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## 4.6 SOCIOECONOMICS

This section describes the potential social and economic effects that would be associated with the construction and operations of the proposed Project. The following discussion considers Project-related effects to population, housing, public services (fire protection, emergency response services, law enforcement, schools, and medical services), utilities, and county tax revenue, and also evaluates the economic impacts that would arise from the Project. This section also evaluates the cumulative effects of the proposed Project and discusses proposed mitigation measures, the LORS pertaining to socioeconomics, relevant agencies and agency contacts, and the permits required for the Project.

### 4.6.1 Affected Environment

The proposed Project site is located in the City of San Diego, California in San Diego County, approximately 1 mile west and north of the City of Santee, California. San Diego County, the second most populated county in California, accounts for 2.7 percent of the land in California and about 8 percent of the population (U.S. Census Bureau 2011a). The Project is located in a relatively low-density industrialized area just north of SR 52 and south of the Sycamore Landfill.

San Diego County and the City of San Diego are part of the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area (MSA) as defined by the U.S. Office of Management and Budget. A MSA contains a core urban area with a population of 50,000 or more and consists of one or more counties, including the county containing the “core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core” (U.S. Census Bureau 2011b). The San Diego-Carlsbad-San Marcos MSA consists of San Diego County and includes the Cities of San Diego, Carlsbad, San Marcos, and National City.

#### 4.6.1.1 Population

The population of San Diego County increased by an estimated 281,480 people or 10 percent between 2000 and 2010, compared to a state-wide average increase of 10 percent (Table 4.6-1). The population of the City of San Diego increased by an estimated 84,002 people or 6.9 percent between 2000 and 2010. The population of the City of Santee has grown at a much slower rate than the county as a whole since 2000, with the total number of residents increasing by less than 1 percent between 2000 and 2010 (Table 4.6-1). Growth rates from 2000 to 2010 are generally lower than 1990 to 2000 growth rates in the geographic areas of interest. The exception is the City of Santee, where the growth rate is greater for the 2000 to 2010 period, but still less than 1 percent.

**Table 4.6-1 Population 1990, 2000, and 2010**

Geographic Area	1990	2000	2010	1990 to 2000		2000 to 2010	
				Absolute Change	Percent Change	Absolute Change	Percent Change
City of San Diego	1,110,549	1,223,400	1,307,402	112,851	10.2%	84,002	6.9%
City of Santee	52,902	52,975	53,413	73	0.1%	438	0.8%
San Diego County	2,498,016	2,813,833	3,095,313	315,817	12.6%	281,480	10.0%
California	29,758,213	33,873,086	37,253,956	4,114,873	13.8%	3,380,870	10.0%

Sources: U.S. Census Bureau 2010a, U.S. Census Bureau 2011c

Population estimates prepared by the U.S. Census Bureau for San Diego County indicate that net migration decreased by approximately 10 percent between 2000 and 2010, compared to an overall net migration of 10 percent state-wide (U.S. Census Bureau 2011c). The latest estimates of annual in-migration to San Diego County (2008-2009) show an overall increase of 7,682 including a decrease in domestic migrants and increase in international migrants. Natural population increases ranged from 41 to 55 percent of the population change in San Diego County between 2000 and 2003. The natural population increase became a larger percentage of the overall population change from 2003 to 2007 (62 to 113 percent).

Population projections developed for 2020 by the California Department of Finance (2007) anticipate that the population of San Diego County will increase at a slower rate than the state average based on the 2010 Census population, with respective projected increases of 14 percent and 18 percent (based on the overall projected increase from the 2010 Census to the 2020 projection). The projected population increase is, however, a faster rate increase than the preceding decade. Population is also projected to continue to increase in the following decade (2020 to 2030) in both San Diego County and California, but at slower rates, with overall growth of about 11 percent for both (California Department of Finance 2009).

Minority racial and ethnic populations comprised more than half the population in California in 2010 (Table 4.6-2). Statewide, people of Hispanic or Latino origin were the largest single minority group in 2010, accounting for 37.6 percent of total state population (Table 4.6-2). The minority population is somewhat lower in both San Diego County and the City of San Diego. The City of Santee has significantly less minority population than the county, City of San Diego, and state as a whole. People of Hispanic or Latino origin are the largest minority group in all areas with the Asian population having the next highest percentages.

**Table 4.6-2 Race and Ethnicity, 2010**

Geographic Area	Total Population	Percent of Total Population					
		White (non-hispanic)	Hispanic or Latino <sup>1</sup>	Black or African American <sup>1</sup>	Asian	Other Race <sup>1,2</sup>	Two or More Races <sup>1</sup>
City of Santee	53,413	66.2	16.3	2	3.8	6.3	5.4
City of San Diego	1,307,402	30.4	28.8	6.7	15.9	13.1	5.1
San Diego County	3,095,313	31.9	32.0	5.1	10.9	15.0	5.1
California	37,253,956	22.2	35.3	6.2	13	18.4	4.9

## 4.6 Socioeconomics

Geographic Area	Total Population	Percent of Total Population					
		White (non-hispanic)	Hispanic or Latino <sup>1</sup>	Black or African American <sup>1</sup>	Asian	Other Race <sup>1,2</sup>	Two or More Races <sup>1</sup>
<b>Census Tracts within a 6-mile Radius</b>							
Census Tract 94	5,028	50.4	20.4	9.9	4.4	8.3	6.6
Census Tract 95.02	3,659	59.3	11.6	4.6	14.4	3.8	6.3
Census Tract 95.04	5,914	62.4	6.4	2.8	21.4	2.3	4.7
Census Tract 95.05	6,442	63.9	8	2.7	16	3.5	5.9
Census Tract 95.06	4,258	63.6	10.6	4.8	9.6	4	7.4
Census Tract 95.07	3,369	62.0	11.6	4.1	11	4.8	6.5
Census Tract 95.09	4,136	58.0	13	6.6	10.5	6.3	5.6
Census Tract 95.10	5,087	45.4	19.7	9.8	4.2	9.3	11.6
Census Tract 95.11	4,427	38.6	21.8	13.3	4.5	9.6	12.2
Census Tract 96.02	3,775	67.6	13.1	2.8	7.2	4.9	4.4
Census Tract 96.04	3,179	60.6	17.0	3.4	6	7	6
Census Tract 97.03	3,446	72.6	12.5	2.4	3.5	4.6	4.4
Census Tract 97.04	5,750	68.4	12	4.3	6.7	3.9	4.7
Census Tract 97.05	3,652	65.0	13.4	5.1	4.2	6.4	5.9
Census Tract 97.06	6,996	75.2	9.3	2.6	5.8	3.3	3.8
Census Tract 98.01	4,894	71.2	11.8	3.9	5.4	3.4	4.3
Census Tract 98.02	6,101	60.1	15.7	5.9	6.1	6.5	5.7
Census Tract 98.04	4,773	70.6	12.3	2.7	5.5	4	4.9
Census Tract 98.05	4,715	73.2	11.4	2.9	4.3	3.8	4.4
Census Tract 148.03	4,690	59.7	15	6.4	7.1	6.5	5.3
Census Tract 148.04	4,351	69.0	12.4	5	4	5.3	4.3
Census Tract 148.05	4,328	54.8	17.4	8.6	6.4	7.4	5.4
Census Tract 150	6,193	53.0	19.4	6.9	5.9	8.6	6.2
Census Tract 151	4,769	63.9	15.9	4.2	4.3	6.8	4.9
Census Tract 158.01	3,550	20.1	35	12.1	2.7	22	8.1
Census Tract 160	2,419	49.4	22.4	3.6	4.1	13.4	7.1
Census Tract 161	5,788	63.9	16.5	3.3	3.3	7.6	5.4
Census Tract 162.01	5,843	74.4	11.4	1.8	3.5	4.5	4.4
Census Tract 162.02	3,337	24.1	29.7	14.1	5.2	19	7.9
Census Tract 163.02	5,444	17.8	38.1	7.8	3.3	25.3	7.7
Census Tract 165.02	6,915	61.4	8.5	5.4	2.8	13.4	8.5
Census Tract 165.03	2,784	55.2	19.7	6	3.2	9.6	6.3
Census Tract 165.04	6,253	34.3	27.5	9.6	3.6	17.3	7.6
Census Tract 166.05	7,339	68.1	14.3	2.2	3.9	6.3	5.2
Census Tract 166.06	3,388	67.8	14.4	0.7	5.4	5.9	5.8
Census Tract 166.07	6,365	71.8	13.5	0.9	3.6	5	5.2
Census Tract 166.08	2,526	76.1	10.7	1.1	3	3.6	5.5
Census Tract 166.09	5,227	73.4	12.3	1.4	2	5.3	5.6
Census Tract 166.10	4,163	70.5	12.7	1.5	3.5	5.3	6.5
Census Tract 166.12	6,143	73.1	12.3	1.4	3.1	4.8	5.3
Census Tract 166.13	1,860	72.7	13.9	0.6	3.2	5.8	3.8
Census Tract 166.14	3,912	68.6	14.1	1.2	4.4	6.2	5.5
Census Tract 166.15	3,059	54.3	18.6	7	5.2	10.7	4.2
Census Tract 166.16	4,067	64.5	15.6	2.7	5	6.6	5.6
Census Tract 166.17	3,102	64.0	17.2	2.3	3.7	8.1	4.7
Census Tract 167.01	8,666	65.2	16	2.6	3	7.6	5.6

