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5.10 SOCIOECONOMICS

The socioeconomics section describes the potential impact on the social and economic structure within the project vicinity and region resulting from the construction and operation of the proposed Pio Pico Energy Center (PPEC). This discussion considers issues in project-related impacts on population, housing, public services (fire protection, emergency response services, law enforcement, schools, libraries, and medical services) and utilities, sales and property tax revenue, and indirect and induced economic effects from the project. This section also includes an analysis of cumulative impacts on the availability of labor within the area. Additionally this section provides agency contacts relevant to socioeconomics, and addresses the applicability of the following: permits required for the project; proposed mitigation measures and conditions of certification; and laws, ordinances, regulations, and standards (LORS). With the recommended conditions of certification, the project will not have any significant environmental impacts, and will be in compliance with all LORS.

5.10.1 Affected Environment

5.10.1.1 Study Area

The proposed project includes the construction and operation of an electrical generating facility in the southwestern portion of unincorporated San Diego County. San Diego County is the southernmost major metropolitan area in California and comprises 4,261 square miles, and the unincorporated County area comprises 3,572 square miles. The project site is located in the East Otay Mesa Specific Plan area, in the near vicinity of the City of San Diego, the City of Chula Vista, National City, and the City of Imperial Beach (refer to Figure 5.10-1).

The PPEC project site is located on an approximately 9.99-acre parcel (Assessor's Parcel Number [APN] 648-040-45) and includes a 6.00-acre laydown area (portion of APN 648-040-46). The property is disturbed land near the western County boundary, and is adjacent to the existing Otay Mesa Generating Project (OMGP) site. Other areas surrounding the project site are undeveloped. The U.S.–Mexico border is approximately 1.5 miles south of the project site.

This section describes existing and future (i.e., during operation of the proposed project) economic and demographic conditions in the following identified geographic regions. The socioeconomic study area pertinent to potential project impacts on population and housing includes unincorporated San Diego County; the nearby cities of Chula Vista, San Diego, National City, and Imperial Beach; and San Diego County as a whole (incorporated and unincorporated). The project area pertinent to regional workforce and indirect and induced economic impacts for the proposed project was identified to be the County of San Diego. The environmental justice analysis evaluates the demographics and poverty levels for the population located within a six-mile radius of the project site.

5.10.1.2 Population, Housing, Economic Base, and Employment

Population. San Diego County is the second-largest county by population in California (DOF 2010a) and the fifth-largest county by population in the United States, as estimated by the U.S. Census Bureau (U.S. Census Bureau 2009). Historical and projected population data for San

Diego County and the cities composing the project area are summarized in Table 5.10-1, which compiles available data from the San Diego Association of Governments (SANDAG), California Department of Finance (CDOF), and the U.S. Census Bureau. While the project area and region is forecast for population growth, SANDAG has determined that the growth rate in the project region and in California is slowing because of a continuing decline in birth rates (i.e., the average number of children born to each woman) (SANDAG 2008). Recent data has indicated that this is occurring across most ethnic groups, and that the sharpest drop is seen among the Hispanic population (SANDAG 2008).

The City of Chula Vista is forecasted to undergo the highest percentage growth (average of 2.2 percent per year) in the project area, and the City of San Diego is projected to experience the highest numeric increase in population.

**TABLE 5.10-1
HISTORICAL AND PROJECTED POPULATIONS IN THE PROJECT AREA,
COUNTY, REGION, AND STATE**

Area	Population, 2000 ⁽¹⁾	Population, 2004 ⁽²⁾	Projected Population, 2010 ⁽³⁾	Projected Population, 2020 ⁽²⁾	Projected Population, 2030 ⁽²⁾	Forecast Growth (2000 to 2030)	Percentage Growth per Year
San Diego County, Unincorporated	442,919 ⁽²⁾	476,089	503,320	545,290	616,401	173,482 (39%)	1.3%
City of Chula Vista	173,556	208,997	237,595	267,427	289,044	115,488 (67%)	2.2%
City of Imperial Beach	26,992	27,758	28,680	32,590	36,125	9,133 (34%)	1.1%
City of San Diego	1,223,400	1,287,175	1,376,173	1,542,528	1,689,254	465,854 (38%)	1.3%
National City	54,260	56,018	57,799	62,300	69,306	15,046 (28%)	0.9%
San Diego County	2,836,303	3,013,023	3,224,432	3,535,000	3,870,000	1,033,697 (36%)	1.2%
California	33,871,650	35,394,062	38,826,898	44,135,923	49,240,891	15,369,241 (45%)	1.5%

Sources:

¹ U.S. Census Bureau, 2007.

² California Department of Finance, 2010a.

³ San Diego Association of Governments, 2010.

Housing. As of January 1, 2010, the CDOF reports that total housing stock, which includes single-family, multi-family, and mobile home residences, in the project area (unincorporated San Diego County, and cities of Chula Vista, Imperial Beach, National City, and San Diego) was 811,853 units, which comprises more than half of the total housing in San Diego County (1,149,426) (refer to Table 5.10-2). Vacancy rates in the project area range from a low of 4.5 percent (National City) to a high of 6.7 percent (unincorporated San Diego County). Compared with the County as a whole (incorporated and unincorporated areas), which averages 7.0 percent vacancy, the project area has higher rates of occupied housing. However, the California Department of Housing and Community Development estimates that a three to five percent vacancy rate generally indicates a balance between the supply and demand of housing. By this standard, vacancy rates in the project area generally indicate that a higher supply of housing is available (i.e., vacant) compared with the amount of demand for housing.

Median values of housing units in the project area, county, and state are also presented in Table 5.10-2. The reported values provide a relative comparison of housing prices, where housing in the City of San Diego tends to be higher priced than the housing prices in the project vicinity and San Diego County tends to have a higher housing median value than that of California. In contrast, the cities of Imperial Beach and National City have a greater proportion of lower-valued housing compared with that of the project area.

Temporary housing consists of vacant housing units offered for rent, and those offered both for rent and sale (U.S. Census Bureau 2011a). In 2010, the San Diego County area had an approximately 8.5 percent rental housing vacancy rate (U.S. Census Bureau 2011b). Compared with the state, which had a lower rental housing vacancy rate at approximately 7.6 percent in 2010 (U.S. Census Bureau 2011b), the San Diego County area offers more housing choices available for renting households. Additionally, San Diego County has one of the stronger hotel and lodging markets in the United States because of the County's popularity for tourism and as a convention destination. As a result, the County has numerous hotel and motel lodgings. However, the County's hotel and lodging market has experienced decreasing demand because of the current national economic downturn and, therefore, has been subject to higher vacancy rates. The project area is reported to have a total supply of 412,450 lodging rooms and was projected to have an average occupancy of 65.4 percent in 2009 (PKF Consulting 2008).

**TABLE 5.10-2
HOUSING CHARACTERISTICS IN THE PROJECT AREA,
COUNTY, REGION, AND STATE**

Jurisdiction	Total Units (2010) ¹	Single-Family (2010) ¹	Multi-Family (2010) ¹	Mobile Homes (2010) ¹	Percentage Vacancy (2010) ¹	Median Value of Owner-Occupied Housing Units (2000) ²
Unincorporated San Diego County	196,142	130,888	26,078	12,176	6.7	N/A
City of Chula Vista	78,244	47,923	26,566	3,755	5.3	\$197,000
City of Imperial Beach	9,860	5,542	4,009	309	5.1	\$171,700
City of San Diego	511,820	278,694	227,565	5,561	6.0	\$233,100
National City	15,787	8,847	6,580	360	4.5	\$141,500
San Diego County	1,149,426	696,379	410,174	42,873	7.0	\$227,200
California	13,591,866	8,747,293	4,247,635	596,938	5.9	\$211,500

Sources:

¹ California Department of Finance, 2010b.

² U.S. Census Bureau, 2010.

Economic Base and Employment. The project region contains developed metropolitan areas, which is reflected in San Diego County's relative employment by industry, as shown in Table 5.10-3. In 2010, the top industrial sectors by percentage employment were government (17.7 percent); professional and business services (16.3 percent); trade, transportation, and utilities (16.0 percent); and leisure and hospitality (12.8 percent). As identified in the industry positions in 2008 and 2010, San Diego County has experienced declines in employment in most industries (exceptions being Education and Health Services and Government industries, which experienced growth), which is also reflected in the Industry total (i.e., a total of 1,440,800 in 2008, which declined to 1,218,800 in 2010). The decline in positions from 2008 to 2010 in San Diego County is attributed to the effects of the current economic downturn on industry sectors (Briceno 2010).

However, as economic recovery is forecasted, employment growth is planned with the projected positions shown in Table 5.10-3 for 2018 (Briceno 2010).

Based on current (2010) estimates and projected 2018 industry employment, the fastest-growing industry sectors by numeric growth are Professions and Business Services (increase by 41,000 positions); Trade, Transportation, and Utilities (increase by 37,200 positions); and Construction (increase by 33,000 positions). The slowest growing industries by numeric growth based on 2010 estimates and forecasted 2018 conditions are Mining and Logging (no increase); Farm (increase by 1,300 positions); Other Services (increase by 4,100 positions); and Information (increase by 5,800 positions).

Several cities within the project area (Chula Vista, Imperial Beach, and National City), exhibit lower median house incomes compared to those of the state and the County as a whole (incorporated and unincorporated areas). Historical and current unemployment levels for San Diego County, the City of San Diego, and the City of Chula Vista are consistently lower than the state (Table 5.10-4). The City of Imperial Beach and National City, which are farther from the project area, have substantially lower median household income levels than those of the state. These cities also have higher unemployment rates compared with those of the state and the areas closest to the project area. Unemployment rates have not been forecasted, but are expected to follow the historical unemployment trend shown in Table 5.10-4.

