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SECTION ACRONYMS/ABBREVIATIONS

ACRONYM/ ABBREVIATION	DEFINITION
BUSD	Bonsall Union School District
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CHP	California Highway Patrol
DPLU	Department of Planning and Land Use
EDD	Employment Development Department
LAFCO	Local Agency Formation Commission
LORS	Laws, Ordinances, Regulations and Standards
MSA	Metropolitan Statistical Area
NCFD	North County Fire District
PFD	Pala Fire Department
RMWD	Rainbow Municipal Water District
SDG&E	San Diego Gas & Electric
SDS	San Diego County Sheriff's
SRA	State Responsibility Area
USEPA	United States Environmental Protection Agency

6.10 SOCIOECONOMICS

6.10.1 Existing Conditions

This section describes the socioeconomic setting of the area potentially affected by the Project and includes a discussion of the potential socioeconomic impacts resulting from Project construction and operation. Laws, ordinances, regulations and standards and agency contacts relevant to socioeconomics, proposed mitigation measures, and a discussion of permits required for the Project are also discussed in this section.

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

The Site is located in unincorporated San Diego County approximately 2 miles west of the community of Pala. This portion of San Diego County is primarily rural and open space, with some agriculture, small communities (such as Pauma Valley and Pala), and large-scale commercial/industrial such as hotel/casino and mining operations.

This section describes existing economic and demographic conditions at varying geographic levels. Information is presented for San Diego County, including the immediate Project vicinity, and for Riverside County, which borders San Diego County approximately 5 miles north of the Site.

6.10.1.1 Population and Housing

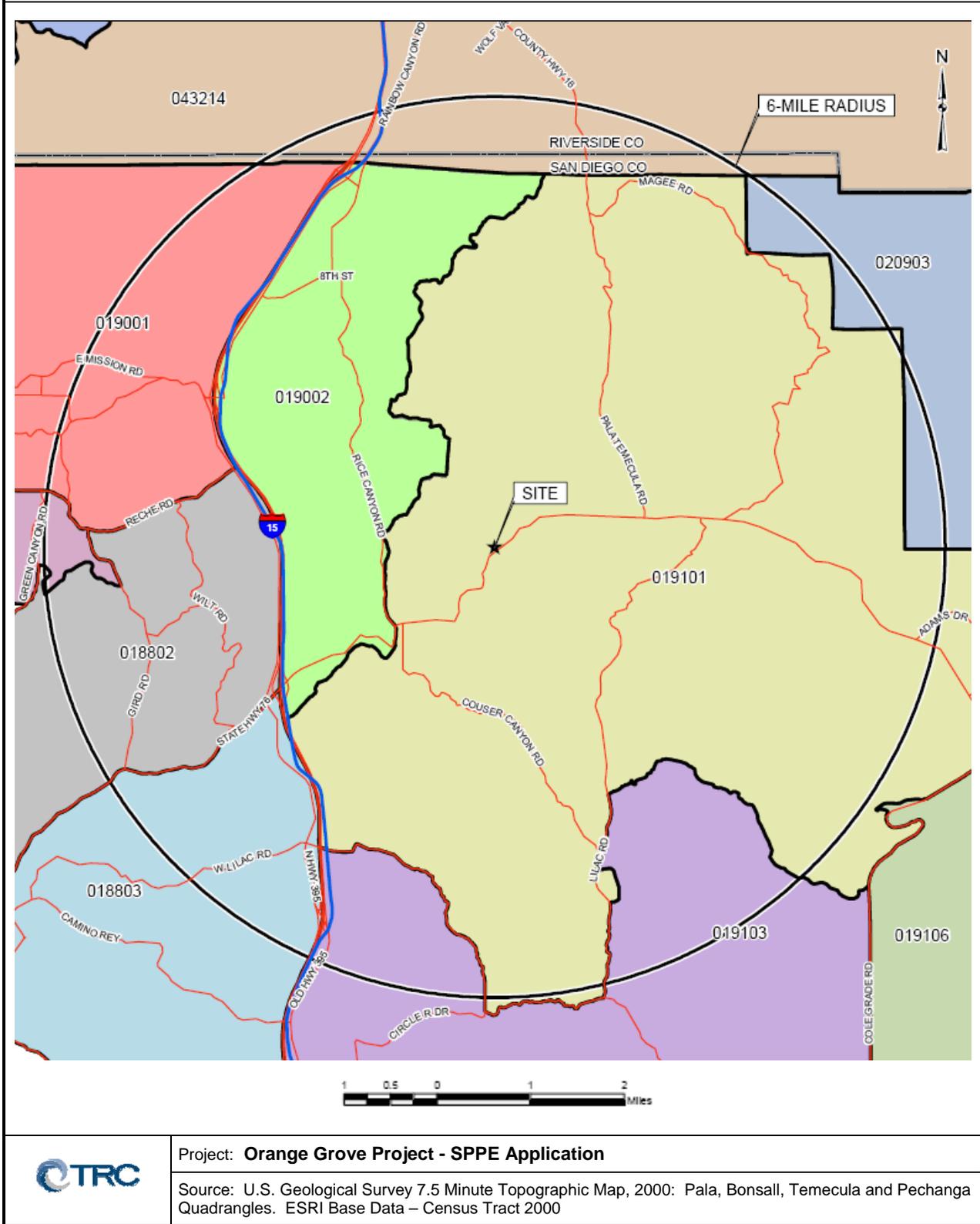
6.10.1.1.1 *San Diego County*

Approximately 2,824,259 people lived in San Diego County in 2005. This population represented approximately 12.8 percent of the California population that year (Census 2007). The population density is approximately 673 people per square mile of land area, compared to 231 people per square mile of land area in California as a whole, and 270 in Riverside County (Census 2007).

The rate of population growth in San Diego County during the period 1990-2000 was lower than that of the state of California as a whole (Census 2007). In future years 2005-2020, the San Diego County population growth rate is expected to grow by approximately 0.4 percentage points annually when compared to the period 2000-2005. During that future period, Riverside County is expected to grow faster than San Diego County and the state (Table 6.10-1, Population Trends and Projections).

The Project is located in Census Tract 191.01, which encompasses 96 square miles (Figure 6.10-1).