Geographic Area	Total Population	Percent of Total Population					
		White (non-hispanic)	Hispanic or Latino <sup>1</sup>	Black or African American <sup>1</sup>	Asian	Other Race <sup>1,2</sup>	Two or More Races <sup>1</sup>
Census Tract 169.01	6,909	74.2	12.9	3	1.8	4.4	3.7
Census Tract 170.22	5,316	71.0	9.5	3.2	8.7	2.8	4.8
Census Tract 170.44	5,570	54.3	6.4	1.7	30.5	1.9	5.2
Census Tract 170.45	2,790	59.2	5.8	1.9	25.9	2.2	5
Census Tract 170.46	3,678	65.7	7.2	1.3	20.4	1.5	3.9
Census Tract 170.47	4,021	72.9	8.1	1.4	10.6	2.6	4.4

**Notes:**

<sup>1</sup> Non-Hispanic only. The Federal Government considers race and Hispanic/Latino origin (ethnicity) to be two separate and distinct concepts. People identifying as Hispanic or Latino origin may be of any race. The data summarized in this table present Hispanic/Latino as a separate category.

<sup>2</sup> The "Other Race" category presented here includes census respondents identifying as American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, or Some Other Race.

**Source:** U.S. Census Bureau 2010a

Minority populations vary widely in the census tracts within 6 miles of the proposed Project (see Figure 4.6-1). For the census tracts in the immediate vicinity of the Project site (Census Tracts 94, 95.04, 95.05, 166.12, 166.13, 166.14, 166.06, and 166.05), minority populations range from 37.6 percent to 26.9 percent of the total population, and in all cases comprise less than 50 percent of the total population (Table 4.6-2). Persons of Hispanic or Latino origin generally made up about half of the minority population in these Census Tracts in 2010. Overall, minority populations in the Project vicinity are much less than for the City of San Diego, the County as a whole, and the State of California.

#### 4.6.1.2 Housing

Housing estimates compiled by the California Department of Finance (2011) for 2010-2011 are presented for the cities of San Diego and Santee, and San Diego County in Table 4.6-3. These data indicate the percent of housing that is vacant in the City of San Diego is somewhat lower than the state average (6.4 percent versus 8.1 percent). The vacancy rate in the City of Santee (3.7 percent) is substantially lower than both the City of San Diego, the County, and the state average (Table 4.6-3).

These data identify the total percentage of the housing stock that is vacant, but do not specify what share of those vacant units are available for rent. Vacant housing units may also be for sale only, rented or sold, but not yet occupied, or for seasonal, recreational, or occasional use. Data compiled as part of the 2010 Census indicated that 6.4 percent of the housing units in San Diego were vacant, with 42 percent of these (3 percent of the total housing stock) available for rent (U.S. Census Bureau 2010b). Housing estimates for 2011 from the California Department of Finance (2011), show slight increases of about 3 percent in the number of units available for rent.

**Table 4.6-3 Housing – 2010 Census**

Geographic Area	2010 Census				
	Total Units	Percent of Total Vacant	Vacant Units	For Rent	For Sale
City of Santee	20,048	3.7	742	237	206
City of San Diego	516,033	6.4	32,941	13,900	4,550
San Diego County	1,164,786	6.7	77,921	29,236	11,6825
California	13,680,081	8.1	1,102,583	374,610	154,775

Source: U.S. Census 2010b

The City of San Diego and surrounding metro area has an extensive amount and variety of hotel, motel, and bed and breakfast accommodations within 1 to 2 hours driving distance of the proposed Project. There are over 13 recreational vehicle (RV) facilities, some with over 200 sites in the vicinity of San Diego.

#### 4.6.1.3 Economy and Employment

The San Diego-Carlsbad-San Marcos MSA (San Diego County) had a total estimated employed civilian population of 1,838,603 in 2009, with about 5 percent of this total (88,626 workers) employed in the construction sector (Table 4.6-4).

Total employment increased by about 5 percent in San Diego County between 2001 and 2009, with a net gain of approximately 98,810 jobs (Table 4.6-4). Viewed in percentage terms, this gain was more than twice as large as the statewide increase in jobs in California over the same period, 5 percent versus 2 percent (U.S. Bureau of Economic Analysis 2011). Sectors in San Diego County with large relative absolute increases in job numbers included educational services and utilities (Table 4.6-4). Sectors in San Diego County with large absolute increases in job numbers included finance and insurance services, real estate, and health care and social assistance (Table 4.6-4). There was a 14.6 percent decline in employment in the construction sector over this period, with the loss of 12,956 construction jobs between 2001 and 2009.

**Table 4.6-4 Employment by Industry in San Diego-Carlsbad-San Marcos MSA, 2001 and 2009**

Economic Sector	2001		2009		2001 to 2009	
	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Absolute Change	Percent Change
Farm Employment	14,343	0.8%	11,671	0.6%	-2,672	-22.9%
Mining, forestry, and other	5,230	0.3%	6,865	0.4%	1,635	23.8%
Utilities	5,537	0.3%	7,503	0.4%	1,966	26.2%
Construction	101,582	5.8%	88,626	4.8%	-12,956	-14.6%
Manufacturing	129,188	7.4%	103,964	5.7%	-25,224	-24.3%
Wholesale trade	48,031	2.8%	52,093	2.8%	4,062	7.8%
Retail trade	174,820	10.1%	167,431	9.1%	-7,389	-4.4%
Transportation and warehousing	30,279	1.7%	28,697	1.6%	-1,582	-5.5%
Information	46,965	2.7%	44,352	2.4%	-2,613	-5.9%
Finance and Insurance	74,697	4.3%	99,411	5.4%	24,714	24.9%
Real estate	78,729	4.5%	98,961	5.4%	20,232	20.4%
Professional, scientific, and technical services	161,436	9.3%	178,899	9.7%	17,463	9.8%
Management of companies and enterprises	19,139	1.1%	16,682	0.9%	-2,457	-14.7%