**TABLE 5.10-3
SAN DIEGO COUNTY EMPLOYMENT BY INDUSTRY:
HISTORICAL AND PROJECTED**

Industry ¹	2000 ²	2008 ³	2010 ²	2018 (Projected) ³
Total Farm	10,500 (0.8%)	10,500 (0.7%)	9,400 (0.8%)	10,700 (0.7%)
Construction	72,900 (5.9%)	76,100 (5.3%)	57,500 (4.7%)	90,500 (5.7%)
Education and Health Services	116,800 (9.5%)	137,300 (9.5%)	145,200 (11.9%)	165,700 (10.5%)
Financial Activities	72,100 (5.8%)	75,200 (5.2%)	68,000 (5.6%)	79,600 (5.0%)
Government	211,900 (17.2%)	225,100 (15.6%)	215,600 (17.7%)	246,200 (15.6%)
Information	39,000 (3.2%)	38,500 (2.7%)	35,400 (2.9%)	41,200 (2.6%)
Leisure and Hospitality	129,400 (10.5%)	164,000 (11.4%)	155,400 (12.8%)	176,800 (11.4%)
Manufacturing	123,300 (10%)	102,800 (7.1%)	91,100 (7.5%)	105,000 (6.6%)
Mining and Logging	300 (0.0%)	400 (0.0%)	300 (0.0%)	300 (0.0%)
Professional and Business Services	201,800 (16.3%)	215,100 (14.9%)	198,100 (16.3%)	239,100 (15.2%)
Trade, Transportation, and Utilities	214,800 (17.4%)	215,900 (15%)	195,100 (16.0%)	232,300 (14.7%)
Other Services	42,600 (3.4%)	48,400 (3.4%)	47,500 (3.9%)	51,600 (3.3%)
Total, All Industries	1,235,400	1,440,800	1,218,800	1,578,000

¹ Excludes: 1) Unincorporated self-employed (the estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker); and 2) Unpaid family workers who are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

Sources:

² California Employment Development Department, Labor Market Information Division, 2010b.

³ California Employment Development Department, Labor Market Information Division, 2010c.

**TABLE 5.10-4
EMPLOYMENT CHARACTERISTICS IN THE STATE AND STUDY AREA**

Area	Median Household Income (2000 Census)	Unemployment (%)			
		2000	2004	2009	2010
City of Chula Vista	\$44,861	4.6	5.6	11.3	12.4
City of Imperial Beach	\$35,882	6.5	7.8	15.5	16.8
City of San Diego	\$45,733	3.9	4.7	9.7	10.6
National City	\$29,826	7.9	9.5	18.5	20.0
San Diego County	\$47,067	3.9	4.7	9.7	10.6
California	\$47,493	4.9	6.2	11.4	12.8

Sources:

State of California Employment Development Department, Labor Market Information Division, 2010c.

U.S. Census Bureau, 2010.

5.10.1.3 Public Services and Utilities

Fire Protection and Emergency Response. The project site is located in the East Otay Mesa Planning Area, which is located within the San Diego Rural Fire Protection District (RFPD) service territory. The RFPD operates 14 fire stations and serves over 26,500 people living in a 720 square mile area. The East Otay Mesa Planning Area contains two RFPD fire stations: Station 22 (Otay Mesa), which is temporarily located at the East Otay Mesa Detention Facility (i.e., interim fire station); and Station 26 (Donovan), which is located at the Donovan Correction Facilities. Both stations are located within 0.25 mile of the project site. Based on communication with RFPD, Station 22 (Otay Mesa) would be the first responder to project site (San Diego County RFPD 2010). Station 22 currently operates Type I and Type II fire engines, and will be adding an aerial ladder truck in January 2011. Station 26 (Donovan) is operated with Type I and Type III fire engines, and is staffed with full time firefighters. RFPD has identified the need to establish a full-time fire and emergency medical service in East Otay Mesa, and is currently in the process of developing a facility in conjunction with CAL FIRE and the San Diego Sheriff. The new facility is planned to be located at the intersection of Enrico Fermi Drive and Lone Star Road, which is less than one mile from the project site (County of San Diego 2010).

The RFPD has secured Automatic Aid agreements with both the City of Chula Vista and City of San Diego. Additionally, RFPD, the City of San Diego, City of Chula Vista, and County of San Diego are signatories to a County Mutual Aid Agreement. Furthermore, because the East Otay Mesa Planning Area is located within the State Responsibility area, the California Department of Forestry has the responsibility for wildland fires in East Otay Mesa (County of San Diego 2010a).

The RFPD coordinates emergency medical response and transportation with American Medical Responses (AMR). AMR staff includes emergency medical technicians, nurses, physicians, and support staff. AMR serves multiple areas in San Diego County, where AMR employs approximately 300 paramedics and emergency medical technicians (EMTs) and responds to approximately 60,000 calls annually (AMR 2010).

Medical Facilities. The project site is in the vicinity of several large medical care facilities. Kaiser Permanente operates the Otay Mesa Outpatient Medical Center (4650 Palm Avenue, San Diego), which provides urgent care, including surgery, internal medicine, occupation health, and

immediate care services, and is located 6.7 miles west of the project site. Sharp HealthCare has three medical facilities in the City of Chula Vista: the Sharp Rees-Stealy Otay Ranch Medical Center (1400 East Palomar Street, Chula Vista) is approximately 5.5 miles northwest of the project site and offers internal medicine, surgery, and other care services; the Sharp Chula Vista Medical Center (751 Medical Center Court, Chula Vista; approximately seven miles northwest of the project site) is a comprehensive care facility that includes a 343-bed hospital, 24-hour emergency services, surgery, and other care services; and Sharp Rees-Stealy Chula Vista (525 Third Avenue, Chula Vista; ten miles northwest of the project site) is an urgent care center that provides occupational treatment, internal medicine, otolaryngology, cardiology, surgery, and other services.

Law Enforcement. Law enforcement in the project area is served by the San Diego County Sheriff's Department. Currently, no sheriff facilities are located within East Otay Mesa, and the nearest sheriff station is the Imperial Beach Station, which is approximately 11.5 miles west of the project site. Patrol functions in the East Otay Mesa, including the project area are performed by several patrol units assigned to the East Otay Mesa area (County of San Diego 2010a). As discussed above, a permanent facility for both RFPD and sheriff stations are currently being planned at the intersection of Enrico Fermi Drive and Lone Star Road, which is less than one mile from the project site.

Schools and Libraries. The project area is served by two school districts: the San Ysidro Elementary School District and the Sweetwater Union High School District (SUHSD).

The San Ysidro Elementary School District is comprised of one (1) pre-school, five (5) elementary schools, one (1) K-8 elementary school, and one (1) middle school. During school year 2008-2009, the San Ysidro Elementary School District had a total enrollment of 4,851 students. The average class size schoolwide for 2008-2009 was 25.8 students with an average pupil-teacher ratio of 21.2, in comparison to the County average class size of 25.2 students per classroom and average pupil-teacher ratio of 20.8 (California Department of Education 2010a). The District issued a Long-Range Facilities Master Plan (May 2007) which identifies the metric for standard classrooms (excluding K-3 and special needs) at 30 students per classroom. The Master Plan also identified the need to construct additional school facilities, but also noted trends in declining enrollment (San Ysidro School District 2007). Based on the California Department of Education, subsequent academic years indicate that enrollment has continued to decline. Based on the threshold used for standard classroom sizes and declining enrollment, it is expected that the 2008-2009 school year enrollment of 4,851 students indicates that the San Ysidro Elementary School District has available remaining capacity. While limited data is currently available for the 2009-2010 school year, present records indicate that a total of 4,725 students were enrolled during the 2009-2010 school year (California Department of Education 2011a), which reflects a decline from the 2008-2009 school year. This trend is consistent with the Master Plan assessment identifying the continuing declining enrollment. However, the San Ysidro School District bases expected future enrollment upon the forecasted population levels, which as shown in Table 5.10-1, project an overall population growth.

SUHSD comprises 23 middle and high schools (grades 7 through 12). During the 2008-2009 school year, SUHSD had an enrollment of 42,804 students and an average class size of 27 students and pupil-teacher ratio of 23, which was greater than the County average class size of

25.2 students per class and pupil-teacher ratio of 20.8 (California Department of Education 2010b). These data indicate that SUHSD is operating at or exceeding enrollment capacity. While limited data is currently available for the 2009-2010 school year, present records indicate that a total of 42,209 students were enrolled during the 2009-2010 school year (California Department of Education 2011b), which indicates a decline in enrollment from the 2008-2009 school year. However, future enrollment is expected to increase, based upon the forecasted population levels provided in Table 5.10-1.

The project site is located within the San Diego County Public Library service area; however, currently no County branch libraries are located within the vicinity of the project site. Several libraries under the City of Chula Vista Public Library (Civic Center Branch, Eastlake Branch, and South Chula Vista Branch) and City of San Diego Public Library (San Ysidro Branch Library and Otay Mesa Branch Library) provide library services to the project region.

Water Supply and Sewer Services. The Otay Water District provides water service to the East Otay Mesa Specific Plan Area. Currently the County has plans for providing recycled water to the Specific Plan Area, and the Otay Water District will become the recycled water purveyor and distributor for recycled water. The East Otay Mesa Sewer Maintenance District provides sewer service to accommodate planned development within the East Otay Mesa Specific Plan Area.

Electrical Power and Natural Gas. San Diego Gas & Electric (SDG&E) is the regulated public utility that provides electrical power and natural gas service to San Diego County and the project area.

5.10.1.4 Fiscal Resources

Since the project site is located in unincorporated San Diego County, the County is the local agency with taxing authority on the project. As a result, in addition to federal and state funding, the County would experience direct fiscal impacts in the form of property and sales tax, permit fees, and other charges for services. Key factors impacting these revenues include real estate activity and consumer spending, which in turn, are greatly influenced by interest rates and employment levels (County of San Diego 2010b).

Based on actual totals for fiscal year 2009-2010, San Diego County operated a general fund of \$3.1 billion, which reflected a 2.3 percent decrease from the actual general fund from fiscal year 2008-2009 (County of San Diego 2009). The majority of the 2009-2010 general fund source was received from taxes (\$904.5 million, or 29 percent), followed by federal aid (\$824.8 million, or 27 percent), and state aid (\$815 million, or 26 percent) (San Diego County 2010b). In comparison, previous fiscal years have reflected an average General Fund annual growth rate of approximately five percent. For fiscal years 2010-2011 and 2011-2012, San Diego County proposes General Fund revised budgets of \$3.7 billion and \$3.5 billion, respectively (San Diego County 2010c).