Figure 6.10-1 – Census Tract 191.01



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Table 6.10-1 – Population Trends and Projections

YEAR	PROJECT AREA CENSUS TRACT (191.01)	SAN DIEGO COUNTY	RIVERSIDE COUNTY	STATE OF CALIFORNIA
1990	4,535	2,498,016	1,170,413	29,758,213
2000	7,097	2,813,833	1,545,387	33,871,648
2005	NA	2,824,259	1,911,281	35,278,768
2020 estimate, based percent change	NA	2,858,150	3,270,200	39,500,128

Source: Census 2007 NA: Not available or could not be calculated

Over 84 percent of the population in San Diego County resides in the incorporated cities. Unincorporated San Diego County is home to 447,800 residents; 15.5 percent of the total population in the county. Cities in San Diego County with over 100,000 residents in order of population size include San Diego (population 1,250,700), Chula Vista (population 183,300), Oceanside (population 165,400), and Escondido (population 137,000) (DOF 2007). As of 2000, Census tract 191.01 was home to over 7,000 residents (Census 2007).

In 2005, San Diego County contained 1,113,207 housing units, including 63 percent single-family homes, 33 percent multi-family homes, and 4 percent mobile homes. The vacancy rate at that time was 6.5 percent (Table 6.10-2, Housing, 2005) (Census 2007). In terms of type of housing, San Diego County is similar to California except that San Diego County has more multi-family units and a lower vacancy rate. Riverside County has the greatest percentage of mobile homes compared to San Diego and the State. Riverside County's vacancy rate is also substantially higher than the same measure for San Diego County and the State.

Table 6.10-2 – Housing, 2005

LOCATION	TOTAL UNITS	SINGLE-FAMILY	MULTI-FAMILY	MOBILE HOMES	VACANCY RATE (%)
San Diego County	1,113,207	63%	33%	4.0%	6.5%
Riverside County	699,474	71.0%	18.0%	10.5%	10.8%
California	12,989,254	65%	31%	4.1%	6.9%

Source: Census 2007

Approximately 2,348 housing units were located in Census Tract 191.01 in 2000, including 76 percent single-family units, 21 percent mobile homes, and 1.7 percent multi-family units. The housing vacancy rate was approximately 10.8 percent that year (Census 2007).

Home prices are substantially higher in San Diego County when compared to neighboring Riverside County (Table 6.10-3, Housing Values, 2005). Eighty-two percent of homes are valued between \$150,000 and \$749,999 in Riverside County. San Diego County's median value of owner-occupied homes is approximately 48 percent higher than the same measure for Riverside County. Home prices in California in general are also lower than homes in San Diego County.

Table 6.10-3 – Housing Values, 2005

LOCATION	PERCENT	\$50,000-	\$150,000-	\$400,000-	PERCENT	MEDIAN
	<\$49,999	\$149,000	\$399,999	\$749,999	>\$750,000	VALUE
San Diego County	2.7%	3.8%	17.8%	54.4%	21.4%	\$552,000
Riverside County	4.7%	7.4%	44.7%	37.9%	5.4%	\$371,600
California	2.8%	6.0%	29.0%	42.4%	19.8%	\$477,700

Source: Census 2007

6.10.1.1.2 Immediate Project Vicinity

The Site occurs on a 202-acre property owned by San Diego Gas & Electric (SDG&E). The closest residential uses to the Site are 4 single-family residences approximately 0.30 mile northeast of the Site. Two single-family residences are situated approximately 0.60 mile southeast of the Site, and scattered farmhouses are located approximately 1.0 mile northeast, and 1.60 miles southwest.

6.10.1.1.3 Riverside County

The Riverside County population in 2005 was 1.9 million, reflecting an average annual growth rate of 3.2 percent between 1990 and 2000, significantly higher than statewide population growth for that period. During the period 2000 to 2005, Riverside County population grew 4.7 percent per year, again much faster than the state. Anticipated growth of Riverside County population during the period 2005 to 2020 is 71 percent, maintaining an average annual rate of 4.7 percent. Table 6.10-1, Population Trends and Projections, shows historical and projected population for Riverside County.

The three largest cities in Riverside County are Riverside (population 265,700), Moreno Valley (population 146,500), and Corona (population 131,200). Nine Riverside County cities have a population between 30,000 and 65,000. Twenty-seven percent of the population of Riverside County resides in the unincorporated areas of the county. The remaining 12 cities are each home to 26,000 residents or less. The smallest city in Riverside County, Indian Wells, has 4,020 residents (DOF 2007).

In 2005, Riverside County contained 699,474 housing units. The housing stock consisted of 71 percent single-family homes, 18 percent multi-family homes, and 10 percent mobile homes. The vacancy rate is approximately 10.8 percent (Census 2007). Riverside County contains hundreds of lodging facilities located throughout its 24 cities.

6.10.1.2 Economy, Labor Force, Employment and Income**6.10.1.2.1 San Diego County**

San Diego County contains 4,199 square miles of land (2.7 percent of California land) (Census 2007) and borders Mexico on the south, Orange and Riverside counties to the north and northeast, respectively, the Pacific Ocean on the west, and Imperial County to the east. The

major east-west transportation route is Interstate 8, beginning in San Diego and continuing east to Arizona. Interstates 15 and 5 are the major north-south corridors. U.S. Highway 395, and state routes 52, 54, 56, 67, 74, 76, 78, 79, 94, 163, and 188 also travel through San Diego County. The Site is located approximately 2 miles southwest of the community of Pala, approximately 8 miles northeast of the community of Bonsall, and approximately 9 miles northwest of the community of Pauma Valley.

6.10.1.2.2 Labor Force

In 2000, the number of San Diego County labor force participants (2,813,833) had increased by an annual average of 1.3 percent since 1990 (Census 2007). The unemployment rate in San Diego County was approximately 4.0 percent in 2006, 0.9 percentage points higher than the 1999 rate, and 0.6 points lower than the 1990 rate. Unemployment remains low in San Diego County compared to other areas in California. The state of California 2006 unemployment rate was 4.9 percent (EDD 2007). Throughout 2006, unemployment rates ranged from 3.7 percent in April, May and December, to 4.4 percent in July. This difference is likely attributable to seasonal employment fluctuations typical of the agricultural industry – San Diego County is 2nd in the nation for number of farms (SDCFB 2007). The variability in employment levels results in a labor surplus during certain times of the year. However, apart from the influence of the agricultural industry, the unemployment rate in San Diego County is still lower than in California as a whole and in the neighboring county of Riverside (5.0 percent).