Economic Sector	2001		2009		2001 to 2009	
	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Absolute Change	Percent Change
Administrative and waste services	112,177	6.5%	107,671	5.9%	-4,506	-4.2%
Educational services	24,908	1.4%	38,470	2.1%	13,562	35.3%
Health care and social assistance	125,596	7.2%	148,775	8.1%	23,179	15.6%
Arts, entertainment, and recreation	39,267	2.3%	46,633	2.5%	7,366	15.8%
Accommodation and food services	123,816	7.1%	140,770	7.7%	16,954	12.0%
Other services, except public administration	99,321	5.7%	107,908	5.9%	8,587	8.0%
Government	324,732	18.7%	343,221	18.7%	18,489	5.4%
<b>Total Employment</b>	<b>1,739,793</b>	<b>100.0</b>	<b>1,838,603</b>	<b>100.0</b>	<b>98,810</b>	<b>5.4%</b>

**Notes:**

Full- and part-time employment includes self-employed individuals. Employment data are by place of work, not place of residence, and, therefore, include people who work in the area but do not live there. Employment is measured as the average annual number of jobs, both full- and part-time, with each job that a person holds counted at full weight.

Source: U.S. Bureau of Economic Analysis 2011

Unemployment rates for San Diego County and the cities of San Diego and Santee were lower than the state average in May 2011 (the most recent data available), 9.6 percent, 9.6 percent, and 8.1 percent, respectively, versus 11.7 percent (Table 4.6-5). In all cases, these rates are lower than they were in May 2010, reflecting a slight upturn in the economy.

**Table 4.6-5 Employment Overview, May 2011**

Geographic Area	Labor Force	Employment	Unemployed Labor Force	Unemployment Rate (Percent) <sup>1/</sup>
City of Santee	32,600	30,000	2,600	8.1
City of San Diego	693,900	627,100	66,700	9.6
San Diego County	1,554,400	1,404,800	149,500	9.6
<b>California</b>	<b>18,064,600</b>	<b>15,947,300</b>	<b>2,117,300</b>	<b>11.7</b>

**Notes:**

<sup>1</sup> Not seasonally adjusted.

**Source:** California EDD 2011a, 2011b

The California Economic Development Department (EDD) does not project future unemployment rates. However, a review of recent monthly unemployment rates indicates these rates have been trending downward in all the potentially affected areas since the beginning of 2010 (California EDD 2011c).

Median household income in San Diego County was 99 percent of the state median in 1999 (the most recent data available for the sub-county areas near the Project site) (Table 4.6-6). The percent of the county's population below the poverty level in 1999 was slightly lower (12.4 percent) than the state average (14 percent). Median household income and the percent of the population below the poverty line in San Diego in 1999 was slightly lower and higher, respectively, than the corresponding numbers for San Diego County and the State. Median household income and the percent of the population below the poverty line in Santee in 1999 was slightly higher and substantially lower (5.4 percent versus 14 percent), respectively, than the corresponding numbers for San Diego County and the state.

Income and poverty level census tracts within 6 miles of the proposed Project are shown in Figure 4.6-2. Median household income in the Census Tract that encompasses the proposed Project (Census Tract 95.04) is almost three times the state median, and the percent of the population below the poverty line in 1999 was substantially lower than the average in San Diego County and California (Table 4.6-6). Median household incomes in Census Tracts within 6 miles of the Project are mostly higher than the County and state.

**Table 4.6-6 Income and Poverty, 1999**

Geographic Area	Median Household Income (\$) <sup>1,2</sup>	Percent of State Average	Percent of Population Below the Poverty Level <sup>2</sup>
City of Santee	53,624	113%	5.4%
City of San Diego	45,733	96%	14.6%
San Diego County	47,067	99%	12.4%
California	47,493	100%	14%
<b>Census Tracts within a 6-mile Radius</b>			
Census Tract 94	38,796	82%	6.4%
Census Tract 95.02	58,869	125%	3.0%
Census Tract 95.04	135,542	288%	2.0%
Census Tract 95.05	76,523	163%	2.2%
Census Tract 95.06	63,953	136%	5.6%
Census Tract 95.07	69,133	147%	2.3%
Census Tract 95.09	58,902	125%	8.0%
Census Tract 96.02	41,710	89%	5.7%
Census Tract 96.04	50,512	107%	5.6%
Census Tract 97.03	50,849	108%	5.2%
Census Tract 97.04	65,403	139%	4.6%
Census Tract 97.05	67,500	143%	2.8%
Census Tract 97.06	69,965	149%	3.6%
Census Tract 98.01	54,838	117%	8.9%
Census Tract 98.02	50,058	106%	8.0%
Census Tract 98.04	64,750	138%	4.7%
Census Tract 98.05	64,167	136%	3.9%
Census Tract 148.03	33,023	70%	10.6%
Census Tract 148.04	42,845	91%	9.7%
Census Tract 150	44,308	94%	8.0%
Census Tract 151	49,783	106%	5.8%
Census Tract 158.01	22,867	49%	18.5%
Census Tract 160	45,921	98%	7.8%
Census Tract 161	49,400	105%	5.9%
Census Tract 162.01	63,833	136%	6.9%
Census Tract 162.02	35,643	76%	10.9%
Census Tract 163.02	32,583	69%	22.1%
Census Tract 165.02	35,321	75%	16.1%
Census Tract 166.05	46,462	99%	3.0%
Census Tract 166.06	62,000	132%	3.3%
Census Tract 166.07	60,023	128%	5.4%
Census Tract 166.08	62,904	134%	3.9%
Census Tract 166.09	62,446	133%	6.6%
Census Tract 166.12	66,120	140%	4.7%
Census Tract 166.13	53,365	113%	3.1%

Geographic Area	Median Household Income (\$) <sup>1,2</sup>	Percent of State Average	Percent of Population Below the Poverty Level <sup>2</sup>
Census Tract 166.14	59,730	127%	2.8%
Census Tract 166.15	58,021	123%	5.6%
Census Tract 166.16	46,134	98%	8.6%
Census Tract 166.17	33,023	70%	9.6%
Census Tract 167.01	49,132	104%	7.1%
Census Tract 169.01	52,993	113%	4.1%
Census Tract 170.22	75,041	159%	2.7%
Census Tract 170.44	88,842	189%	1.2%
Census Tract 170.45	126,158	268%	2.5%
Census Tract 170.46	105,806	225%	1.6%
Census Tract 170.47	96,785	206%	1.7%

**Notes:**

<sup>1</sup> Median incomes are presented in 1999 dollars unadjusted for inflation.

<sup>2</sup> These data compiled as part of the 2000 Census are the most recent available data for the identified census tracts.

**Source:** U.S. Census Bureau 2000

Data for 2005 to 2009 are published for selected geographic areas with populations of 20,000 or greater and represent the average characteristics over the 5-year period of time. These data indicate that median household incomes in the City and County of San Diego increased as a share of the state average between 2000 and 2005-2009, while median household income in the City of Santee decreased as a share of the state average over the same time period (Table 4.6-7).

**Table 4.6-7 Income and Poverty, 2005 to 2009<sup>1</sup>**

Geographic Area	Median Household Income (\$) <sup>1,2</sup>	Percent of State Average	Percent of Population Below the Poverty Level <sup>2</sup>
City of Santee	67,018	111	7.8
City of San Diego	61,962	103	13.1
San Diego County	62,901	104	11.5
<b>California</b>	<b>60,392</b>	<b>100</b>	<b>13.2</b>

**Notes:**

<sup>1</sup> Data for 2005 to 2009 are published for selected geographic areas with populations of 20,000 or greater and represent the average characteristics over the 3-year period of time.