5.10.2 Environmental Consequences

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

- Induce substantial growth or reduction of population in an area
- Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere
- Induce a substantial increase in demand for public services and utilities
- Disrupt or divide the physical arrangement of an established community
- Result in substantial long-term disruptions to businesses

This analysis assesses the potential occurrence and significance of socioeconomic impacts for the construction and operation of PPEC. The methodology used to analyze the environmental justice aspects of the project is detailed in legislation and guidelines, as summarized in Section 5.10.3.

5.10.2.1 Population and Housing during Construction Phase

Estimated labor personnel requirements during the construction and commissioning phases of the project are shown in Table 5.10-5. As shown in Tables 5.10-3 and 5.10-6 and discussed further in Section 5.10.2.2, a large regional workforce is available within commuting distance to the project site and is anticipated to supply the labor required for the construction. It has been assumed for this analysis that manual labor staff would consist of local workers and contractor staff would be nonlocal workers temporarily working in the area. This analysis also assumes that during an average work week, nonlocal workers would lodge in local hotels and motels and then return home for the weekend. Local workers for PPEC are expected to commute to the project, rather than relocate.

The project estimates that the maximum percentage of nonlocal workers (excluding management) supporting the project during construction would be five percent. Based on this assumption, the maximum estimate of nonlocal workers, including the assumption that construction management staff are nonlocal, occurs during the sixth month, with potentially 49 nonlocal workers (Table 5.10-5). During construction, these workers are expected to temporarily lodge in hotels and motels within the project vicinity; following construction, the nonlocal workers are expected to return to their existing residences.

In consideration of the available local workforce and the number of nonlocal workers, PPEC does not anticipate significant impacts on housing in the project vicinity during project construction. Nonlocal workers are expected to temporarily lodge in hotels and motels within the project vicinity. Thus, based on the number of hotels and motels, and their vacancy rates in the project vicinity, PPEC anticipates a sufficient supply of lodging would be available to accommodate the workers. Additionally, because the project expects to be able to hire its additional staff from the existing labor force in the region, the project concludes that the impact on local housing will also be less than significant.

The proposed project site is located adjacent on the west side of the existing OMGP, and other areas surrounding the project site are undeveloped. PPEC does not involve changing, disrupting, or dividing the physical arrangement of an established community. Additionally, the project site is generally remote, such that construction activities would not result in disruption to businesses.

5.10.2.2 Employment during Construction

Project construction and commissioning is expected to occur over a total of 16 months and would require an average of 148 workers, with a peak workforce of 284 workers in the eighth month of construction. According to the Electric Power Research Institute's (EPRI's) report entitled, *Socioeconomic Impacts of Power Plants*, construction workers will commute as much as two hours to construction sites from their homes, rather than relocate. Representative construction trades and the associated available and projected number of trade workers in San Diego County are provided in Table 5.10-6. In general terms, the availability of approximately 78,770 (Standard Occupational Code [SOC] 47-200) construction workers in San Diego County in 2008 would more than suffice to meet the project workforce needs (approximately 0.4 percent of the regional workforce); although, a small number of workers in certain specialized trades may potentially come from outside the region (estimated maximum of 49 nonlocal workers during the sixth month of construction, as discussed in Section 5.10.2.1). Additionally, given the region's forecast growth in construction workforce (Table 5.10-6) and the current unemployment rates (Table 5.10-4), it is expected that the project would not encounter difficulties finding an available labor force within the daily commuting distance to supply the workforce required for construction.

PPEC would provide approximately \$26 million (in 2010 dollars) in direct construction payroll. Indirect and induced employment as a result of project construction is discussed in Section 5.10.2.7.

5.10.2.3 Population and Housing during Operation

Permanent employees will commute as much as one hour to their workplace (EPRI, 1982). As shown in Table 5.10-7, the project is expected to require 12 full-time employees during operations. The data presented in Table 5.10-6 indicates that the regional workforce in San Diego County will be available to supply the workforce needed for project operation. As a result, it is expected that the 12 new employees are available and would be hired from the project region, rather than relocate. Operation of PPEC is not expected to cause an influx of operation workers to relocate to the local area and, therefore, will have no significant impact on the population and housing in the region.

Operation of PPEC does not involve changing, disrupting, or dividing the physical arrangement of an established community. Additionally, operation of the facility would not result in substantial long-term disruption to businesses.

5.10.2.4 Employment during Operation

PPEC will require a staff of 12 permanent employees for operation. These are long-term positions, and include six operating technicians, four maintenance technicians, and two management staff, as shown in Table 5.10-7. Permanent employees will commute as much as

one hour to their workplace (EPRI, 1982). As presented in Table 5.10-10, the regional workforce in San Diego County provides sizable resources of potential hires for the 12 positions. It is reasonably anticipated that the 12 positions required for the operation phase may be hired from a commuting distance from the proposed project. As a result, the proposed project does not expect to encounter substantial employee relocation effects for its operation. The average salary per employee is expected to be approximately \$85,000 per year, including benefits. Combined, the annual operation payroll would be approximately \$1,020,000 for PPEC.

5.10.2.5 Public Services

Fire Protection and Emergency Response. RFPD Station 22 (Otay Mesa), which is within 0.25 mile of the project facility, would be the first responder to incidents on the PPEC site (RFPD 2010). Based on communication with RFPD Station 22, fire department response time to the site in the event of an incident would be approximately four minutes (San Diego County RFPD Station 22 2010). County standards for response time are established in the Public Facility Element of the San Diego County General Plan. For the unincorporated East Otay Mesa area, the minimum acceptable response time for fire and emergency calls is five minutes; therefore, the RFPD Station 22 maintains the County standards. In the event that additional assistance is needed, resources at Station 26 (Donovan) as well as fire protection services from the City of Chula Vista and City of San Diego would be available to respond in accordance with the County Automatic Aid Agreement.

The project will take steps during construction and operation to minimize potential need for fire and emergency enforcement. Emergency services during construction would be coordinated with the RFPD and local medical facilities. As discussed previously in Section 5.10.1.3, an integrated paramedic service and multiple medical facilities are available in the project region. The project would be constructed and operated in accordance with all applicable safety standards required by the California Occupational Safety and Health Administration (Cal-OSHA) and San Diego County, as well as other applicable regulations and standards. During project construction, the general contractor would retain a safety manager, who would prepare and implement a site-specific safety plan. This plan would include contact information for a local urgent care facility for non-emergency physician referrals; availability of first-aid kits, including in construction offices; and first-aid training requirements for all foremen and supervisors and at least one person per construction crew.

As described in Section 3.5.10 (Fire Protection System), the PPEC facility will be designed with several fire protection systems. The facility design includes a firewater system that would be connected to the Otay Water District's potable water system for the primary water source, and a secondary (i.e., back-up) water supply from an onsite water storage tank. The firewater distribution system would be equipped with fire hydrants, sprinklers, and deluge systems, in accordance with National Fire Protection Association (NFPA) code. In addition, combustion turbines and associated electrical modules will be protected by a carbon dioxide (CO₂) fire protection system. Electronic and electrical equipment rooms will be equipped with smoke detection, alarm systems including alarm annunciation, supervisory, and trouble signals, and fire extinguishers. Hand-held CO₂ and dry chemical fire extinguishers will be located throughout the facility in accordance with NFPA standards.

**TABLE 5.10-5
CONSTRUCTION LABOR PERSONNEL REQUIREMENTS PER MONTH**

Discipline	Months After Commencement of Project Site Work																Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	Construction Phase													Commissioning Phase			
Boilermakers	--	--	--	--	--	14	14	14	14	14	14	11	11	11	--	--	117
Carpenters/Cement Finishers	4	12	19	19	19	15	13	8	5	4	4	4	2	2	1	--	131
Electricians	3	11	9	9	19	28	36	53	55	51	29	17	10	5	5	5	345
Insulation Workers	--	--	--	--	--	--	--	8	8	8	17	4	3	--	--	--	48
Ironworkers	--	3	5	31	29	31	31	29	25	22	19	17	8	3	--	--	253
Laborers	6	11	15	20	20	20	20	20	20	17	12	8	4	3	2	2	200
Millwrights	--	--	--	7	8	13	28	41	41	41	30	9	9	1	1	1	230
Operating Engineers	8	8	8	9	9	9	9	9	9	4	1	1	1	1	1	--	87
Painters	--	--	--	--	--	4	9	9	9	4	4	2	2	2	--	--	45
Pipefitters	4	16	26	26	33	33	35	45	48	24	16	10	4	4	4	4	332
Sheet Metal Workers	--	--	--	--	--	3	6	7	9	7	7	7	2	1	--	--	49
Surveyors	4	5	5	3	3	2	2	2	2	2	2	2	2	2	--	--	38
Teamsters	4	3	5	3	2	2	2	2	2	2	2	2	1	1	1	--	34
Commissioning Group	--	--	2	2	2	2	2	2	2	2	4	5	5	5	5	5	45
Management Staff	17	21	24	35	37	40	35	35	34	34	27	25	19	13	12	12	420
Total Workforce	50	90	118	164	181	216	242	284	283	236	188	124	83	54	32	29	2,374

**TABLE 5.10-6
CONSTRUCTION AND OPERATION OCCUPATIONAL PROJECTIONS OF
EMPLOYMENT IN PROJECT REGION**

Occupational Title	SOC ¹ Code	Total Workforce, 2008	Total Projected Workforce, 2018	Projected Growth from 2008
Construction and Extraction Operations	470000	78,770	91,070	12,300 (15.6%)
Carpenters	472031	12,170	14,090	1,920 (15.8%)
Cement Masons and Concrete Finishers	472051	1,640	1,880	240 (14.6%)
Construction Laborers	472061	12,830	15,720	2,890 (22.5%)
Construction Trade Workers	47200	65,840	75,680	9,840 (14.9%)
Electrical Engineers	172071	1,660	1,720	60 (3.6%)
Electricians	472111	7,270	8,030	760 (10.5%)
Environmental Science and Protection Technicians, Including Health	194061	490	530	40 (8.2%)
Environmental Scientists and Specialists, Including Health	192041	1,560	1,710	150 (9.6%)
Industrial Truck and Tractor Operations	537051	4,090	4,380	290 (7.1%)
Insulation Workers	472131	230	250	20 (8.7%)
Mechanical Engineers	172141	2,880	3,050	170 (5.9%)
Operating Engineers and Other Construction Equipment Operators	472073	2,520	2,960	430 (17.0%)
Painters, Construction, and Maintenance	472141	7,660	8,310	650 (8.5%)
Plant and System Operators	518000	1,470	1,710	240 (16.3%)
Power Plant Operators	518013	310	350	40 (12.9%)
Plumbers, Pipe Fitters, and Steamfitters	472152	5,130	5,770	640 (12.5%)
Secretaries and Administrative Assistants	436000	40,370	44,280	3,910 (9.7%)
Supervisors, Construction	471000	7,510	9,060	1,550 (20.6%)
Surveyors	171022	570	590	20 (3.5%)
Welders, Cutters, Solderers, and Brazers	514121	2,510	2,660	150 (6.0%)

Source: State of California Employment Development Department, 2010e.