6.10.1.2.3 Industry Employment

San Diego County has many tourist attractions and it is a major international gateway into Mexico, as well as Central and South America. As a result, leisure and hospitality services have increased 32.9 percent since the 1990s (Table 6.10-4, Labor Force, Employment, and Industry in San Diego County) (EDD 2007). Substantial growth was also seen in professional and business services, local government, and mining and construction.

Table 6.10-4 – Labor Force, Employment and Industry in San Diego County

MEASURE	1990	2000	2005
Civilian labor force	1,219,752	1,319,517	1,380,486
Employment	1,145,266	1,241,258	1,304,825
Civilian unemployment rate	6.1%	6.0%	5.5%
Percent of employment, by industry			
Farming	.88%	.86%	.80%
Natural resources, mining and construction	6.7%	7.1%	9.1%
Manufacturing	10.1%	9.3%	7.5%
Trade, transportation and utilities	14.1%	15.3%	16%
Information	1.8%	3.0%	2.7%
Financial activities	5.3%	5.4%	6.1%
Professional and business services	10.2%	14.8%	15.5%

MEASURE	1990	2000	2005
Educational and health services	6.9%	8.7%	9.0%
Leisure and hospitality	8.5%	9.8%	11.3%
Other services	2.8%	3.2%	3.5%
Federal government	8.1%	6.4%	5.8%
State government	4.6%	5.3%	5.7%
Local government	16.4%	19.6%	20%

Source: Census 2007, EDD 2007

San Diego County industries with the highest employment in 2005 were local government; trade, transportation and utilities, and professional and business services. Construction employment in San Diego County in 2005 was grouped in the category of natural resources, mining, and construction, a category with approximately 125,000 employees that year (Table 6.10-4; EDD 2007 and Census 2007).

6.10.1.2.4 Income

In 2005, wage and salary disbursements in San Diego County were \$64 billion, which represents 8.8 percent of state wage and salary disbursements that year. The average wages per job were \$43,419, which was 5 percent lower than the same measure for the state (BEA 2007).

Per capita income in 2005 was approximately \$28,329 in San Diego County, approximately 5.7 percent higher than the same measure for the state and ranking as second highest when compared to the “nearby” Southern California counties of Imperial, Los Angeles, Orange, Riverside, and San Bernardino (Census 2007). The median household income in San Diego County was \$56,335 in 2005, 5 percent higher than the same measure for California.

6.10.1.2.5 Future Employment and Projects

Between 2002 and 2012, total non-farm employment in San Diego County is expected to grow by approximately 19.5 percent, for an average annual growth rate of approximately 2.0 percent. Major industry sectors anticipated to grow the most over this period are professional and business services (3 percent per year), other services (2.7 percent per year) and leisure and hospitality (2.5 percent per year). Construction is anticipated to grow by 21 percent over the 10-year period 2002 to 2012 (EDD 2007).

6.10.1.2.6 Business Activity

Over 65,000 business establishments existed in San Diego County in 1999. Approximately 48 percent of these were service establishments, and 20 percent were trade establishments. Eighty-six percent of businesses had fewer than 20 employees, 94 percent had fewer than 50 employees. Less than 1 percent had 250 or more employees (DOF 2007). During farming season, San Diego County becomes more active, and businesses experience higher revenues due to the influx of farm workers and related demands for services, food, and temporary lodging.

San Diego is the largest city in San Diego County, as well as the county seat. The city of San Diego covers approximately 340 square miles. The city was founded in 1769, by Father Junipero Serra, and was incorporated as a city in 1850 (SD 2007). Although farming employs less than 1 percent of the civilian population of San Diego County, the county's production is in the top 10 for several agriculture-based commodities, such as avocados, poultry, horses, grapefruit, and strawberries. The county is also #1 in the nation for its value of floricultural, nursery, greenhouse and sod products, and #1 in the nation in small farms (#2 in the nation for number of farms) (SDCFB 2007). The five largest non-government, non-farm employers in San Diego are Sharp Healthcare, Scripps Health, Kaiser Permanente, Qualcomm, Inc., and Sempra Energy (VSD 2007).

6.10.1.3 San Diego County Agriculture

San Diego County ranks 9th out of all California counties in value of agricultural production, and 2nd in the nation for number of farms (SDCFB 2007).

San Diego has over 6,565 farms, most of which (65%) are small family operations, encompassing 9 or fewer acres in size. The total farm acreage in 2005 was 273,176. Agricultural employment in San Diego County in 2000 was 11,400, and the value of production that same year was over \$1.2 billion. Approximately 10.1 percent of the total land area in San Diego County was agricultural land in 2005 (SDCDAWM 2007, SDCFB 2007). In 2005, the commodities with the highest share of agricultural value of production were indoor flowering and foliage plants, ornamental trees and shrubs, avocados, bedding plants, and cut flowers and foliage. (Table 6.10-5; Ten Leading Commodities in San Diego County, 2005) (SDCDAWM 2007).

Table 6.10-5 – Ten Leading Commodities in San Diego County, 2005

COMMODITY	VALUE
Indoor Flowering and Foliage Plants	\$311,050,300
Ornamental Trees and Shrubs	\$287,586,060
Avocados	\$251,452,135
Bedding Plants	\$215,366,320
Cut Flowers and Foliage	\$76,432,320
Tomatoes	\$59,729,263
Poinsettia	\$38,127,200
Eggs	\$34,213,600
Strawberries	\$27,409,785
Herbaceous Perennials	\$19,869,200

Source: SDCDAWM 2007

6.10.1.3.1 Immediate Project Vicinity

Nearby economic activity includes agricultural uses such as a nursery approximately 0.50 mile to the east, and Tribe-owned casinos such as the Pala Casino Spa Resort approximately 2.0 miles to the northeast. In general, the site is located in a rural area. The next-closest businesses are located in the community of Pala.

6.10.1.3.2 Pala

The U.S. Census includes the community of Pala within census tract 191.01. Pala is not an incorporated city. State Highway 76 to the south (also known as Pala Road) provides east-west access, and County Road S16 (also known as Pala-Temecula Road) runs north-south.

Pala businesses include convenience stores, banks, and grocery shopping. The Pala Casino Spa Resort, a 507-room hotel, spa, and casino, is located approximately 0.50 mile southwest of the intersection of Pala Road (Highway 76) and Pala-Temecula Road.