<sup>2</sup> Median incomes are adjusted for inflation and presented in 2009 dollars.

**Source:** U.S. Census Bureau 2011a

4.6.1.4 Fiscal Resources

San Diego County's proposed (adopted) budget for 2010 to 2011 included total projected expenditures of \$4,957 million, a 7 percent decrease from the county's projected 2009 to 2010 budget. Tax revenues, including property taxes, comprise about \$933 million or 19 percent of proposed revenues for 2010 to 2011 (Table 4.6-8).

San Diego County has a sales and use tax rate of 7.75 percent, which consists of the 7.25 percent combined statewide rate and 0.5 percent for the San Diego County Regional Transportation Commission. This rate applies to the entire county (California State Board of Equalization, 2011).

Table 4.6-8. San Diego County Expenditures and Revenues

	Adopted 2008 to 2009		Adopted 2009 to 2010		Adopted 2010 to 2011	
	(\$ million)	Percent of Total	(\$ million)	Percent of Total	(\$ million)	Percent of Total
Total Expenditures/Function	5,188.1	100	5,008.2	100	4,957	100
Public Safety	1,388.9	26.8%	1,330.5	26.6%	1,305.5	26.3
Health and Human Services	1,797.7	34.7%	1,860.9	37.2%	1,856.4	37.5
Land Use & Environment	399.8	7.7%	427.2	8.5%	494.1	10.0
Community Services	303.7	5.9%	313.3	6.3%	293.4	5.9
Finance & General Government	350.6	6.8%	407.2	8.1%	360.3	7.3
Capital Program	406.2	7.8%	99.7	2.0%	202.2	4.1
Finance Other	541.2	10.4%	569.4	11.4%	445.0	9.0
Total Revenues	5,188.1	100	5,008.2	100	4,957	100
State Revenue	1,262.2	24.3%	1,223.3	24.4%	1,204.4	24.3%
Federal Revenue	816.2	15.7%	911.2	18.2%	888.1	17.9%
Charges for Current Services	875.4	16.9%	918.3	18.3%	859.3	17.3%
Property and Other Taxes	1,013.5	19.5%	956.3	19.1%	932.8	18.8%
Other Financing Sources	837.8	16.1%	484.7	9.7%	534.3	10.8%
Use of Fund Balance	298.8	5.8%	298.8	6.0%	413.2	8.3%
Intergovernmental	81.8	1.6%	89.0	1.8%	111.6	2.3%
Reserve/Designation Decreases	2.3	0.0%	8.7	0.2%	413.2	8.3%

*Source:* San Diego County 2010

#### 4.6.1.5 Education

Although located in the City of San Diego, the proposed Project is located within the boundary of the Santee School District (Santee School District Website 2011) and the Grossmont Union High School District (Grossmont Union High School District Website 2011). The City of Santee is served by two school districts: Santee School District and Grossmont Union High School District. The Santee School District has 10 K through 8 schools in operation. The two high schools in Santee are West Hills High School and Santana High School, and are both part of the Grossmont Union High School District. All elementary and junior high campuses are part of the Santee School District.

The San Diego Unified School District (also known as San Diego City Schools) is the school district of San Diego, California (San Diego Unified School District website 2011). It was founded in 1854. As of 2005 it represents over 200 institutions and has over 15,800 employees. The district includes 113 elementary schools, 24 middle schools, 4 atypical schools, 10 alternative schools, 27 high schools, and 25 charter schools. Enrollment as of October 2009 in the District was 134,742. Table 4.6-9 shows enrollment for all districts in San Diego County during the 2009-10 school year. The public school student/teacher ratio for average students in grades K through 12 (excepting Special Education) ranged from 20.3 to 24.4.

**Table 4.6-9 Enrollment – San Diego County, 2009-10**

	Number of Schools	Enrollment	Full-Time Equivalent Teachers <sup>1</sup>	Pupil-Teacher Ratio <sup>2</sup>
Elementary	432	234,463	11,562.7	20.3
Middle	100	87,348	3,896.7	22.4
Junior High	1	1,079	50.0	21.6
High School	100	149,705	6,145.9	24.4
K-12	20	9,924	486.0	20.4
Alternative	22	5,108	135.4	37.7
Special Education	12	1,522	144.2	10.6
Continuation	21	3,650	248.0	14.7
Community Day	13	307	39.0	7.9
Juvenile Court	6	1,142	87.0	13.1
County Community	6	1,779	93.0	19.1
Nonpublic, Nonsectarian <sup>3</sup>		891		
<b>Total</b>	<b>733</b>	<b>496,918</b>	<b>22,887.9</b>	<b>21.7</b>

**Notes:**

<sup>1</sup> Full-time equivalent (FTE) teacher counts include those assigned to a particular type of school; district and county office of education teachers not associated with a school are excluded.

<sup>2</sup> The Pupil-Teacher Ratio is enrollment divided by the number of full-time equivalent teachers. Because some teachers are not assigned to a classroom, the Pupil-Teacher Ratio is usually smaller than the average class size.

<sup>3</sup> Nonpublic, nonsectarian schools serve as an alternative Special Education service available to districts, Special Education Local Plan Areas (SELPAs), county offices of education, and parents. "Nonsectarian" means a nonpublic school or agency that is not owned, operated, controlled by, or formally affiliated with a religious group.

**Source:** Educational Data Partnership 2011.

#### 4.6.1.6 Public Services and Facilities

##### **Law Enforcement**

The proposed Project falls under the jurisdiction of the San Diego Police Department, Tierrasanta (312) neighborhood, Eastern Division (San Diego Police Department Website 2011). The Eastern Division, located at 9225 Aero Drive, serves the neighborhoods of Allied Gardens, Birdland, Del Cerro, Grantville, Kearny Mesa, Lake Murray, Mission Valley East, San Carlos, Serra Mesa, and Tierrasanta. Eastern Division serves a population of 123,503 people and encompasses 44.2 square miles.

The California Highway Patrol (CHP) is the primary law enforcement agency for State highways and roads. Services include law enforcement, traffic control, accident investigation, and the management of hazardous material spills. The closest CHP office is located in El Cajon at 1722 East Main Street (619-401-2000).

##### **Fire Protection**

The City of San Diego Fire Department fire station #39 serves the proposed Project (San Diego Fire-Rescue Department Website 2011). Fire Station #39 was placed in service in June 1976 and serves the Tierrasanta neighborhood and surrounding area. The station is located at 4949 La Cuenta Drive and has a fire fighter/medic staff of 39. During fiscal year 2010, the station recorded 1,332 incident runs (84 for fire, 1,039 for medical/rescue, and 209 other). The average

response time during the same period was 5:49 minutes. The total budget for the station was \$191 million in 2010 and is \$182 million in 2011.

### **Emergency Response**

The San Diego Fire-Rescue Department Hazardous Materials Incident Response Team (HIRT) is responsible for responding to any incidents involving hazardous materials (HazMat) such as chemical explosions and spills for all of San Diego County (San Diego HazMat Website 2011). San Diego City HIRT members also respond to other cities in the County and some military installations and Indian land. The Hazardous Materials Incident Response team was formed in 1993 and is a San Diego City and County effort with the San Diego Fire-Rescue Department and San Diego County Department of Environmental Health employees staffing HIRT. For such incidents, HIRT responds as a five person team.