¹ SOC = Standard Occupational Code

**TABLE 5.10-7
ESTIMATED PROJECT STAFF DURING OPERATIONS**

Department	Position	Number of Employees	Shift	Workdays
Operations	Operators	4	Two 2-person shifts per day; overtime as required	7 days per week
Operations	Operations Supervisor	1	Standard 8-hour day	5 days per week
Maintenance	Maintenance Technician	4	Standard 8-hour day	5 days per week
Environmental	Environmental Technician	1	Standard 8-hour day	5 days per week
Management	Administrative Staff	1	Standard 8-hour day	5 days per week
Management	Plant Manager	1	Standard 8-hour day	5 days per week

Additionally, as mentioned previously, a permanent facility for both RFPD and sheriff stations are currently being planned at the intersection of Enrico Fermi Drive and Lone Star Road, which is less than one mile from the project site. Properties located within the East Otay Mesa area, which would be within the service area for the new facility, would be assessed a forthcoming CFD 09-1 Special Tax. Furthermore, the RFPD requires new developments to be assessed a Fire Mitigation Fee, which would generate additional funding required for the RFPD fire protection needs, including the development of the planned new facility (County of San Diego 2010a). The PPEC project's contribution to these funding mechanisms (i.e., the CFD 09-1 Special Tax and Fire Mitigation Fee, as described in further detail in Section 5.10.2.7) would help provide for expanded fire protection services in the project area.

In summary, based on the project fire protection design considerations and practices during facility construction and operation, the RFPD Station 22 current performance standards, and the project funding of the Fire Mitigation Fee and forthcoming CFD 09-1 Special Tax, the project is not expected to result in significant impacts on fire protection and emergency response services.

Medical Facilities. The project area is served by several hospitals equipped to provide 24-hour emergency room, acute care, and cardiology capabilities. Based on the project's health and safety practices, as described in Section 5.17, Worker Safety, and the available medical facilities identified in the vicinity of the project site (Section 5.10.1.3), significant impacts on medical services are not expected during construction and operation of PPEC.

Law Enforcement. The San Diego County Sheriff Department Imperial Beach Station would provide law enforcement services to the project site. In the event that an emergency call is placed from the project site, the Imperial Beach Station estimates that law enforcement response times would require between five to ten minutes for priority calls (San Diego County Sheriff Department, Imperial Beach Station 2010), and between 17 to 59 minutes for non-priority calls (County of San Diego 2010a). County standards for response time are established in the Public Facility Element of the San Diego County General Plan. For the unincorporated East Otay Mesa area, the minimum acceptable response time for priority calls is eight minutes, and 16 minutes for non-priority calls. As a result, the Imperial Beach Station response time to the project site area currently does not fully conform to the County General Plan response times. However, the County identified the need for additional law enforcement resources, and therefore has implemented plans to develop additional sheriff resources. These resources include provisions for a permanent new Sheriff facility that would be funded through the CFD 09-1 Special Tax applied as part of the assessed property tax in the Otay Mesa planning area (County of San Diego 2010a) (see Section 5.10.2.7).

The permanent facility serving for both RFPD and sheriff stations is currently being planned to be located at the intersection of Enrico Fermi Drive and Lone Star Road, which is less than one mile from the project site. Operation of this facility would increase law enforcement services, and is intended to provide the Sheriff Department with adequate resources to achieve the County standards.

The project will take steps during construction and operation to minimize potential need for law enforcement. During construction, the project includes installation of secured fencing around the entire project site (including laydown area) with controlled access. Upon completion of the

project, a permanent chain-link security fence will be installed, encompassing the facility. A controlled-access gate will be located at the entrance from Alta Road. Additionally, the facility switchyard will be enclosed within a separate chain-link fence with access gates, for worker safety. The project site would have 24-hour security measures using either surveillance devices or personnel (i.e., security guards). Furthermore, operation of the facility would result in negligible increases in population, if any, that would otherwise increase demand in law enforcement services.

In summary, based on the project's proposed safety and security practices, the project's operational workforce needs, and contribution of fair share funding for the planned permanent sheriff station, construction and operation of the PPEC would not be expected to substantially affect the Sheriff Department response services.

Schools and Libraries. Because a sufficient labor pool exists within commuting distance of the proposed project, it is anticipated that construction workers would commute to the project site, and nonlocal construction workers would stay in hotels and motels throughout the extent of construction, rather than relocate. Based on the regional workforce and existing high unemployment rates, the 12 additional employees required during project operation are expected to be hired within a commuting distance to the facility. As a result, the proposed project is expected to result in no or negligible impacts on schools and libraries during the project construction and operation.

5.10.2.6 Utilities

The following paragraphs summarize the project's approach to evaluate impacts on public utilities. PPEC will result in no significant impact on applicable utility services in the project vicinity.

Electricity. When the facility is shut down, electricity for the project site would be provided by SDG&E's existing power grid by backfeeding from the SDG&E tie line. When the facility generation is in operation, the balance of plant auxiliary power requirements would be supplied internally.

Natural Gas. Natural gas supply for the project is proposed to be delivered to PPEC through either Route A, which would run approximately 8,000 feet south along Alta Road to near the U.S.-Mexico border, at which point it would connect to the existing SDG&E pipeline. Route B would extend approximately 2,375 feet south along Alta Road, turn west on Otay Mesa Road, and continue approximately 7,920 feet to Harvest Road at which point it would connect to the existing SDG&E natural gas pipeline (Figure 3.3-3, Potential Linears) for a total of approximately 10,300 feet. Both possible routes would connect into an existing SDG&E trunkline, which would be capable of providing an adequate supply for the facility operation.

Water Supply. The project will make a short connection to the potable service system either at an existing 12-inch main along Calzada de la Fuente, or at an existing 24-inch main along Alta Road. As described in Section 3.0, the Otay Water District has plans to construct a new recycled water distribution system in the Otay Mesa area. Upon the District's commissioning of the proposed Otay Mesa area recycled water system, the project will make a connection to a new

recycled water main either along Calzada de la Fuente or along Alta Road. Process water uses include plant service water, cooling system make-up, combustion turbine injection, combustion turbine evaporative cooler make-up, and secondary fire protection water. PPEC's potable water needs for drinking water, showers, sinks, toilets, eye wash stations, safety showers, and primary fire protection water would be supplied through a connection to the Otay Water District. Refer to Section 5.5, Water Resources, for further information.

Sewage System. During construction, the project would provide portable restrooms for personnel. During operation, wastewater would be disposed through either a connection to an existing 12-inch sewer main along Calzada de la Fuente along the north project site boundary, or to an existing 15-inch sewer main located along Alta Road, along the west project site boundary.

5.10.2.7 Fiscal Resources

Property Tax. Based on the San Diego County Assessor's Office, the San Diego assessor has placed no value on the project site property. However, following construction of the project, the facility will be reassessed for property value and tax rate. California property tax assessments on electric generation facilities larger than 50MW are performed at the state level through the California Board of Equalization (BOE). The BOE will determine the Unitary Market Value (UMV) of the facility, based upon the project's cost, revenue, expenses, and land value, and then communicate the UMV to San Diego County (BOE, 2008). San Diego County is then responsible for assessing and collecting the property tax based on the BOE's assessed UMV.

The project capital cost is estimated to be in excess of \$250 million. While the UMV determination is an extensive assessment process, the BOE estimates that a facility's UMV may be roughly estimated to be the initial capital cost, and that the applied tax rate would be approximately 1.2 percent. Since the initial capital cost of the facility is estimated to be in excess of \$250 million, the estimated property tax for the project's first year of operation is expected to be approximately \$3 million.

Community Facilities District (Number 09-1). As mentioned previously, the RFPD and Sheriff Department have plans to develop a permanent fire protection and sheriff facilities near the project site (at the intersection of Enrico Fermi Drive and Lone Star Road). To fund these facilities, the RFPD, with cooperation with the Sheriff's Department, implemented a special tax district, CFD 09-1 that would be assessed and applied in property tax collected in the East Otay Mesa areas served by the RFPD and Sheriff Department. The County Assessor would apply the special tax to property owners, including those of the PPEC site. The CFD 09-1 Special Tax is expected to be collected each fiscal year commencing in fiscal year 2010-2011. As of December 2010, the District rate and method of apportionment has not yet been finalized (Nissen 2010). Upon approval and commencing in the property taxes for fiscal year 2010-2011, the CFD 09-1 district special tax would be added to the PPEC site property tax rate.

Sales Tax. During construction, local commodities expenditures are expected to be approximately \$7 million and would occur within San Diego County. San Diego County sales tax and allocations resulting from local expenditures are presented in Table 5.10-8. As shown,

the estimated total sales tax paid during construction is \$612,500 for the County. Estimated local expenditures and sales tax are reported in 2010 dollars.

During project operation, local commodities expenditures are expected to be approximately \$970,000 (based on 2010 dollars) annually and would occur within San Diego County. The estimated yearly operations sales tax and allocations are presented in Table 5.10-8. As shown, total sales tax paid in San Diego County annually during operation is estimated at \$84,875, based on 2010 dollars.