In 2000, census tract 191.01 labor force participants represented approximately 57 percent of the tract's population over age 16, a measure that is 4 points lower than the state average labor force participation rate of 61 percent the same year (Census 2007). The unemployment rate in 2000 was 3.1 percent, substantially lower than the same measure for the county.

6.10.1.3.3 Riverside County

Riverside County contains the nearby cities of Temecula, Lake Elsinore and Murrieta.

Employment is highest in Riverside County in local government (18.5 percent of employment); trade, transportation and utilities (12.9 percent of employment); then leisure and hospitality; and educational and health services (Table 6.10-6, Labor Force, Employment, and Industry in Riverside County). Unemployment is higher in Riverside County than in San Diego County.

Table 6.10-6 – Labor Force, Employment and Industry in Riverside

MEASURE	1990	2000	2005
Civilian labor force	525,000	651,952	891,132
Employment	488,257	602,856	823,851
Civilian unemployment rate	7.0%	7.5%	7.5%
Percent of employment, by industry ⁽¹⁾			

(1) Labor market information for Riverside County is included in the Riverside County-San Bernardino Metropolitan Statistical Area (MSA). The California Employment Development Department (EDD) defines the general concept of a MSA as an area of "a large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus". MSAs can include more than one county (EDD 2007). The San Diego County MSA is comprised of only San Diego County.

MEASURE	1990	2000	2005
Farming	3.3%	2.7%	1.7%
Natural resources, mining and construction	8.0%	9.7	11%
Manufacturing	6.3%	7.9%	5.8%
Trade, transportation and utilities	11.1%	12.8%	12.9%
Information	1.2%	.89%	.84%
Financial activities	2.8%	2.4%	2.4%
Professional and business services	4.7%	6.5%	6.4%
Educational and health services	5.0%	6.7%	6.0%
Leisure and hospitality	7.5%	8.5%	7.6%
Other services	2.1%	2.6%	2.1%
Federal government	2.5%	2.1%	1.5%
State government	3.5%	3.9%	3.2%
Local government	16.6%	19.8%	18.5%

Source: EDD 2007

Professional and business services was the fastest-growing major industry in the 1990s, while during the period 2000 to 2005, the natural resources, mining and construction industry was the fastest growing, while many others suffered a recession.

Between 2002 and 2012, total non-farm employment in the Riverside County MSA is expected to grow the fastest of any MSA in California, or approximately 3 percent annually. Major industry sectors anticipated to grow the most over this period are professional and business services (approximately 5 percent per year), natural resources, mining and construction (approximately 4.5 percent per year) and trade, transportation and utilities (3.6 percent per year) (EDD 2007).

Riverside County has a substantial labor force of approximately 890,000 within 2 hours commute distance to the Project Site. This labor force represents approximately 5.2 percent of the state's labor force. The average annual increase in Riverside County's labor force was 2.4 percent between 1990 and 2000, and 3.7 percent during the period 2000 to 2005. Riverside County's unemployment rate was approximately 5.0 percent in 2006, 1 percentage point higher than San Diego County's, and marginally higher than the state rate, indicating a potentially larger available labor pool relative to San Diego County (EDD 2007).

In 2005, wage and salary disbursements in Riverside County were \$47 billion, which represents 6.4 percent of state wage and salary disbursements that year. The average wages per job were \$34,697, which was 24.2 percent lower than the same measure for the state (BEA 2007).

Per capita income in 2005 was approximately \$23,478 in Riverside County, approximately 12.4 percent lower than the same measure for the state and ranking as 4th when compared to the "nearby" Southern California counties of Imperial, Los Angeles, Orange, Riverside, and San

Bernardino (Census 2007). The median household income in Riverside County was \$52,253 in 2005, 2.6 percent lower than the same measure for California.

6.10.1.3.4 Schools

Forty-three school districts provide educational services to San Diego County families. These districts include 27 elementary districts, six high school districts, and 10 unified school districts (SDCGP 2007).

The Project is located within the boundaries of the Bonsall Union School District (BUSD), which includes three elementary schools, one middle school, and one high school, and enrolls approximately 1,800 students (SDCOE 2007). Vivian Banks Charter School in Pala is the closest school to the Site, and enrolls 123 students, grades kindergarten through eight. The closest high school is the Bonsall Charter Academy for Learning, located within the city limits of Bonsall, and enrolls approximately 95 students.

Enrollment in BUSD has increased steadily from 1,410 during the 1997-1998 school year to 1,888 during the 2005-2006 school year, an increase of 4.3 percent per year on average (EDP 2007). Total 2005-2006 enrollment in San Diego County was approximately 495,228 students, and had increased less than 1 percent on average since the 2000-2001 school year (EDP 2007). Higher or occupational education facilities include three state universities and 10 community colleges (SDCOE 2007).

Riverside County includes 262 elementary schools, 68 middle schools and 51 high schools, and enrolls approximately 395,000 students throughout its 436 schools county wide. Two school districts are closest to the Project site. Murrieta Valley Unified School District enrolls approximately 20,000 throughout its 17 schools, which include 10 elementary schools, three middle schools and two high schools. Temecula Valley Unified School District has 30 schools (18 elementary, six middle and three high school) and enrolls approximately 27,000 students total district-wide. Riverside County colleges include the University of California – Riverside, as well as private and community colleges (EDP 2007).

6.10.1.4 Utilities

Rainbow Municipal Water District (RMWD) is responsible for delivery of potable and sanitary water to and collection, treatment, and disposal of wastewater from the Project Site. No county-assisted refuse collection system exists in the Project area. Residents are allowed to bring household garbage and refuse to any of the 10 rural transfer stations, or may contract with a private hauler. Businesses are required to contract with private haulers to pick up their refuse (SDCGP 2007). SDG&E provides electricity and natural gas service to the Project area. Local telephone service is provided by AT&T and SBC Communications, and cable television and internet services are provided by Hughes Net – Satellite.

6.10.1.5 Emergency and Other Services

6.10.1.5.1 Law Enforcement

The San Diego County Sheriff's (SDS) Department provides public safety and law enforcement services to the unincorporated areas of the county, including the Site area. The SDS headquarters are located at 28205 N. Lake Wohlford Road, in Valley Center, approximately 17 miles southeast of the site. The SDS has said that the level of service in this area is currently inadequate, due to the existence of the many casinos in the project area. For non-emergency calls, response times for the Valley Center command station have ranged in effectiveness from "medium" (20 to 60 minutes) to "low" (greater than 1 hour). Non-emergency calls to the Site would typically be closer to the low range, that is, greater than 1 hour response time (Gerrity 2007).