The City of San Diego's HazMat team primarily responds to toxic chemical spills that require the team's specialized training and equipment. The team utilizes a HazMat Apparatus which serves as a mobile laboratory for analyzing materials onsite. In addition to dealing with typical emergency challenges, HazMat members intervene in chemical, biological and radiological accidents. All HazMat units are equipped with state-of-the-art protective clothing and chemical detection devices. HazMat teams do not clean up hazardous materials. Their primary duties are to rescue people at HazMat incidents and stabilize chemical emergencies.

There are 55 members of the San Diego Fire-Rescue Department trained and assigned to the Hazardous Materials Incident Response Team. HazMat units and personnel respond to incidents 24 hours a day 365 days a year throughout the City of San Diego and are available for Countywide emergencies. HazMat apparatus and crews are stationed at Station 44 (10011 Black Mountain Road).

### **Hospitals**

The nearest hospital to the proposed Project is the Stephen Birch Healthcare Center at Sharp Memorial Hospital, located approximately 10 miles by road travel at 7901 Frost Street, San Diego, CA (92123 858-939-3400). The hospital opened in January 2009 and is home to San Diego's largest, most modern Emergency and Trauma Center (Sharp Memorial Hospital Website 2011). It is a designated 24-hour trauma center for San Diego County and a Magnet hospital for nursing excellence. The hospital has 368 beds and includes features such as: advanced emergency care, family-centered care, high-tech surgical suites and ICU patient rooms, a hospital healing garden, and private patient rooms. The Sharp Memorial Hospital would be well equipped to treat most injuries that might occur at the Project site, with major traumas, such as head injuries, treated at adjacent trauma centers.

#### **4.6.1.7 Utilities**

### **Electrical and Gas**

The Project will connect to the SDG&E 230kV electric transmission system at the utility switchyard, approximately 1 mile north of the plant site. The proposed 230kV gen tie route runs north along the west side of Sycamore Landfill Road for approximately 2,600 feet then northwest for approximately 2,600 feet to the utility switchyard. Power for construction and

operations at the plant site will be provided by SDG&E via the local distribution line that runs along Sycamore Landfill Road adjacent to the site. The distribution line will be tapped at the nearest existing pole and run onto the plant site where a temporary service transformer will be installed. The distribution line will be installed on standard wooden poles.

The Project will connect to the existing 20-inch diameter SDG&E natural gas pipeline that is located 2,200 feet away from the proposed plant site at the intersection of Mast Boulevard and Sycamore Landfill Road. From the tie-in point, the Project's natural gas pipeline lateral will generally follow Sycamore Landfill Road to the proposed plant site.

### **Water and Wastewater**

Construction water during the 18-month construction process will be supplied from the City of San Diego Municipal Water Department under a temporary water use permit via a nearby fire hydrant adjacent to Mission Gorge Road, south of the intersection with West Hills Parkway. The water will be trucked from the hydrant to the construction areas where dust suppression is required. If this location becomes unavailable, another suitable hydrant will be selected. Construction water use will be greatest during the first three months, when site grading is scheduled. Peak water use of 58,000 gallons per day (gpd) during construction is based on 40 gallons of water per cubic yard of fill and 125,000 to 150,000 total cubic yards of grading over three months. For remaining construction water uses, approximately 8,000 gpd will be required to build the gas line, plant site, gen tie, and switchyard.

The Project will use very little water since engine cooling is accomplished with a closed loop system. Since there will be no requirement for purified water, a demineralizing system will not be required. Site water usage will be primarily for fire protection, personal consumption, sanitary purposes, landscape irrigation, and wash-down cleaning. As a result, site consumption will average approximately 1.0 gpm during periods of plant operation. These water requirements will be served through one 600,000 gallon fire water tank and one 10,000 gallon domestic water storage tank. Water for Project operations will be provided by Palomar Mountain Premium Springs, with the most likely water source located near Palomar Mountain, California, approximately 68 miles from the Project site.

Sanitary wastewater will be discharged to an onsite septic system. Process wastewater or service water that has the potential for contamination will be discharged to a wastewater holding tank. In the unlikely event of an accidental release or spillage of wastewater, the contents of the holding tank will be conveyed offsite by a licensed contractor for treatment and disposal.

### **Waste**

There are five Class III waste disposal sites in the vicinity of the Project, each of which is capable of accepting the non-hazardous solid waste that will be generated during project construction and operations. These landfills include: Sycamore Landfill, Ramona Landfill, Otay Landfill, Clean Harbors, Inc., and Chemical Waste, with Sycamore Landfill being the most likely disposal site. Although a specific landfill or landfills have not yet been identified for the Project, area landfill capacities are expected to be more than capable of handling the waste disposal requirements of the Project.

Specific Project construction wastes (types and quantities) are listed in Table 4.11-3 of Sections 4.11.2.1 and 4.11.2.2. Nonhazardous and Hazardous wastes generated during Project operations are described in Section 4.11.2.3 and listed in Table 4.11-4.

### 4.6.2 Environmental Consequences

#### 4.6.2.1 Significance Criteria

The criteria used to determine the significance of Project-related socioeconomic impacts are based on the criteria identified in the Guidelines for Implementation of the CEQA, Appendix G. Project-related impacts would be considered significant if they would:

- Induce substantial population growth.
- Displace substantial numbers of people or existing housing.
- Induce a substantial increase in demand for public services and utilities.
- Result in substantial adverse environmental impacts associated with the increased provision of public services and utilities.
- Physically divide an existing community.

#### 4.6.2.2 Construction Impacts

Project construction is expected to employ an average of 124 workers a month for the 18-month construction period (see Section 2.0, for a detailed description of the Project). Monthly construction employment would peak at a maximum of 268 workers in month 11 of the proposed schedule. The projected schedule by construction phase activity and month is presented for the 18-month construction period in Table 2.3-4. Projected employment by labor category and month for the construction period is presented in Table 2.3-3.

Construction will be scheduled to occur between 7 a.m. and 7 p.m., Monday through Friday. Additional hours may be necessary to make up schedule deficiencies or to complete critical construction activities. During some construction periods and during the startup phase of the Project, some activities will continue 24 hours per day, 7 days per week.

Effort would be made to employ qualified subcontractors and construction personnel from the local area.

#### **Available Local Workforce**

San Diego County has a large labor force with approximately 1,554,400 workers identified in the county in May 2011, including approximately 149,500 workers currently unemployed and looking for work (Table 4.6-5). The more populated areas of the County are within 1 to 1.5 hours travel time of the Project, based on mapquest.com travel directions. Approximately 9.6 percent of the total workforce in San Diego County were currently unemployed and looking for work in May 2011. The unemployment rate in the City of San Diego was also 9.6 percent (66,700 workers) in May 2011. The City of Santee, located 1 mile northeast of the Project site had an unemployed labor force of 2,600 in May 2011.

The number of workers in the San Diego-Carlsbad-San Marcos MSA employed in May 2011 in the construction trades that would be required to build the Project are identified in Table 4.6-12. Peak employment in most construction trades required for construction of the Project would occur in the second year of construction, which under the current construction schedule would be 2014. Employment in the potentially affected construction trades is estimated for 2014 and peak project-related demand estimates are presented for comparison in Table 4.6-10. This table also identifies the median annual wages for 2010.