**TABLE 5.10-8
PPEC ESTIMATED CONSTRUCTION AND OPERATION
LOCAL SALES TAX IN SAN DIEGO COUNTY**

Recipient	Percentage Sales Tax Allocation ¹	PPEC Construction Estimated Sales Tax ² (2010 U.S. dollars)	PPEC Operation Estimated Sales Tax (2010 U.S. dollars)
Statewide Base Sales/Use Tax (8.25%)			
State General Fund	6.0	\$420,000	\$58,200
State Fiscal Recovery Fund (to pay off Economic Recovery Bonds [2004])	0.25	\$17,500	\$2,425
State Local Public Safety Fund (supports local criminal justice activities)(1993)	0.50	\$35,000	\$4,850
State Local Revenue Fund (supports local health and social services programs)(1991 Realignment)	0.50	\$35,000	\$4,850
Local County Transportation Funds	0.25	\$17,500	\$2,425
Local Allocation to City and County Operations County District Tax ³	0.75	\$52,500	\$7,275
San Diego County Regional Transportation Commission (SDTC)	0.50	\$35,000	\$4,850
Total Sales/Use Tax, San Diego County	8.75	\$612,500	\$84,875

¹ California State Board of Equalization (CBOE), 2010.

² Sales tax is based on the estimated value of materials and supplies purchased during construction (\$7,000,000) and operation (\$970,000) in San Diego County.

³ Tax rate for jurisdictions within San Diego County, with the exception of: the City of El Cajon, which has an additional 0.50% Service Preservation Transactions and Use Tax and 0.50% Public Safety Facilities Transactions and Use Tax; City of La Mesa, with an additional 0.75% Transactions and Use Tax; National City, which has an additional 1.0% Transactions and Use Tax; and City of Chula Vista, which has an additional 0.50% Transactions and Use Tax.

Fire Mitigation Fee Program. As mentioned in Section 5.10.2.5, the RFPD requires new developments to be assessed a Fire Mitigation Fee, which would generate additional funding required for the RFPD fire protection needs, including the development of the planned new facility (County of San Diego 2010a). The Fire Mitigation Fee is considered a self-mitigating measure for developers to offset the additional fire service costs of the proposed new development, and is applied at \$0.46 per square foot of covered and enclosed, non-residential space. The calculated fees would be based on the final design for construction, and would be assessed prior to issuance of the project building permit.

School Impact Fees. The PPEC site is located within the San Ysidro Elementary School District and Sweetwater Union High School District boundaries. In accordance with California Government Code 65995, the current Statutory School Fees in effect at the end of fiscal year 2009-2010 applicable to new commercial or industrial development is \$0.19 and \$0.26 per square foot of covered and enclosed, non-residential space constructed for the San Ysidro Elementary School District and Sweetwater Union High School District, respectively. The school district fees on new commercial and industrial construction provide a self-mitigating measure for development projects to fund the needs for expanded or new school facilities. The project would be assessed a school district fee based on the “chargeable covered and enclosed space,” which is defined as the covered and enclosed space determined to be within the perimeter of the industrial structure during plan review prior to issuance of building permits.

Indirect and Induced Economic Effects. The following sections assess expected secondary economic effects during construction and operation of PPEC. *Indirect effects* represent the impacts (e.g., change in employment) caused by the iteration of industries purchasing from industries resulting from direct final demand changes. *Induced effects* represent the impacts (e.g., change in employment) on all industries caused by the expenditures of new household income generated by the direct and indirect effects of direct final demand changes. The indirect and induced economic effects of the project are considered beneficial impacts on the project region. IMPLAN Professional Version 2.0.1025 was used to create an input/output model assessing these economic impacts.

Indirect and Induced Economic Effects during Project Construction. Construction activity would result in secondary economic and employment impacts (indirect and induced impacts) that would occur within San Diego County. The affected project region was determined based on San Diego County’s available labor force within reasonable commuting distance to serve the project’s construction needs and locations where supplies and materials are expected to be purchased.

Indirect and induced income and spending effects would occur because of purchases of goods and services by firms involved with construction. Indirect employment effects and induced employment result from construction workers spending their income in their local area and typically lag behind direct effects by six to 12 months.

The modeling input was based on the project’s estimated initial capital cost of \$300 million for project construction, expenditures of \$7 million for locally-purchased materials and services, and an average direct construction employment of 148, having a combined payroll of \$26 million. IMPLAN Pro Sector 41 (Other New Construction, Power Plants) was used for this analysis, and economic estimates were based on 2010 dollars. The estimated indirect and induced employment in San Diego County resulting from PPEC construction comprises 35 and 177 jobs, respectively. These additional jobs result from the estimated \$7 million expenditures in local construction supplies and equipment and approximately \$26 million in payroll over the PPEC construction timeframe. These additional jobs would result from local construction expenditures as well as from spending by local construction workers. These secondary jobs are expected to be filled locally and regionally. Assuming an average direct construction employment of 148, the employment multiplier associated with the construction

of PPEC is approximately 2.43 ($[148 + 35 + 177]/148$). This project construction employment multiplier is based on a Social Accounting Matrix (SAM) type model.

Indirect and induced income impacts were estimated at \$2,070,145 and \$78,083,101, respectively. Assuming a total annual local construction expenditure (payroll and materials and supplies) of \$33 million (\$26 million in payroll and \$7 million in supplies), the project income multiplier based on a Type SAM model is approximately 1.31 ($[\$33,000,000 + \$2,070,145 + \$8,083,101]/\$33,000,000$).

The proposed project's output describes the value of production by the industry. Output includes spending for materials and supplies (nonlabor costs), plus value added, which comprises employee compensation, proprietary income, other property income, and indirect business taxes. PPEC's indirect and induced outputs for dollars generated by other industries supplying construction of power facilities are estimated at \$4,890,823 and \$24,378,854, respectively. The project output multiplier based on a Type SAM model is approximately 1.75 ($[\$39,179,996 + \$4,890,823 + \$24,378,854]/\$39,179,996$).

Indirect and Induced Effects from Project Operation. Similar to project construction, operation of PPEC would result in indirect and induced economic impacts in San Diego County. As with the construction phase, the affected project region during operation was similarly determined based on the available labor force within reasonable commuting distance and reasonable locations where operations and maintenance supplies and materials are expected to be purchased. Unlike construction indirect and induced impacts, operational indirect and induced impacts represent *permanent* increases in area jobs, income, and spending. These impacts would lag behind direct effects by 6 to 12 months.

The modeling input was based on an estimated annual operations and maintenance (O&M) budget of approximately \$15 million, local operation expenditures of \$970,000 for materials required to maintain and operate the facility, and an average direct employment of 12 people, having a combined payroll of \$1,020,000. Fuel costs were not included in the IMPLAN modeling because natural gas prices are variable and unknown and the effects of the purchase would not likely occur within the project region. IMPLAN Pro Sector 30 (Power Generation and Supply) was used for this analysis, and economic estimates were based on 2010 dollars.

The resulting indirect and induced effects of the PPEC operation would be two and seven jobs, respectively, within San Diego County. These additional jobs result from the \$15 million in O&M costs and \$1,020,000 in payroll. Assuming a direct operation employment of 12, the employment multiplier associated with PPEC's operation is approximately 1.76 ($[12 + 2 + 7]/12$). The project operation employment multiplier is based on a SAM type model.

Indirect and induced income impacts are estimated at \$110,468 and \$289,506, respectively. The income multiplier associated with PPEC's operational phase is approximately 1.2 ($[\$1,990,000 + \$110,468 + \$289,506]/\$1,990,000$), which is based on a SAM type multiplier using 2010 dollars.

The project's indirect and induced outputs for dollars generated by other industries supplying power generation were estimated at \$274,812 and \$875,329, respectively. The project output multiplier is based on a Type SAM model using 2010 dollars and is approximately 1.35 ($[\$3,280,000 + \$274,812 + \$875,329]/\$3,280,000$).

5.10.3 Environmental Justice

In response to Executive Orders (EO) 12250 and 12898, the California Energy Commission (CEC) requires environmental justice analysis in the siting process. President Carter signed EO 12250 in 1980, which directed federal agencies to adopt *disparate impact* regulations. Disparate impacts may be claimed if a minority community can demonstrate unique, different, and negative effects on their population as a result of the actions of a state's permitting agency (Scoll 2003).

EO 12898 directs each federal agency and state agencies such as CEC that receive federal assistance to "make environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high or adverse human health effects of its programs, policies, and activities on minority populations and low-income populations..." In this respect, the CEC considers a "high and adverse" environmental or health effect disproportionately falling upon a minority or low-income population in its analysis of environmental justice.

5.10.3.1 Environmental Justice Screening Analysis

In accordance with U.S. Environmental Protection Agency (USEPA) published guidelines for addressing environmental justice concerns, *Guidance for Incorporating Environmental Justice Concerns in EPA's NEPA [National Environmental Policy Act] Compliance Analyses* (1998), the following criteria may be used during environmental justice screening and impact assessment:

- The minority or low-income population may be identified for the affected area if the minority or low-income population of the affected area is greater than 50 percent of the affected area's general population.
- The minority or low-income population percentage of the area is "meaningfully greater" than the minority population percentage in the general population or other appropriate unit of geographic analysis.
- Whether potential environmental impacts attributable to the project would fall disproportionately on the minority or low-income residents of the community.

In the following analysis, the percentages of minority and low-income populations were assessed for each census tract that falls entirely or partly within the project environmental justice area (EJ area), which is defined as a 6-mile radius around the proposed project site. Affected populations were characterized in terms of ethnic composition and poverty status using 2000 U.S. Census data, as presented in Table 5.10-9 and depicted on Figure 5.10-1 (Minority Population Distribution by Census Tracts Within 6 Miles of Project), and Figure 5.10-2 (Poverty Population Distribution by Census Tracts Within 6 Miles of Project).

To determine whether the project EJ area contains a minority or poverty population meaningfully greater than the regional geographic context, the project EJ area data were compared with similar data collected for San Diego County. For the purposes of this assessment, the portion of the project's EJ area within Mexico (approximately 1.5 miles south of the project site) was not included in this EJ analysis. Impacts were then assessed by determining whether disproportionate impacts associated with the proposed project would occur in an area occupied by low-income or minority populations as defined above.

Minority Population Analysis. The project EJ area overlays 11 census tracts, which consist of 45,461 inhabitants (Table 5.10-9 and Figure 5.10-1). Of the census tracts, four tracts have minority populations greater than 50 percent. Within the applicable EJ area, 40.1 percent of the inhabitants are minority residents. As a result, inhabitants in the project EJ area do not consist of minority populations exceeding the 50 percent threshold.