The California Highway Patrol (CHP) enforces law on state roads in California, and maintains offices in San Diego, Oceanside, El Cajon, Temecula, and inspection facilities at Rainbow, Otay Mesa, and San Onofre. The CHP provides traffic enforcement and accident investigations throughout the state (CHP 2007).

6.10.1.5.2 Fire Protection

The Site is within a State Responsibility Area (SRA) for fire protection. The Site is also within the Urban-Wildland Interface Zone. Orange Grove Energy is coordinating with the Department of Planning and Land Use (DPLU) to assure adequate emergency response services are available for the Project. DPLU will require a Fire Protection Plan before the Major Use Permit will be granted, and the Project will be constructed and operated in accordance with all applicable fire prevention LORS including County requirements for wildland fire protection.

The Site is within the sphere of influence of the North County Fire District (NCFD), which serves the communities of Fallbrook, Rainbow and Bonsall. Ralph Steinhoff, DPLU Fire Marshall, said the Project would require a service letter signed by the NCFD, and that the NCFD can and will provide adequate response. The Project will need to be annexed into the Fire District through an action of the Local Agency Formation Commission (LAFCO). The Site is within an approximate 10 minute response time from the NCFD (Steinhoff 2007). The NCFD has 6 fire stations, serving a 90 square mile area. There are 60 full time emergency services personnel, 14 support personnel, 20 reserve firefighters and 33 volunteer firefighters (NCFD 2007). Station 4 is the closest, located at 4375 Pala Mesa Drive, approximately 5.5 miles west of the Site. Equipment at Station 4 includes one medic engine, one brush engine and one ambulance. Onsite staff includes one captain and one engineer, two firefighters/paramedics, and one reserve firefighter (NCFD 2007). The Pala Fire Department (PFD) is located approximately 1.5 miles northeast of the Project Site.

The PFD staff includes one fire chief, two captains, two engineers, two paramedics, and five full-time firefighters. Two other paramedics are provided by an emergency medical services contractor. Equipment at the Pala station includes one 110 foot ladder truck, one Type I engine, one Type III Brush Engine, two water tenders, three command vehicles, and one utility vehicle.

Most PFD equipment is relatively new, with the ladder truck being about 4 years old (Ravago 2007).

The PFD has mutual aid plans in effect with the California Department of Forestry and Fire Protection (Cal-Fire), as well as the Yuima Valley Water District, North County Fire District, Valley Center, and San Pasqual. For emergency medical helicopter service, the PFD uses Mercy Air or Copter 1 out of San Diego (Ravago 2007).

Mercy Ambulance is the primary ambulance service for the area in which the Site is located. Mercy provides 2 paramedics to the PFD, in addition to the 2 paramedics that are part of the PFD staff.

6.10.1.5.3 Hospitals

The two hospitals located in the vicinity of the Site are the Fallbrook Hospital in Fallbrook, approximately 5 miles northwest of the site, and Palomar Medical Center (approximately 21 miles south of the site, in Escondido). The Fallbrook Hospital is utilized by the PFD for non-trauma cases, while Palomar is used for trauma (Ravago 2007). Fallbrook has 140 beds (Fallbrook 2007) and Palomar has 319 beds (PPH 2007).

6.10.1.5.4 Fiscal Resources

In 2000 (most current year available), total taxable sales in San Diego County were approximately \$36,245 million, and total taxable retail sales the same year were \$24,953 million. San Diego County's taxable sales represented 8.2 percent of the state's taxable sales (DOF 2007). The sales and use tax rate (includes state, local and district) is 7.75 percent (DOF 2007).

San Diego County's taxable assessed value was \$356 billion in fiscal year 2005-2006. Property taxes collected for the fiscal year 2004-2005 were approximately \$332 million (SDCGF 2007).

San Diego County's Approved Budget for Fiscal Year 2007-2008 identifies top appropriation categories to be Public Safety (31 percent), and Health And Human Services (38 percent). Together, these two categories make up approximately 70 percent of the total \$4.2 billion budgeted for 07-08. Top expenditures categories are salaries and benefits (37 percent), and services and supplies (35 percent) (SDCAOP 2007).

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Table 6.10-7 – 2007-2008 Adopted Budget Appropriations and Expenditures

FUNCTION	PERCENT OF TOTAL APPROPRIATIONS	BUDGET CLASS	PERCENT OF TOTAL EXPENDITURES
Finance and General Government	7%	Salaries and benefits	37%
Public Safety	31%	Services and supplies	35%
Health and Human Services	38%	Other charges	19%
Land Use and Environment	7.4%	Capital assets (land acquisition and equipment)	3%
Community Services	5.9%		
Other	10.7%		

Source: SDCAOP 2007

The total additional financing listed in the 2007-2008 Approved Budget of \$3.2 billion, added to the fund balance of \$23 million, results in a total available amount of \$323 billion (Table 6.10-8, 2007-2008 Adopted Budget General Fund) (SDCAOP 2007).

Table 6.10-8 – 2004-2005 Adopted Budget General Fund

SOURCE	PERCENT OF ESTIMATED ADDITIONAL FINANCING
Taxes	28%
Licenses, permits	1.1%
Fines, forfeits and penalties	1.4%
Revenue for use money prop	.76%
Intergovernmental revenue	50%
Other financing sources	8.5%
Charges for services	8.3%
Miscellaneous revenues	0.70%

Source: SDCAOP 2007

Top categories contributing to General Fund revenue are intergovernmental revenue (50 percent) and taxes (28 percent) (Table 6.10-8; SDCAOP 2007).

6.10.2 Impacts

Significance criteria for socioeconomics were determined based on California Environmental Quality Act (CEQA) Guidelines, Appendix G, Environmental Checklist Form, and on performance standards or thresholds adopted by responsible agencies. An impact may be considered significant if the Project results in:

- Substantial displacement of homes, businesses, or population.
- A demand for community resources (including housing, schools, utilities and public services) that could not be easily met by the available resources or if the provision of the service results in inadequate services for other existing users.
- Substantial population growth.
- Substantial adverse physical impacts from establishment of public services or facilities.
- Wastewater treatment capacity is exceeded.
- Noncompliance with State or County fire codes or other relevant fire regulations.
- A requirement for a Fire Protection Plan and the recommendations of the plan are not implemented.
- Failure to meet the emergency response objectives identified in the public facilities element of the County General Plan or offer same practical effect.