**Table 4.6-10 Employment and Wages in the San Diego-Carlsbad-San Marcos MSA by Construction Trade**

Occupational Title <sup>1</sup>	Estimated Employment May 2010	Projected Employment 2014 <sup>2,3</sup>	Projected Peak Project Labor Demand <sup>4</sup>	2010 Median Annual Wage <sup>5</sup>
Carpenters	12,746	13,322	22	\$51,860
Cement Masons and Concrete Finishers	1,712	1,784	26	\$52,400
Construction Laborers	13,697	14,564	56	\$37,980
Operating Engineers and Other Construction Equipment Operators	2,659	2,788	20	\$61,297
Electricians	7,498	7,726	58	\$51,500
Insulation Workers, Floor, Ceiling, and Wall	328	346	12	\$43,690
Painters, Construction and Maintenance	7,855	8,050	8	\$45,850
Plumbers, Pipefitters, and Steamfitters	5,322	5,514	52	\$55,560
Structural Iron and Steel Workers	408	426	22	\$54,850
Millwrights	174	168	36	\$41,450
Sheet Metal	2,303	2,366	16	\$55,530
Truck Drivers, Heavy and Tractor-Trailer	9,285	9,660	2*	\$41,120

**Notes:**

- <sup>1</sup> These are the Federal Standard Occupational Classification (SOC) system categories that correspond with the construction trades required for the Project.
- <sup>2</sup> Employment was projected for 2014 based on estimates for 2010 (California EDD 2011d) and projections for 2020 (California EDD 2011e) assuming a constant annual growth rate.
- <sup>3</sup> Peak labor demand for most occupations would occur in the second year of construction, which is assumed here to be 2012.
- <sup>4</sup> Projected peak demand totals by trade are from Table 4.6-11.
- <sup>5</sup> U.S. Bureau of Labor Statistics 2011.

\*Teamster category

**Sources:** California EDD 2011d, 2011e

Some of the higher skill level positions required for essential trades, such as high voltage line electricians, controls and Information Technology (IT) specialists, and electrical engineers, may need to be hired from outside the local area, most likely from the Orange County and Los Angeles areas. These workers would likely commute weekly to the Project area for the duration of their employment, returning home on weekends. Given the size of the labor markets in these areas (Table 4.6-10) and the relatively small peak Project demand for these types of skilled workers, the Project is unlikely to affect the regional availability of these skills.

The proportion of workers likely to temporarily relocate to the Project area would vary over the construction period since the mix of labor categories or skills would vary. For the purposes of analysis, the Applicant estimates that during peak construction periods 90 percent of the workforce would be local (i.e., normally reside within commuting distance of the job site) and would likely commute to and from their homes to work each day. This percentage is based on

the Project's location in the San Diego metropolitan area. The remaining 10 percent of the workforce would temporarily relocate to the Project area for the duration of their employment. The majority of those temporarily relocating would likely commute in from their permanent residences on Sunday night and stay in overnight lodging or their own RVs on weekdays, returning home on Fridays.

### **Construction Impacts on Population**

As noted above, a majority of the construction workforce would be expected to normally reside within commuting distance of the Project site and would not temporarily relocate to the Project area. Only 10 percent of these workers are expected to commute to the Project site on a weekly basis, staying in temporary accommodation or RVs in the area during the week and returning home on weekends. Very few, if any, of the workers employed during the construction phase of the Project (26 workers at most) would be expected to permanently relocate to the area as a result of this Project. The impact of Project construction on regional population levels is, therefore, expected to be minimal. Construction of the Project will not displace an existing population or physically divide an existing community.

### **Construction Impacts on Housing**

For the purposes of analysis, the Applicant estimates that approximately 10 percent of the peak construction workforce would temporarily relocate to the Project area during construction. More than 250 construction workers are expected to be onsite from month 11 through month 12, with overall construction employment expected to peak at 268 in month 11. Assuming 10 percent of these workers would be drawn from outside the area, approximately 27 workers would temporarily relocate to the Project area over this 2-month period.

Some of these workers might bring their own RVs for temporary housing. There are at least 13 RV parks located in the San Diego metropolitan area, some with over 200 sites. Other workers would likely stay in motels and hotels or secure rental accommodation for the duration of their employment. There are numerous motels and hotels in the San Diego metropolitan area and no shortage of temporary accommodations for Project workers is indicated. Rental housing is also widely available in the vicinity of the Project (see Table 4.6-3).

### **Construction Impacts on Economy and Employment**

Construction of the Project would have positive impacts on the local economy. Benefits associated with construction would be temporary impacts that would last for the duration of the construction phase of the Project, approximately 18 months.

The total economic impacts of construction of the Project were estimated using an input-output model that was developed using IMPLAN modeling software and data (Minnesota IMPLAN Group 2011). This analysis estimated the total (direct, indirect, and induced) change in output (sales), employment, and income that would occur as a result of the Project. The *direct* impact component consists of expenditures made specifically for the Project, such as construction labor and materials. These direct impacts generate economic activity elsewhere in the local economy through the multiplier effect, as initial changes in demand "ripple" through the local economy and generate indirect and induced impacts. *Indirect* impacts are generated by the expenditures by suppliers who provide goods and services to the construction project. *Induced* impacts are

generated by the spending of households who benefit from the additional wages and business income they earn through the direct or indirect activity.

Annual total economic impacts (direct, indirect, and induced impacts) were estimated for San Diego County based on average monthly employment and annual construction payroll and local expenditures. Average direct employment for the duration of the construction period would be 119 jobs. The total construction payroll, including both craft and staff employees, would be approximately \$8.7 million spread over the 18-month construction period. Local expenditures for construction materials and supplies are expected to total \$3 million during the construction phase of the Project. Construction materials and supplies purchased locally would likely include concrete, rebar, formwork materials, asphalt, fencing, and local purchases in support of field staff.

In addition to the jobs directly related to construction of the Project (Table 4.6-13), construction of the Project would also support an estimated 77 (21 indirect and 56 induced) jobs per year for the duration of the construction period. Annual construction-related indirect and induced income impacts would be approximately \$1.0 million and \$1.9 million, respectively. Construction of the Project would also generate approximately \$5.5 million in indirect (\$1.8 million) and induced (\$3.7 million) output (sales) (Table 4.6-11). Output and income estimates are in 2011 dollars.

**Table 4.6-11 Summary of Annual Total Economic Impacts from Construction**

Impact	Employment	Income (\$ million)	Output (\$ million)
Direct	119	5.8	7.8
Indirect	21	1.0	1.8
Induced	56	1.9	3.7
<b>Total</b>	<b>196</b>	<b>8.7</b>	<b>13.3</b>

**Notes:**

Income and output estimates are in 2011 dollars.

**Construction Impacts on Fiscal Resources**

Local purchases of materials, supplies, equipment, and services are expected to total approximately \$3 million during the construction phase of the Project, which would extend for approximately 18 months. Assuming a San Diego County tax rate of 8.75 percent, the Project would generate approximately \$282,500 million in sales tax (in 2011 dollars) over the life of the construction phase of the Project.

**Construction Impacts on Schools**

The majority of the projected construction workforce is expected to commute daily to the Project site or offsite parking area. Approximately 10 percent (27 workers) of the construction workforce is expected to temporarily relocate to the Project area for the duration of their onsite employment. Most of these workers are expected to commute to the Project area on a weekly basis, returning home each weekend, and are expected to not relocate to the Project area with their families. As a result, the construction phase of the Project is expected to not have a substantial effect on student enrollment in Project area school districts.

### **Construction Impacts on Public Services**

Construction of the Project is expected to not result in a substantial increase in demand for public services. The City of San Diego Police Department Eastern Division, San Diego Fire Department, and Sharp Memorial Hospital would serve the Project site. These public services have been planned to serve large areas of the City of San Diego and construction of the Project would be unlikely to have a significant impact on their ability to serve the community. The police and fire departments are staffed to serve large urban areas, and local and regional medical facilities are capable of handling any injuries that might occur during construction. All injuries would most likely be treated at the Sharp Memorial Hospital.