According to USEPA guidance, in addition to the 50 percent threshold, minority populations may also be identified where the proportion of minority residents within the project EJ area are "meaningfully greater" than the region as a whole. As indicated in Table 5.10-9, San Diego County has an overall minority percentage of 33.5 percent, which is lower than the project EJ area minority population by 6.6 percentage points. The project EJ area contains a higher percentage of minority inhabitants than that of San Diego County; however, because the difference (i.e., 6.6 percentage points) is not substantial, this analysis determines that the percentage of minority population within the project EJ area does not constitute a "meaningfully greater" percentage than the project geographic context.

As a result, this analysis concludes that no minority populations are present that: 1) exceed the 50 percent threshold within the project EJ area; and 2) are considered meaningfully greater than that of the project region.

Low-income Population Analysis. For the purposes of the low-income analysis, *low income* is defined as individuals living below the federally-adopted poverty levels (U.S. Department of Health and Human Services 2010), as presented in Table 5.10-10. As shown in Table 5.10-9 and Figure 5.10-2, no census tracts within the project EJ area contain low-income populations exceeding the 50 percent threshold. The project EJ area also contains a lower percentage of low-income population (3.1 percent) in comparison to San Diego County (12.4 percent). As a result, this analysis concludes that no poverty populations are present that: 1) exceed the 50 percent threshold within the project EJ area; and 2) are considered meaningfully greater than that of the project region.

Evaluation of Disproportionate Impacts. Typical project impacts associated with environmental justice concerns for power generation projects such as the proposed project pertain to air quality, residential or business displacements, noise, public health, public service, traffic, and water quality impacts. The proposed project, as designed, would not emit significant emissions of criteria pollutants that could lead to health effects in the project vicinity (Section 5.2, Air Quality); would not involve displacement of residences or businesses or be expected to result in negligible effects to local housing (Section 5.10.2.3); would not result in significant noise or health impacts at the residences (Section 5.12, Noise); would not result in significant emission of toxic air contaminants that could increase the ambient cancer risk or result in

noncancer health effects above established thresholds (Section 5.16, Public Health and Safety); and would not involve wastewater discharges that could affect drinking water supplies and quality (Section 5.5, Water Resources). The proposed project may result in temporary impacts to public transportation needs; however, these impacts would not be significant (see Section 5.11, Traffic and Transportation).

As previously determined, no minority or low-income populations are present within the project EJ area that: 1) exceed the 50 percent threshold within the project EJ area; and 2) are considered meaningfully greater than that of the project region. Furthermore, the proposed project would not result in potential environmental impacts having the likelihood of affecting populations more susceptible to pollution, environmental degradation, and public transportation. In summary, this analysis concludes that the proposed project would not result in environmental justice impacts.

5.10.4 Cumulative Impacts

Section 5.18, Cumulative Impacts, identifies other proposed projects considered in cumulative socioeconomic impacts. The potential for cumulative socioeconomic impacts exists where other projects are proposed in the region, construction schedules overlap, and employment opportunities are created. Projects with overlapping construction schedules and/or operations could cumulatively result in a demand for labor that cannot be met by the project area labor pool, which could lead to an influx of nonlocal workers and their dependents. Consequently, this potential population increase could impact socioeconomic resources.

It is important to note however, that the current economic downturn has generally slowed economic growth, and has resulted in delayed development. As a result, while the identified pending projects have active permitting status, the actual project permitting and/or construction timeframes occur further in the future than previously planned, and it is possible that fewer projects than identified will be developed during the PPEC construction timeframe. As indicated in the workforce data provided in Section 5.10.2.2 and 5.10.2.4, the project construction (peak workforce of 284 workers) and operation (12 permanent workers) represents a small portion of the existing and projected regional workforce in San Diego County. In conjunction with the current high unemployment rates in the project study area, as assessed in Section 5.10.1.2, construction and operation of the PPEC is not expected to result in a cumulatively significant demand on the regional workforce. Based on the large available workforce and employment base in the project region, the PPEC construction and operation workers are expected to commute and not relocate to the project site; thus, the project is expected to result in minimal, if any, impacts to increasing the project area population and housing demand. Therefore, the project's incremental contribution to population and housing is not expected to result in cumulative significant impacts.

Additionally, the PPEC's minimal (if any) impacts to increasing population would similarly result in minimal increases to the demand for fire protection, law enforcement, and education that would otherwise result from an increased population base. As described in Section 5.10.2.5, PPEC incorporates fire protection and security measures into the project design and practices to reduce the potential incidents that would increase demand for fire department and law enforcement services. Furthermore, as identified in Section 5.10.2.7, the project would be required to provide taxes and fees designated to fund the RFPD and Sheriff Department

resources. The County applies these taxes and fees as a self-mitigating measure for developers, which mitigates for increase cumulative demands for fire protection and law enforcement services associated with new and existing developments. In summary, with implementation of the project fire protection and security design measures and practices, and required payment of County taxes and fees, the project's incremental contribution to cumulative public service impacts is expected to be insignificant.

The project would generate revenue for the County in the form of taxes and fees, as described in Section 5.10.2.7. Additionally, the project would result in direct purchases and indirect and induced economic effects in the County area (Section 5.10.2.7). Considered with other proposed projects, the project would contribute cumulative, beneficial fiscal impacts.

**TABLE 5.10-9
ETHNIC AND ECONOMIC CHARACTERISTICS OF
PROJECT REGION AND WITHIN SIX MILES OF THE PROPOSED PROJECT**

Census Tract Number	Total Population 2000	White Population (%)	Minority Population (%)	Individuals Above Federal Poverty Level (%)	Individuals Below Federal Poverty Level (%)
100.14	8,312	34.1%	65.9%	100%	0.0%
100.15	1,064	52.4%	47.6%	71%	29.4%
133.10	2,290	47.3%	52.7%	100%	0.2%
133.11	7,897	49.4%	50.6%	99%	0.6%
133.13	1,277	46.1%	53.9%	96%	3.7%
134.16	4,155	64.6%	35.4%	95%	4.7%
134.18	6,004	57.7%	42.3%	97%	3.1%
134.19	2,293	57.9%	42.1%	99%	1.1%
213.02	4,412	86.0%	14.0%	94%	6.4%
213.03	5,342	85.1%	14.9%	96%	3.7%
213.04	2,415	86.8%	13.2%	96%	3.7%
Census Tract Total Within 6-Mile Radius	45,461	59.1% (26,878)	40.1% (18,583)	96.9% ¹ (44,073)	3.1% ¹ (1,388)
San Diego County, Total	2,813,833	66.5% (1,871,839)	33.5% (941,994)	88.0% (2,475,434)	12.4% (338,399)

Source: U.S. Census 2000.

¹Note: Minor arithmetic discrepancies occur because of data rounding.

**TABLE 5.10-10
FEDERAL POVERTY THRESHOLDS**

Size of Family	Poverty Threshold
1	\$10,830
2	\$14,570
3	\$18,310
4	\$22,050
5	\$25,790
6	\$29,530
7	\$33,270
8	\$37,010

Source: U.S. Department of Health and Human Services. 2010 Poverty Guidelines.

5.10.5 Mitigation Measures and Conditions of Certification

No significant adverse impacts pertaining to socioeconomics have been identified for PPEC. No mitigation measures or conditions of certification are proposed.

5.10.6 Applicable Laws, Ordinances, Regulations, and Standards (LORS)

Table 5.10-11 summarizes the LORS applicable to the socioeconomic impacts of PPEC.

**TABLE 5.10-11
LORS APPLICABLE TO SOCIOECONOMICS**

LORS	Description	AFC Conformance (Section)
Federal		
Executive Order 12250	Federal agencies to adopt disparate impact regulations, where a minority community may claim a “disparate impact” when it can demonstrate unique, different, and negative effects resulting from the state’s permitting agency.	5.10.3
Executive Order 12898	Agencies are required to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations.	5.10.3
State		
California Constitution, Article 13, Section 3(b)	Property owned by a local government (except those that are outside of its boundaries) is exempt from property taxes.	5.10.2.7
Government Code Sections 65302 et seq.	Each city and county is required to develop a General Plan to guide planning and development within a jurisdiction.	5.10.6.5
Government Code Sections 65995-65997 (Education Code Section 17620)	Includes provisions for levies against development projects in school districts.	5.10.2.7
Local		
San Diego County General Plan, Part XII Public Facility Element	Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates. <i>Implementation:</i> Utilize the Fire Mitigation Fee Ordinance to enable fire protection agencies to meet the facility and equipment needs generated by new development.	5.10.2.7
San Diego County General Plan, Part XII Public Facility Element	Policy 3.2: New development shall be required to contribute toward financing sheriff facilities toward achieving the short term objective. <i>Implementation:</i> When the Sheriff’s Department determines that additional or expanded sheriff facilities are needed, new development shall be required to contribute towards the cost of new or expanded facilities to achieve the short-term objective for the unincorporated area. The costs may include an impact fee paid by new development, direct payments by the developer for services, construction of facilities, or other means acceptable to the County.	5.10.2.7
County of San Diego East Otay Mesa Specific Plan, Public Facilities Element	Policy F-7: Property Owners in East Otay Mesa shall contribute their fair share toward financing a sheriff station. <i>Implementation:</i> A Community Facilities District was formed in 2009 for the purpose of constructing interim and permanent law enforcement facilities in East Otay Mesa. The interim sheriff station became operational in 2010.	5.10.2.7

5.10.6.1 Federal

Executive Order 12250. As discussed in Section 5.10.3, EO 12250 requires federal agencies to adopt disparate impact regulations, where a minority community may claim a *disparate impact* when it can demonstrate unique, different, and negative effects resulting from the state's permitting agency. Refer to Section 5.10.3 for environmental justice screening related to PPEC.

Executive Order 12898. Also discussed in Section 5.10.3, EO 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 and environment of minority and low-income populations. The 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. Refer to Section 5.10.3 for environmental justice analysis related to PPEC.

5.10.6.2 State

Government Code Sections 65995-65997 and Education Code Sections 17620-17626. In the event that new development impacts schools to the extent of requiring new construction or reconstruction, Government Code Sections 65995-65997 and Education Code Sections 17620-17626 give governing boards the authority to collect developer fees for residential, commercial, and industrial development within a school district. To assess a fee, the district must conduct a Fee Justification Study that reasonably demonstrates a relationship between the fee and the type of development to be assessed. The study includes consideration for the number of employees increased as a result of that development and the housing provided for those employees.