In accordance with the CEQA Guidelines, economic and social changes from a project are not treated as significant effects on the environment. Where a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project. If the physical change causes adverse economic or social effects on people, those adverse effects may be used as a factor in determining whether the physical change is significant (California Code of Regulations, Title 14, Section 15064[e]).

Socioeconomic impacts are determined by comparing Project demands and benefits during construction and operation with the socioeconomic resources in the area where the Project is located. A proposed power plant could potentially impact employment, population, housing, public services and utilities, and schools. Impacts could be felt locally, in the Town of Pala and San Diego County, and/or regionally, in adjacent counties. The Project will require a construction work force that is available regionally, with most workers expected to commute to the Site from existing residences. The operation work force will provide permanent, high-paying jobs for the operational life of the Project. Orange Grove Energy is committed to hiring from the local labor pool to the extent possible. Considering these factors, plus revenues to the public that will occur due to the Project, and additional details described in following sections, the Project's adverse impacts on the socioeconomic environment will be less than significant. The overall impact of the Project to socioeconomic resources will be beneficial, through the Project's local economic influx and through the beneficial affect of substantially increasing the reliability to the local electric grid during times of high demand.

Based on the analyses provided in this section, existing services and infrastructure are adequate to support Project construction and operations. During construction, most workers are expected to commute to the Site on a daily basis. There is adequate short-term housing to support a limited portion of the work force that may elect to stay overnight locally. Construction will not result in growth.

During operations, the Project will provide for 6 full time employment positions, an operations payroll of \$950,000, and will contribute an estimated \$905,000 in property taxes annually. The increased property tax revenues from the Project will be sufficient to support any local improvements and public services required to serve the Project.

6.10.2.1 Construction Impacts

Project construction will occur over an approximately 6-month period, and construction workers will commute to the site, primarily from populated areas of San Diego and Riverside County. With the short term of construction, it is not expected that any construction workers would move their residence for this Project. Operations and maintenance will employ up to 6 full-time positions. Orange Grove Energy will hire operations and maintenance staff preferentially from the local area. It is expected that all or the majority of operations and maintenance positions will be filled by the existing local workforce that will not move their residences for this Project. Direct and indirect benefits of the Project including jobs and payroll, Project and worker demand for goods and services and taxes will benefit San Diego and Riverside Counties. Fees, property tax and other benefits paid directly by the Project will primarily benefit San Diego County.

6.10.2.2 Employment and Economy

Project construction would begin in January 2008. The construction period would last approximately 6 months, ending in June 2008.

Construction employment would peak at approximately 105 workers, and average 70 workers over the construction period. Table 6.10-9, Construction Employment, shows construction labor by month for the Project.

Table 6.10-9 – Construction Workers by Job Class by Month

JOB CATEGORY/MONTH	MONTHS OF CONSTRUCTION					
	1	2	3	4	5	6
Boilermakers				4	8	
Carpenters	2	8	8	6	2	1
Cement Mason		6	6	4		
Electricians	2	8	12	21	21	21
Iron Workers		6	6	6		
Laborers	10	12	14	12	10	6
Millwrights				4	6	4
Operators	10	10	13	8	8	2
Painters						4
Pipe Fitter	2	7	12	12	12	5
Insulator					2	4
Lineman					18	

	MONTHS OF CONSTRUCTION					
Total Craft Labor	26	57	71	77	87	47
Field Start-up				4	10	10
Field Non-Manual	3	3	5	5	8	8
Total On-Site Labor	29	60	76	86	105	65
Average On-Site Labor: 70						

Peak construction employment would represent a small percent of construction jobs in San Diego County. Given the available construction labor force in San Diego County and the supporting construction labor force in Riverside County, it is expected that an adequate available labor force within daily or weekly commute distance would be found to supply the work force associated with construction of the Project.

The cost of Project construction is estimated at approximately \$85 million. The total payroll for construction of the Project is estimated to be approximately \$5 million. The remaining cost of \$80 million is the cost of equipment, materials, supplies, engineering, fees, insurance, taxes, administrative cost, and other direct and indirect owner's costs. Orange Grove Energy estimates that approximately 6 percent of non-labor construction costs would be spent in San Diego County.

Due to the site's location and lack of businesses in the Project vicinity, there would not be significant impacts to business related to noise, dust, or traffic due to construction. See Sections 6.11, Traffic and Transportation, and Section 6.12, Noise, for information on traffic and noise impacts from construction. Although trucks would pass through business and populated areas, they would not likely disrupt employee or customer traffic or disturb local businesses.

Construction of the Project would not disrupt or divide any established community. As described in Section 6.9, Land Use, the Site zoning allows for the proposed type of use with a Major Use Permit. The Site and adjacent property does not have any operating business. No substantial long-term disruptions to businesses would result from construction of the Project.

6.10.2.2.1 Indirect and Induced Economic Impacts from Construction

Construction activity would result in secondary economic benefits (indirect and induced) that would occur within San Diego and Riverside Counties and wider geographic areas. 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.

6.10.2.3 Population and Housing

Because of the proximity of large labor forces in nearby population centers of San Diego and Riverside Counties, it is expected that a high percentage of construction staff will commute to the Project daily from their existing residences. It is estimated that less than 10 percent of construction workers may reside far enough away to utilize available lodging in the Project region. A temporary housing demand of 10 percent of the construction workforce would range from approximately 3 to 11 units, with an average of 7 units over the 6-month construction period. The available temporary housing in northern San Diego County/southern Riverside County would be adequate to meet the demand for temporary housing during construction. San Diego County alone has approximately 54,000 hotel rooms (SDCVB 2007). Due to the short term of construction, workers would not likely move to San Diego County or bring families with them from out of the area. The small increase in demand for hotel rooms or other short-term housing will be an economic benefit to housing purveyors and the small increase in demand will not be enough to materially change the consumer market.

Construction of the Project will not cause substantial or long-term population increases or changes in concentration of population due to the short-term nature of construction. Accordingly, there will not be substantial or long-term changes to demands for community resources.

6.10.2.4 Utilities

Power for Project construction will be provided by SDG&E via a temporary connection. Water will be supplied by the RMWD. The proposed water pipeline lateral will be constructed as part of initial construction activities. Capacity to provide water to the Project is available and no improvements are needed to the existing water main (RMWD, 2007). Portable sanitary facilities will be provided for construction workers and sanitary wastewater from construction activities will be trucked offsite to a licensed treatment facility.