### **Construction Impacts on Utilities**

Construction of the Project would require domestic water and electrical utility supplies and would generate wastewater and solid waste. Utility hookups would be available at the site for electrical service. It is anticipated that water for Project construction will be provided the city of San Diego Municipal Water Department via a nearby fire hydrant, probably located alongside Mission Gorge Road south of the intersection with West Hills Parkway at a location compatible with existing uses. The water will be trucked from the hydrant to the construction areas where dust suppression is required. Drinking water will be served by bottle water service supplied by a local Service Company. Waste generated during construction would be disposed at either one or more of five landfills in the vicinity of the Project. These landfills are expected to more than accommodate the waste disposal requirements of the Project. Sanitary wastes generated during construction would be collected in portable, self-contained toilets and hauled to an appropriate disposal site.

#### **4.6.2.3 Operation Impacts**

The Project would be operated and maintained by a trained staff of approximately 11 full-time employees. This staff would consist of a plant manager and 10 plant technicians working five rotating 12-hour shifts with two plant technicians per shift. The facility would be staffed 24 hours a day, 7 days a week.

Total annual operations payroll is estimated to average approximately \$1.35 million, all paid to permanent employees.

Most operations staff are expected to be hired locally. It is expected that the San Diego metropolitan area can more than accommodate the labor requirements for Project operation.

### **Operation Impacts on Population**

Operations workers are expected to be predominantly hired locally. However, operation of the Project could result in up to a few operations workers permanently relocating with their families to the Project area (within a 1 hour commuting distance of the Project site). Assuming an average household size of 2.9 persons per household (the average household size in California in 2010 [U.S. Census Bureau, 2011a]), this would result in a potential addition of about six people to the Project area. A potential increase of this size would have negligible effects on the local population and operation of the Project is expected to not displace existing population or physically divide an existing community.

### Operation Impacts on Housing

The available housing resources within a 1 hour commute of the Project site include an estimated 77,921 vacant housing units in San Diego County. These vacant housing units include an estimated 29,236 units available for rent and 11,682 units for sale (Table 4.6-3). The potential addition of 11 households to the Project area is, therefore, expected to not affect the availability of existing housing resources.

### Operation Impacts on Economy and Employment

Operation of the Project would have positive impacts on the local economy through the creation of local employment opportunities and through local expenditures for supplies and services.

When completed, the Project is expected to employ 11 full-time operations employees in San Diego County, with an annual payroll of approximately \$1.35 million, which would include all salaries, overtime, benefits, and incentives, as well as payments to short-term contract employees. In addition, an annual operations and maintenance budget of about \$1 million would be spent locally (within San Diego County) on goods and supplies.

The total economic impacts of operation of the Project were estimated using an input-output model that was developed using IMPLAN modeling software and data (Minnesota IMPLAN Group 2011). In addition to the jobs directly related to operation of the Project (Table 4.6-14), operation of the Project would also support an estimated 26 (11 indirect and 15 induced) jobs each year for the operating life of the Project. Annual operations-related indirect and induced income impacts would be approximately \$0.4 million and \$0.5 million, respectively. Operation of the Project would also generate approximately \$0.9 million in indirect (\$0.4 million) and induced (\$0.5 million) output (sales) (Table 4.6-12). These impacts would occur in San Diego County and would occur on an annual basis for the duration of Project operation. Output and income estimates are in 2011 dollars.

**Table 4.6-12 Summary of Annual Total Economic Impacts from Operation**

	Employment	Income (\$ million)	Output (\$ million)
Direct	11	1.4	2.4
Indirect	11	0.4	0.4
Induced	15	0.5	0.5
<b>Total</b>	<b>37</b>	<b>2.2</b>	<b>3.3</b>

**Notes:**

Income and output estimates are in 2011 dollars.

### Operation Impacts on Fiscal Resources

San Diego County's real property tax is an "ad valorem tax," a tax according to value. Proposition 13 established the tax rate as 1 percent of current assessed value, plus voter approved bonded indebtedness. In 2010, property taxes comprised approximately 34 percent of the total County General Fund budget.

The basis for property tax assessment is the fair market value of the improvements as of the assessment date. To provide an estimate of the Project's property taxes after construction, this

assessment assumes that the assessed value of the property on which the Project would be located would increase by the cost of the new construction. Project construction would add approximately \$170 million to the value of the parcel and assuming a typical property tax rate for the City of San Diego (1.1015 percent) would generate approximately \$1.9 million in property tax revenues during the first operation year of the Project.

Based on the distribution of a typical San Diego County property tax dollar, approximately 43 percent of the annual total would go to schools, 13 percent to the County, 12 percent to cities, 11 percent to Community Redevelopment, 8 percent to the county in lieu of vehicle license fee, 5 percent to cities in lieu of vehicle license fee, 4 percent to Special Districts, and 4 percent for other funds (San Diego County 2011).

The Project is expected to be completed in 2014. Local purchases of materials, supplies, equipment, and services are expected to total approximately \$1 million a year once the Project is fully operational. Assuming a San Diego County tax rate of 8.75 percent, the Project would generate approximately \$87,500 a year in sales tax (in 2011 dollars).

### **Operation Impacts on Schools**

It is assumed that the most operational personnel will be hired locally. Even if all 11 employees represented were to relocate to the area, the Project would have only a negligible impact on schools. Based on the average number of children under 18 years of age per family household in California of 1.1, the potential addition of 11 new family households to the Project area would result in the addition of 12 children (a smaller share of which would be school-aged). These potential new students would likely be enrolled in the Santee School District, the Grossmont Union High School District, and the San Diego Unified School District. The addition of 12 new students would be equivalent to much less than 1 percent of enrollment in school districts in San Diego County during the 2009 to 2010 school year (Table 4.6-8).

The proposed Project is in the attendance area for West Hills High School (Grossmont Union High School District) located at 8756 Mast Boulevard and the nearest K-8 school in the Santee School District is Carlton Oaks located at 9353 Wetherfield Road. The school impact fee for the Grossmont Union High School District for commercial/industrial projects is \$0.16 per square foot, and the school impact fee for the Santee School District for commercial/industrial projects is \$0.29 per square foot.

### **Operation Impacts on Public Services**

Operation of the Project is expected to not result in a substantial increase in demand for public services. The City of San Diego Police Department Eastern Division, San Diego Fire Department, and Sharp Memorial Hospital would serve the Project site. These public services have been planned to serve large areas of the City of San Diego and operation of the Project would be unlikely to have a significant impact on their ability to serve the community. The police and fire departments are staffed to serve large urban areas, and local and regional medical facilities are capable of handling any injuries that might occur during construction. All injuries would most likely be treated at the Sharp Memorial Hospital.

The Project will rely on both onsite fire protection systems and local fire protection services. Onsite Fire Protection Systems would be designed to protect personnel and limit property loss

and plant downtime from fire or explosion. The Project will have the following fire protection systems: a wet pipe sprinkler fire protection system, electrical/controls fire protection, GSUT fire protection, fire hydrants/hose stations, and fire extinguishers. The plant will operate in compliance with federal and state occupational safety and health program requirements. Compliance with these programs will minimize project effects on employee safety. These programs are described in Section 4.10 Worker Health and Safety.

In the event of a major fire or hazardous material incident, the plant personnel will be able to call upon the San Diego Fire-Rescue Department (Fire Station #39) and/or the San Diego Fire-Rescue Department Hazardous Material Incident Response Team for assistance. The Hazardous Materials Risk Management Plan for the plant will include all information necessary to permit all firefighting and other emergency response agencies to plan and implement safe responses to fires, spills, and other emergencies. Subsection 4.9 Hazardous Materials Handling, includes more information on the Hazardous Materials Risk Management Plan.