Government Code Sections 65300-65303.4. California State Planning Law (Government Code Sections 65300-65303.4) requires that each city and county adopt a General Plan consisting of seven mandatory elements to guide planning and development within the jurisdiction. The San Diego County General Plan and San Diego County East Otay Mesa Specific Plan are described below in Section 5.10.6.3.

5.10.6.3 Local

Policies and associated implementation measures from the San Diego County General Plan and San Diego County East Otay Mesa Specific Plan applicable to the PPEC project are discussed below.

San Diego County General Plan, Part XII Public Facility Element, Policy 2.1. New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.

Implementation: Utilize the Fire Mitigation Fee Ordinance to enable fire protection agencies to meet the facility and equipment needs generated by new development.

San Diego County General Plan, Part XII Public Facility Element, Policy 3.2. New development shall be required to contribute toward financing sheriff facilities toward achieving the short term objective.

Implementation: When the Sheriff's Department determines that additional or expanded sheriff facilities are needed, new development shall be required to contribute towards the cost of new or expanded facilities to achieve the short-term objective for the unincorporated area. The costs may include an impact fee paid by new development, direct payments by the developer for services, construction of facilities, or other means acceptable to the County.

East Otay Mesa Specific Plan, Public Facilities Element, Policy F-7. Property Owners in East Otay Mesa shall contribute their fair share toward financing a sheriff station.

Implementation: A Community Facilities District was formed in 2009 for the purpose of constructing interim and permanent law enforcement facilities in East Otay Mesa. The interim sheriff station became operational in 2010.

5.10.6.4 Involved Agencies and Agency Contacts

Various public service agencies were contacted in the course of the socioeconomic investigation to check on levels of activity and expected impacts of the project. Table 5.10-12, Involved Agencies and Contacts, lists those agencies.

**TABLE 5.10-12
INVOLVED AGENCIES AND CONTACTS**

Subject	Agency	Contact/Title	Telephone
Fiscal Resources	San Diego County Assessor/Recorder/County Clerk 1600 Pacific Highway San Diego, CA 92101-2400	Staff	(858) 505-6262
Fiscal Resources	San Diego County Treasurer-Tax Collector 1600 Pacific Highway - Room 162 San Diego, CA 92101	Staff	(877)829-4732
Education	San Ysidro Elementary School District 4350 Otay Mesa Road San Ysidro, CA 92173	Manuel H. Paul, Superintendent	(619) 428-4476
Education	Sweetwater Union High School District 1130 Fifth Avenue Chula Vista, CA 91911-2896	Dianne Russo, CFO	(619) 691-5550
Fire Protection Services	San Diego Rural Fire Protection District (Headquarters) 14024 Peaceful Valley Ranch Road Jamul, CA 91935	Chief Dave Nissen	(619) 669-1188
Fire Protection Services	Station #22 (Otay Mesa) 446 Alta Road San Diego, CA 92154	Staff	(619) 661-2820
Law Enforcement	San Diego County Sheriff's Imperial Beach Station 845 Imperial Beach Boulevard Imperial Beach, CA 91932-2796	Staff	(619) 498-2400 (Business)

5.10.6.5 Applicable Permits, Permit Schedule, and Fees

Table 5.10-13 summarizes the socioeconomic permits and fees applicable to PPEC. Please refer to Section 5.10.2.7 for a discussion of the identified fees. As shown, no applicable permits are required related to socioeconomic resources.

**TABLE 5.10-13
APPLICABLE SOCIOECONOMIC PERMITS AND FEES**

Jurisdiction	Potential Permit and Fee Requirements
Federal	No permits or fees have been identified
State	No permits or fees have been identified
Local	
San Ysidro Elementary School District and Sweetwater Union High School District	Statutory School Fee, collected during the project's application for the project building permit (for an applicable structure).
San Diego Rural Fire Protection Department (RFPD)	Fire mitigation fee, collected during the project's application for the project building permit (for an applicable structure).

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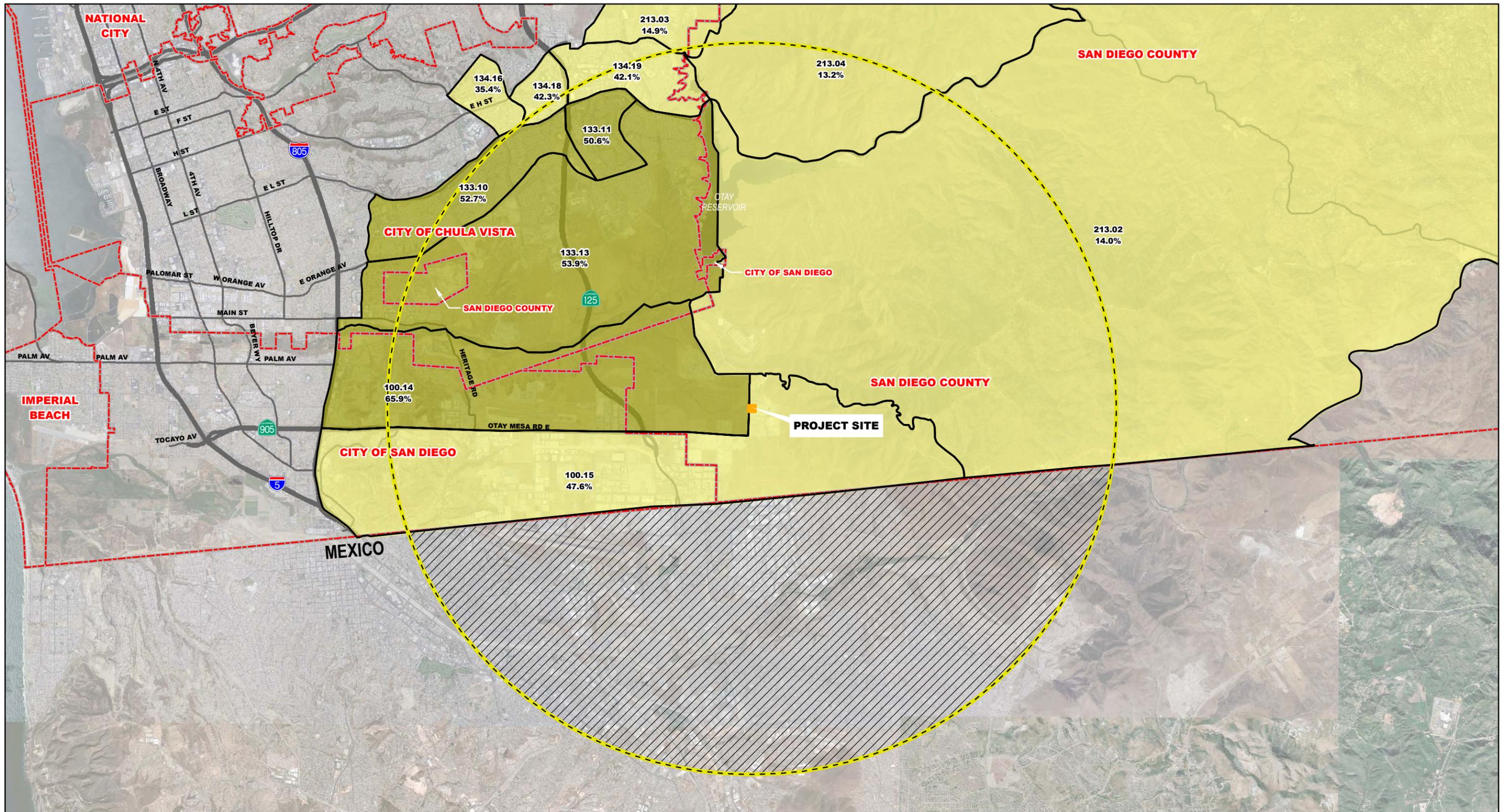
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- Census 2000. *Table DB-4. Profile of Selected Housing Characteristics: 2000; Geographic Area: San Diego County, California.*
- Census 2000. *Table DB-1. Profile of General Demographic Characteristics: 2000; Geographic Areas: Chula Vista City, Imperial Beach City, National City, and San Diego City, California.*
- Census 2000. *Table DB-2. Profile of Selected Social Characteristics: 2000; Geographic Areas: Chula Vista City, Imperial Beach City, National City, and San Diego City, California.*
- Census 2000. *Table DB-3. Profile of Selected Economic Characteristics: 2000; Geographic Areas: Chula Vista City, Imperial Beach City, National City, and San Diego City, California.*
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- Legend**
- Project Site
 - Jurisdictional Boundary
 - 6-Mile Project Site Radius
 - Area Not Included in Environmental Justice Analysis
 - Census Tract Boundary
 - Minority Population < 50%
 - Minority Population > 50%

133.13 ← Census Tract ID
53.10% ← Minority Percentage

The minority percentage represents the number of residents that in 2000, were included in the following race or ethnicity categories (as defined by the U.S. Census): White Hispanic/Latino, Black or African American, American Indian and Alaskan Native, Native Hawaiian or Other Pacific Islander, Some Other Race, and Two or More Races.