6.10.2.5 Operations and Maintenance-Related Impacts

The Project will not displace homes, businesses or populations, result in long-term disruption to an established community, or disruption to businesses. The Project will not result in material population growth or a material increase in demand for services. The exception is fire protection service. The Project will need to be annexed into the North County Fire District. The Project will pay its full and fair share of facility and equipment needs that it generates, which will fully mitigate demands on the public resource. The Project will not discharge wastewater to any public facility and will not result in substantial adverse physical impacts from establishment of public services. No additional physical impacts are expected to support Project public service needs. The project will comply with fire codes and other relevant fire protection regulations, and will implement a Fire Protection Plan in accordance with County requirements. With these measures, the project will comply with the emergency response objectives identified in the General Plan. Considering these factors, Project operations and maintenance impacts to socioeconomic resources will be less than significant.

6.10.2.5.1 Employment and Economy

Direct Project expenditures for goods and services would be an economic benefit to businesses. Operation and maintenance of the Project will employ up to 6 full-time staff. Orange Grove Energy will preferentially hire operations and maintenance staff from the existing local labor force. Few or none of these staff are expected to be hired from outside the area and require relocating.

Annual operating and maintenance costs for the Project will be dependent on the actual operating hours and output, which will be dictated by demand and will vary from year-to-year. The estimated average annual operating cost is estimated at approximately \$3.4 million, including fuel costs. Annual payroll for the project is estimated at \$950,000. It is estimated 63 percent of the non-labor annual operation costs will be spent locally each year. For the estimated average year, this would be approximately \$2.1 million non-labor spending in San Diego County.

6.10.2.5.2 Indirect and Induced Economic Impacts from Operation

Operation and maintenance will result in indirect and induced economic benefits within San Diego and Riverside Counties. Much of the estimated \$950,000 annual payroll and \$10.8 million local non-payroll spending will be re-spent locally. This spending induces indirect economic and employment opportunities. The additional jobs provided by the Project will be beneficial, but will not be enough to substantially alter local employment conditions since the number of jobs created will be small compared to the available workforce. These indirect and induced effects would “ripple” through the economy and would occur in a broad array of industries.

Project operation will provide a potentially significant indirect benefit to businesses and the public in the region by improving reliability of the local electric supply at times of high demand. This will reduce the likelihood of outages or curtailments that can adversely affect business revenues and regional commerce.

6.10.2.5.3 Population and Housing

Population or housing impacts associated with operation and maintenance will be negligible. All or most of the 6 operations and maintenance staff are expected to be hired locally and will not change residences for the Project. The few staff that may relocate from outside the area can be accommodated without new demand for housing construction. Operation of the Project will not induce substantial growth or concentration of population or substantial increases in demand for housing. Displacements would not occur as a result of this Project, nor would housing demand materially increase due to operation. Because the Project will result in few or no new residents, the impact of public services related to operations and maintenance staff residence will be less than significant. The impacts of Project operations and maintenance at the Site will also be less than significant as described in following subsections.

6.10.2.5.4 Fire Protection and Emergency Services Impacts

The Site is within a State Responsibility Area (SRA) for fire protection. The Site is also within the Urban-Wildland Interface Zone. Orange Grove Energy is coordinating with DPLU to assure adequate emergency response services are available for the Project. DPLU will require a fire protection plan as part of the Major Use Permit application. The NCFD would provide fire protection and emergency response services to the Site during construction and operation, subject to the Project's annexation into the NCFD. NCFD has staff and resources adequate to serve the Project (Steinhoff 2007). Response time to the site is estimated to be no more than approximately 10 minutes. The Project will pay its full and fair share of any facility or equipment need that it generates, which will mitigate impacts on fire protection services to a level that is less than significant.

6.10.2.5.5 Law Enforcement

The San Diego County Sheriff's Department will provide law enforcement services to the Site. The SDS headquarters are located at 28205 N. Lake Wohlford Road, in Valley Center, approximately 17 miles southeast of the site. The SDS has said that the level of service in this area is currently inadequate, due to the existence of the many casinos in the project area. For non-emergency calls, response times for the Valley Center command station have ranged in effectiveness from "medium" (20 to 60 minutes) to "low" (greater than 1 hour). Non-emergency calls to the project site would typically be closer to the low range, that is, greater than 1 hour response time (Gerrity 2007). The Project will mitigate its potential incremental demand on law enforcement services through taxes collected, which will help to improve response time in the area.

Site security will be provided by the applicant. The Site will have security fencing with access via controlled gates. The Site is not expected to generate a new material demand on area law enforcement and, therefore, the impact will be less than significant.

6.10.2.5.6 Schools

Schools will not be adversely impacted by Site operations and maintenance. There are no schools in the immediate vicinity of the Site or on SR 76 between I-15 and the Site. The closest school is located in the community of Pala. As described above, the project will not materially increase population or demand on public services including schools.

Approximately 43 percent of property tax paid annually for the Project will be allocated to the school district (SDCAO 2007). At completion of construction, this would amount to approximately \$390,000 per year. This contribution would decrease over time with property depreciation. In addition to this ongoing revenue source, a school impact fee of \$0.36 per square foot of commercial or industrial space (FUHSD 2007) will be assessed. New roofed structures that will be part of the Project will total approximately 5,000 square feet in size. Based on this estimate, the applicant would be required to pay school impact fees to the BUSD of approximately \$1,800.00. This payment would be a one-time revenue increase for the BUSD.

6.10.2.5.7 Medical Facilities

The medical facilities listed above and other regional medical facilities will not be adversely impacted by Project operations and maintenance. Orange Grove Energy will maintain an Injury and Illness Prevention Program in accordance with CCR Title 8 requirements.

6.10.2.5.8 Utilities

SDG&E will provide electricity to the site for demands not met by onsite generation, and will provide natural gas for fueling the power plant. A gas pipeline lateral will be constructed from an existing gas transmission line located near Rice Canyon Road. Water will be provided to the Site by the Rainbow Municipal Water District via a proposed pipeline lateral to be constructed along Pala Del Norte Road. District staff has indicated that they will provide water to the Project and have the capacity to do so. The water main north of the Site has ample capacity for Project needs.

The Site will have restroom and break room facilities. Sanitary wastewater will be managed via an onsite septic tank and leach field. Alternatively, if site soils do not demonstrate adequate percolation to meet LORS, then sanitary wastewater will be discharged to a holding tank and then trucked offsite to a licensed wastewater treatment facility.

