through improved business, employment and housing opportunities	Subsection 5.10.2
City of Chula Vista General Plan, Public Facilities and Services Element	Ensures adequate energy supplies throughout Chula Vista.	Encourages the development of power generating facilities. Also encourages the development and operation of natural gas-fired plants especially those that utilize "best available control technology" to the greatest extent practicable.	Subsection 5.10.2
City of Chula Vista Redevelopment Plan	To assist the city in eliminating blight from a designated area, and to achieve desired development, reconstruction and rehabilitation	SBRP site is located in a redevelopment project area	Subsection 5.10.2

5.10.5.1 Federal LORS

The Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241 (codified as amended in various sections of 42 U.S.C.) Title VI prohibits discrimination on the basis of race, color, or national origin by all federal agencies or activities receiving federal financial assistance.

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. Although the CEC is not obligated as a matter of law to conduct an environmental justice analysis, since the signing of the Executive Order 12898, the CEC has typically 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 City of Chula Vista

The City of Chula Vista General Plan (City of Chula Vista, 2005) describes goals for economic diversification and development through its General Plan themes, also tied to land use patterns described in the plan. In particular, the General Plan's Economic Development Element establishes policies to ensure the long-term vitality of the local economy. For example, Objectives ED-1 and ED-2 call for the provision of diverse economic base for the City, and the maintenance of a variety of job and housing opportunities to improve Chula Vista's job/housing balance, respectively. The specific policies that meet ED-1 and ED-2 are:

- ED 1.1: Market the diverse economic opportunities in the City. Target and attract industries and businesses that contribute to diversification and stabilization of the local economy.*
- ED 1.2: Provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses in order to provide a stable economic base.*
- ED 1.3: Encourage the preservation and expansion of existing industrial uses in areas designated as industrial.*
- ED 1.6: Promote economic development that fosters job availability, economic revitalization and tax revenues. Encourage the preservation and expansion of existing industrial uses in areas designated as industrial.*
- ED 2.6: Leverage economic development incentives to provide high quality jobs for Chula Vista Residents.*

In addition to the above two objectives, Objectives ED-10 and ED-11 call for the provision of infrastructure to support the local economy and attract new business and industry clusters, and the promotion of educational excellence and training to ensure a qualified workforce, respectively. Specific policies that meet ED-10 and ED-11 are:

- ED 10.1: Provide sufficient telecommunication; water; sewer; and other infrastructure capacity to support new business development, including technology and science based industries, while continuing to support the existing business base.*

ED10.2: Work with regional agencies to develop and implement strategies for public improvements that benefit Chula Vista and all of south county, including, but not limited to: road; transit; energy; water; wastewater; and telecommunications infrastructure improvements.

ED11.5: Encourage the opportunity for employment of local residents.

The City's General Plan's Housing Element has several themes, one of which addresses housing needs for the current and future populations:

Theme 2: Encourage a health and sustainable economy in Chula Vista through the expansion of its local economy by providing a broad range of business, employment, and housing opportunities that support an excellent standard of living, and improve the ability for residents to live and work locally.

The General Plan's Public Facilities and Services Element establishes policies to ensure the provision of energy to the city. The particular policy that is applicable to the CVEUP project is under Objective PFS 22:

PFS 22.4: Review energy facility requests and encourage siting and design techniques that minimize community impacts. Such techniques may include: undergrounding facilities, where possible; co-locating new facilities with existing utility infrastructure; locating facilities in non-residential areas; and implementing architectural details and landscaping that help facilities that blend with the surrounding area. The development and operation of natural gas-fired plants within the City shall utilize "best available control technology" to the greatest extent practicable.

Thus, as shown above, various portions of the socioeconomic analysis of the CVEUP conform to the City's goals and policies with regard to economic development, housing, and public facilities and services elements.

Chula Vista Redevelopment Agency

The Chula Vista Redevelopment Agency has established five redevelopment project areas within the City. In 2005, they were all merged into what is called the Merged Chula Vista Redevelopment Project Area, previously referred to as the Southwest Redevelopment Project. CVEUP is located within the area covered by the Redevelopment Plan known as the Southeast Redevelopment Area. Development of CVEUP is consistent with the objectives of the Redevelopment Plan (i.e., to eliminate blight, stimulate growth, emphasize infrastructure, promote jobs for the neighborhood, renovate and restore sites, protect local businesses, promote compatible development, and provide quality design).

5.10.5.3.2 San Diego County

The San Diego County General Plan 2020 (GP2020) (San Diego County, 2005) describes goals for economic growth and diversification as part of its Land Use Element based on land use patterns as well as other priorities, including physical characteristics, environmental and social concerns. Additionally, the General Plan describes that through appropriate land use policies, the County will foster stable economic growth.

GP2020 is a comprehensive update of the San Diego County General Plan, which will establish future growth and development patterns for the unincorporated areas of the county. GP2020 is still a work in progress, currently in the road network planning phase.

In several areas of the County, GP2020 proposes to change land use designations and densities from those in the existing General Plan. Because of this, some applications for General Plan Amendments or Tentative Maps that are currently in process based on the existing General Plan do not conform to the GP2020 Working Copy of the Regional Land Use Distribution Map.

The existing San Diego General Plan does not contain an economic development element and does not have specific goals and policies that pertain to socioeconomics.

5.10.6 Involved Agencies and Agency Contacts

Table 5.10-15 provides a list of agencies and contacts of potentially responsible agencies. Copies of records of conversation are provided in Appendix 5.10B.

TABLE 5.10-15
Agencies and Agency Contacts for CVEUP Socioeconomics

Agency	Contact/Title	Phone Number	Address
California Board of Equalization	David Young, Senior Specialist Property Appraiser	(916) 445-4982	3321 Power Inn Road Suite 210 Sacramento, CA 95826
San Diego County Assessor/Recorder/ County Clerk's Office	Tom Galloway, Appraiser III	(619) 498-2539 Thomas.Galloway@sdcounty.ca.gov	590 Third Avenue Chula Vista, CA 91910
Chula Vista Elementary School District	Sally Anson, Planning Technician	(619) 425-9600 ext. 1376	84 E J Street Chula Vista, CA 91910
Sweetwater Union High School District	Alina Cruz, Senior Administrative Assistant	(619) 691-5553	1130 Fifth Avenue Chula Vista, CA 91910
Sweetwater Union High School District	Clarita Castillo, Senior Administrative Assistant	(619) 691-5552 clarita.castillo@suhd.k12.ca.us	1130 Fifth Avenue Chula Vista, CA 91910
Chula Vista Fire Department	Christine Shaw, Fire Communication Supervisor	(619) 476-2322 cshaw@ci.chula-vista.ca.us	447 F Street Chula Vista, CA 91910
Chula Vista Police Department	Nancy Plouffe, Public Safety Analyst	(619) 409-5965 nplouffe@chulavistapd.org	315 Fourth Avenue Chula Vista, CA 91910
Scripps Mercy Hospital, Chula Vista	Gail Pickering	(619) 691-7230 pickering.gail@scrippshealth.org.	435 H Street Chula Vista, CA 91910

5.10.7 References

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