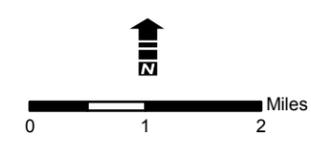
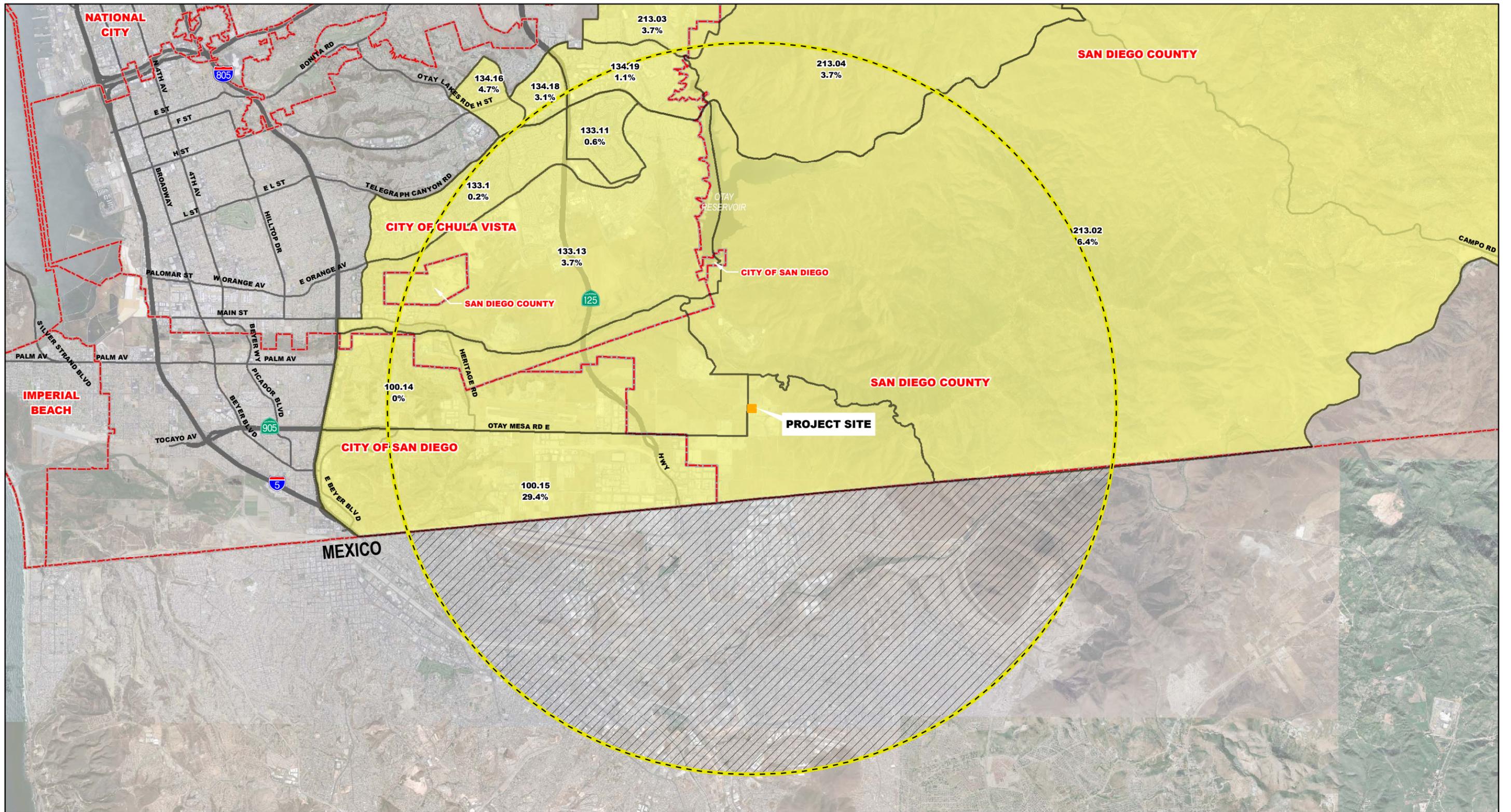


FIGURE 5.10-1
 MINORITY POPULATION DISTRIBUTION BY
 CENSUS TRACTS WITHIN 6 MILES OF PROJECT

**PIO PICO
 ENERGY CENTER**

PROJECT NO.: 29874836
 DATE: DECEMBER 2010

Source: U.S. Census Bureau (www.census.gov), 2000



- Legend**
- Project Site
 - Jurisdictional Boundary
 - 6-Mile Project Site Radius
 - Area Not Included in Environmental Justice Analysis
 - Census Tract Boundary
 - Poverty Population < 50%

133.13 ← Census Tract ID
 3.7% ← Poverty Percentage

Low-income percentage represents the population of residents living below the U.S. Department of Health and Human Services 2000 Federal Poverty Thresholds.

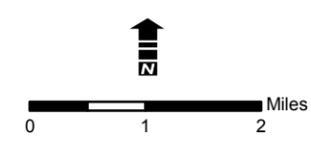


FIGURE 5.10-2
 POVERTY POPULATION DISTRIBUTION BY
 CENSUS TRACTS WITHIN 6 MILES OF PROJECT

**PIO PICO
 ENERGY CENTER**

PROJECT NO.: 29874836
 DATE: DECEMBER 2010

Source: SanGIS 2000 Census Income and Education, 2006.

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Socioeconomics

Project: Pio Pico Energy Center

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (1)	...provide a discussion of the existing site conditions, the expected direct, indirect and cumulative impacts due to the construction, operation and maintenance of the project, the measures proposed to mitigate adverse environmental impacts of the project, the effectiveness of the proposed measures, and any monitoring plans proposed to verify the effectiveness of the mitigation.	Sections 5.10.1, 5.10.2, 5.10.3, 5.10.4, 5.10.5, Tables 5.10-1 through 5.10-10.		
Appendix B (g) (7) (A)	A description of the socioeconomic circumstances of the vicinity and region affected by construction and operation of the project. Include:	Sections 5.10.1 and 5.10.2		
Appendix B (g) (7) (A) (i)	The economic characteristics, including the economic base, fiscal resources, and a list of the applicable local agencies with taxing powers and their most recent and projected revenues;	Sections 5.10.1.2, 5.10.1.4, and 5.10.2.7		
Appendix B (g) (7) (A) (ii)	The social characteristics, including population and demographic and community trends;	Tables 5.10-1 through 5.10-4, 5.10-9, and 5.10-10, Sections 5.10.1.2 and 5.10.3.1		
Appendix B (g) (7) (A) (iii)	Existing and projected unemployment rates;	Section 5.10.1.2		
Appendix B (g) (7) (A) (iv)	Availability of skilled workers by craft required for construction and operation of the project;	Table 5.10-6, and discussed in Sections 5.10.2.2 and 5.10.2.4		
Appendix B (g) (7) (A) (v)	Availability of temporary and permanent housing and current vacancy rate; and	Section 5.10.1.2 and Table 5.10-2.		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Socioeconomics

Project: Pio Pico Energy Center

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (7) (A) (vi)	Capacities, existing and expected use levels, and planned expansion of utilities (gas, water and waste) and public services, including fire protection, law enforcement, emergency response, medical facilities, other assessment districts, and school districts. For projects outside metropolitan areas with a population of 500,000 or more, information for each school district shall include current enrollment and yearly expected enrollment by grade level groupings, excluding project-related changes for the duration of the project schedule.	Sections 5.10.1.3, Sections 5.10.1, 5.10.2.5, and 5.10.2.6		
Appendix B (g) (7) (B)	A discussion of the socioeconomic impacts caused by the construction and operation of the project (note year of estimate, model, if used, and appropriate sources), including:	Section 5.10.2.7 (economic modeling and analysis appears under heading, "Indirect and Induced Economic Effects"		
Appendix B (g) (7) (B) (i)	An estimate of the number of workers to be employed each month by craft during construction, and for operations, an estimate of the number of permanent operations workers during a year;	Tables 5.10-5 and 5.10-7		
Appendix B (g) (7) (B) (ii)	An estimate of the percentage of non-local workers who will relocate to the project area to work on the project;	Sections 5.10.2.1, 5.10.2.2, 5.10.2.3, and 5.10.2.4		
Appendix B (g) (7) (B) (iii)	An estimate of the potential population increase caused directly and indirectly by the project;	Sections 5.10.2.1, 5.10.2.3		
Appendix B (g) (7) (B) (iv)	The potential impact of population increase on housing during the construction and operations phases;	Sections 5.10.2.1 and 5.10.2.3		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Socioeconomics

Project: Pio Pico Energy Center

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (7) (B) (v)	The potential impacts, including additional costs, on utilities (gas, water, and waste) and public services, including fire, law enforcement, emergency response, medical facilities, other assessment districts, and school districts. Include response times to hospitals and for police, and emergency services. For projects outside metropolitan areas with a population of 500,000 or more, information on schools shall include project-related enrollment changes by grade level groupings and associated facility and staffing impacts by school district during the construction and operating phases;	Sections 5.10.2.5 and 5.10.2.6		
Appendix B (g) (7) (B) (vi)	An estimate of applicable school impact fees;	Section 5.10.2.7 (under the heading "School Impact Fees")		
Appendix B (g) (7) (B) (vii)	An estimate of the total construction payroll and separate estimates of the total operation payroll for permanent and short-term (contract) operations employees;	Sections 5.10.2.2 and 5.10.2.4		
Appendix B (g) (7) (B) (viii)	An estimate of the expenditures for locally purchased materials for the construction and operation phases of the project;	Section 5.10.2.7 (under the heading "Sales Tax")		
Appendix B (g) (7) (B) (ix)	An estimate of the capital cost (plant and equipment) of the project;	Section 5.10.2.7 (under the heading "Property Tax")		
Appendix B (g) (7) (B) (x)	An estimate of sales taxes generated during construction and separately during an operational year of the project;	Section 5.10.2.7 (under the heading "Sales Tax") (including Table 5.10-8)		
Appendix B (g) (7) (B) (xi)	An estimate of property taxes generated during an operational year of the project; and	Section 5.10.2.7 (under the heading, "Property Tax")		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Socioeconomics

Project: Pio Pico Energy Center

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (7) (B) (xii)	The expected direct, indirect, and induced income and employment effects due to construction, operation, and maintenance of the project.	Sections 5.10.2.7 (under the heading, "Indirect and Induced Economic Effects")		
Appendix B (i) (1) (A)	Tables which identify laws, regulations, ordinances, standards, adopted local, regional, state, and federal land use plans, leases, and permits applicable to the proposed project, and a discussion of the applicability of, and conformance with each. The table or matrix shall explicitly reference pages in the application wherein conformance, with each law or standard during both construction and operation of the facility is discussed; and	Table 5.10-11		
Appendix B (i) (1) (B)	Tables which identify each agency with jurisdiction to issue applicable permits, leases, and approvals or to enforce identified laws, regulations, standards, and adopted local, regional, state and federal land use plans, and agencies which would have permit approval or enforcement authority, but for the exclusive authority of the commission to certify sites and related facilities.	Table 5.10-13		
Appendix B (i) (2)	The name, title, phone number, address (required), and email address (if known), of an official who was contacted within each agency, and also provide the name of the official who will serve as a contact person for Commission staff.	Section 5.10.6.4, Table 5.10-12		
Appendix B (i) (3)	A schedule indicating when permits outside the authority of the commission will be obtained and the steps the applicant has taken or plans to take to obtain such permits.	Section 5.10.6.5, Table 5.10-13		