The Site will not discharge process wastewater. Cooling tower blowdown, turbine washdown and other process wastewater will be trucked offsite to a licensed wastewater treatment facility.

6.10.2.5.9 Fiscal Resources

After construction, the assessed value of the property could increase by the estimated value of the improvements. Virtually all of the estimated \$85 million capital cost for the Project would be a direct increase in the total assessed value in San Diego County. Annual property tax increase due to the Project will be on the order of \$900,000 for initial years of operation. The taxable value will depreciate over time.

Tax revenues will increase in both San Diego and Riverside Counties for goods purchased for operations and maintenance. The estimated average annual spending for materials and supplies for operations and maintenance is \$2.4 million, which would generate approximately \$187,000 in sales tax. An estimated 88 percent of this would be local spending. This local spending would generate approximately \$164,455 in sales taxes with redistribution to the local area.

6.10.2.6 Environmental Justice Screening Analysis

The United States Environmental Protection Agency (USEPA) has published several guidelines for addressing environmental justice issues, including Draft Title VI Guidance for EPA Assistance Recipients Administering Environmental Permitting Programs and Draft Revised Guidance for Investigating Title VI Administrative Complaints Challenging Permits (USEPA 2000). This analysis uses the federal guidelines to analyze potential environmental justice impacts, including two steps. First, this analysis evaluates whether the potentially affected

community includes minority or low-income population. If so, the second step is to determine whether potential environmental impacts attributable to the Project would fall disproportionately on minority and low-income residents of the community. The California Energy Commission (CEC) uses 50 percent minority or low-income as a threshold for identifying geographic areas that are “minority” or “low-income.”

Census tracts 188.01, 188.02, 188.03, 190.01, 190.02, 191.01, 191.03 and 209.03 in San Diego County, and census tract 432.14 in Riverside County (Figure 6.10-1) fall within a 6-mile radius of the Project Site. Only census tract 191.01 contains a minority population above the threshold of 50 percent, and is therefore identified as a “minority” census tract (see Table 6.10-10), Race and Poverty Data). The percentages of the populations in all census tracts that live below poverty are less than the 50 percent threshold.

Table 6.10-10 – Race and Poverty Data

AREA	POPULATION	MINORITY POPULATION		PERCENTAGE LIVING BELOW POVERTY LEVEL (1999)	
		NUMBER	PERCENT	NUMBER	PERCENT
<i>Census Tracts within 6-Mile Radius</i>					
Census Tract 188.01	3,180	452	14%	146	4.6%
Census Tract 188.02	7,350	722	10%	567	7.7%
Census Tract 188.03	3,935	887	22%	247	6.3%
Census Tract 190.01	5,235	931	18%	411	7.8%
Census Tract 190.02	1,584	487	31%	426	27%
Census Tract 191.01	7,097	4,100	58%	1,236	17%
Census Tract 191.03	5,502	1,156	21%	414	7.5%
Census Tract 209.03	3,000	855	28%	403	13%
Census Tract 432.14	18,565	5,433	29%	703	4%
<i>County and Nearby Counties</i>					
San Diego	1,545,387	688,960	45%	338,399	12%
Riverside	2,813,833	1,510,037	54%	214,084	14%
State of California	33,871,648	16,447,212	48%	4,706,130	14%

Source: Census 2007.

Notes: For the purpose of this analysis, minority races include White Hispanic, Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and all other non-white races.

Typical environmental justice concerns for a project of this nature are residential or business displacements, water quality, noise, and air quality impacts. No residential or business displacements would occur due to the Project. The Site is located in a rural area with few sensitive receptors in the vicinity. Five single-family residences occur within 1 mile of the Site on large land parcels. The closest community is Pala located approximately 2 miles to the east. Due to these site characteristics and Project engineering and LORS, there will be no significant impact on any population. Based on the findings of no significant impacts to water resources,

noise, air quality, or other resources as described in other sections of this Chapter, environmental justice impacts are unlikely to occur.

6.10.2.7 Cumulative Impacts

Other projects in the region with the potential for cumulative impacts are identified in Section 6.1.3. The Project will not have any impact related to displacement of homes, businesses, or population, or population growth. Similarly, the Project will not have any impact related to disruption or division any established community, or any demand for wastewater disposal. The Project will comply with fire codes and regulations, will implement a Fire Protection Plan, and will be consistent with emergency response objectives of the General Plan. The Project will fully mitigate impacts on fire protection services through full and fair payment for any facilities or equipment need that it generates. The Project will not have any physical impact from establishment of public services or facilities. Because the Project does not have impacts or has fully mitigated impacts in these areas, there is no potential for cumulative impacts in these areas.

Other potential development activity in the area has the potential for cumulative impacts with the Project in the area of demand for community resources. In particular, several potential housing developments will cumulatively place additional demands on services such as police and fire protection. Cumulative impacts to public services will be mitigated to a level that is less than significant through taxes, development fees, and other existing County revenue sources from the development.

Proposed projects described in Section 6.1.3 will provide cumulative beneficial affects in to the area in terms of additional economic stimulus to the area.

6.10.3 Mitigation Measures

The Project would result in beneficial economic effects to San Diego and Riverside Counties. The Project will not result in significant adverse impacts to socioeconomics. Therefore, no mitigation measures are necessary.

6.10.4 Permits Required and Permit Schedule

There are no permits related to socioeconomics. See Sections 6.9, Land Use; and 6.16, Public Health and Safety, address permits and LORS relating to land use and public health and safety issues.

6.10.5 Laws, Ordinances, Regulations and Standards (LORS)

No specific federal statutes, ordinances, or regulations apply to socioeconomic impacts. California State Planning Law (Government Code Sections 65302 et seq.) requires that each city and county adopt a General Plan, consisting of seven mandatory elements, to guide planning and development within the jurisdiction. Most jurisdictions do not have laws, ordinances, or regulations specifically addressing the socioeconomic aspects of a Project.

Executive Order 12898 *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations* (1994) requires federal government agencies to identify and address disproportionately high and adverse effects of federal action on the health or environment of minority and low income populations. USEPA has adopted the Order, and the California Environmental Protection Agency has established a working group for environmental justice concerns. The CEC receives federal funding and therefore must address environmental justice concerns associated with projects under its permitting jurisdiction. Environmental justice concerns related to the Project are addressed above.

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