The Applicant would work with representatives from the San Diego Fire-Rescue Department to incorporate any necessary fire prevention measures into the Project's final design. In addition, a fire protection plan and emergency action plan for the facility would be submitted to the San Diego Fire-Rescue Department for approval.

### **Operation Impact on Utilities**

Operation of the proposed Project will not result in a substantial increase in demand for utilities. Domestic water will be delivered to the Project and kept in storage tanks located onsite. A 10,000 gallon domestic water tank and a 600,000 gallon fire water storage tank are proposed for the facility. Domestic water service will be used for all facility needs, domestic water use, irrigation, and fire protection. Drinking water will be served by bottle water service supplied by a local Service Company. The likely source of water for the Project would come from Palomar Mountain Premium Springs, with the most likely water source located near Palomar Mountain, California, and due to the very small amount of water usage, the Project would have minimal impact on local water utilities. Project sanitary wastes would be disposed via an onsite septic system and leach field and would have no impact on the availability of local wastewater treatment capacity.

Solid waste generated through Project operations would be disposed at one or several of five landfills in the vicinity of the site. These landfills have more than sufficient capacity to accommodate operations waste disposal needs.

The Project is designed to burn only natural gas. Natural gas requirements for a single generator set at full load, over an ambient range of 32°F to 100°F, will be approximately 80 MMBtu/hr on a higher HHV basis. Natural gas will be delivered to the site via an underground pipeline lateral owned by SDG&E that connects to their existing line that runs along Mast Boulevard. The proposed Project will connect to the SDG&E 230kV electric transmission system at the POI utility switchyard, approximately 1 mile north of the Project site. The Project demand will not substantially affect either electric or gas supply sources, and will provide additional power to the electric grid during peak demand periods.

### **4.6.3 Cumulative Effects**

The proposed Project will not have any impact related to displacement of homes, businesses, or population, or population growth. Most of the construction and operations personnel are anticipated to be local hires, living within a one-hour commute of the Project. The small number of employees who may relocate to the area will have a negligible effect on the local population and will not displace any homes or businesses. Similarly, the Project will not have any impact related to disruption or division of any established community, or any demand for wastewater disposal. The Project is located in the City of San Diego metropolitan area and the cumulative economic and other effects from the Project are expected to generally be positive. Therefore, the Project would not incrementally contribute to any cumulative socioeconomic impacts.

### **4.6.4 Environmental Justice**

Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, requires each Federal agency to make the achievement of environmental justice part of its mission by identifying and addressing disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low income populations. The Order further stipulates that the agencies conduct their programs and activities in a manner that does not have the effect of excluding persons from participation in, denying persons the benefits of, or subjecting persons to discrimination because of their race, color, or national origin. Because the CEC receives federal funds, it is subject to the Order.

#### **4.6.4.1 Public Participation**

The CEC will consider all input from persons or groups regardless of race, income status, or other social and economic characteristics. As part of the AFC process, the CEC will provide information to residents in the area and provide opportunities for their involvement.

The CEC typically:

- Mails written notice to all property owners within 1,000 feet of the site and within 500 feet of the centerline of all linear corridors.
- Publishes notice in the local newspaper announcing public workshops and hearings.
- Provides access to information by submitting copies of key documents to local libraries and providing materials via a web page.
- Holds hearings and workshops in the local community.
- Assigns a public advisor to assist the public in participating in the process.

#### **4.6.4.2 Environmental Justice Screening Analysis**

Evaluating whether a proposed action has the potential to have disproportionately high and adverse impacts on minority and/or low income populations typically involves: (1) identifying any potential high and adverse environmental or human health impacts, (2) identifying any minority or low income communities within the potential high and adverse impact areas, and (3) examining the spatial distribution of any minority or low income communities to determine if they would be disproportionately affected by these impacts.

Guidelines provided by the Council on Environmental Quality (CEQ) (1997) and USEPA (1998) indicate that a minority community may be defined as either: (1) where the minority population comprises more than 50 percent of the total population, or (2) where the minority population of the affected area is meaningfully greater than the minority population in the general population of an appropriate benchmark region used for comparison. Minority communities may consist of a group of individuals living in geographic proximity to one another, or a geographically dispersed set of individuals who experience common conditions of environmental effect. Further, a minority population exists if there is “more than one minority group present and the minority percentage, as calculated by aggregating all minority persons, meets one of the above-stated thresholds” (CEQ 1997, p. 26).

The CEQ and USEPA guidelines indicate that low income populations should be identified based on the annual statistical poverty thresholds established by the U.S. Census Bureau. Like minority populations, low income communities may consist of individuals living in geographic proximity to one another, or a geographically dispersed set of individuals who would be similarly affected by the proposed action or program. The U.S. Census Bureau defines a poverty area as a census tract or other area where at least 20 percent of residents are below the poverty level (U.S. Census Bureau 2011d).

Data on race and ethnicity for the populations that reside in the 52 census tracts that are within a 6-mile radius of the Project site are summarized in Table 4.6-2. These data indicate that only seven of these census tracts include minority populations that exceed 50 percent of the total population. In addition, as compared to the minority population of the City and County of San Diego and, minority populations are generally much lower within the census tracts located in the six mile radius of the Project site.

The USEPA environmental justice guidelines suggest that in addition to evaluating census tract data, environmental justice analyses should attempt to identify whether high concentration “pockets” of minority populations exist in specific geographic areas. The preceding analysis and data (Table 4.6-2) evaluates data at the census tract level. Census block groups are a smaller geographic subdivision of a census tract and analysis at this level allows a review of the characteristics of surrounding populations at a finer geographic resolution than analysis at the census tract level. However, in this case, the highly concentrated population of the San Diego metropolitan area of the area surrounding the Project site supports the use of the higher level census tract data.

The seven census tracts having greater than 50 percent minority population include tracts: 95.10, 95.11, 158.01, 160, 162.02, 163.02, and 165.04. None of these census tracts are located in the immediate vicinity or in the adjacent surrounding area of the Project site. The residents in these census tracts are expected to not be affected by the proposed Project.

Data on income and poverty are presented for the 46 census tracts within six miles of the Project in Table 4.6-6 (Figure 4.6-2). Data for income and poverty by census tract are not yet available for the 2010 Census. Median household income in the 46 census tracts (2000 Census) within 6 miles of the Project range from 69 to 288 percent of the State average in 2000, and the percent of the population below the poverty line in 1999 ranged from 1.2 to 22.1 percent (Table 4.6-6). The percent of the population below the poverty line in 1999 was 12.4 percent for San Diego County and 14 percent for California. There is only one census tract (163.02)

greater than 20 percent for the population below the poverty level. This census tract is not in the vicinity of the Project and is at the edge of the 6-mile radius.

While the preceding analysis identified the potential presence of minority or low income communities within 6 miles of the Project, construction and operations of the Project are expected to not result in significant adverse environmental and human health impacts to these populations or to communities of interest, such as construction employees who would be employed on the Project site.

### 4.6.5 Mitigation Measures

No significant adverse impacts to the socioeconomic environment are expected due to construction and operations of the proposed Project. Therefore, no mitigation measures are required.

### 4.6.6 Laws, Ordinances, Regulations, and Standards

The LORS applicable to the socioeconomic analysis are identified in Table 4.6-13. This table also briefly summarizes the requirements of the applicable LORS and identifies where they are addressed in this section.

#### 4.6.6.1 Federal LORS

Executive Order 12250 requires federal agencies to assure that no person in the United States shall, on the ground of race, color, national origin, handicap, religion, or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

Executive Order 12898 requires that federal agencies identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low income populations. USEPA had 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. An Environmental Justice analysis related to the Project is addressed in Section 4.6.4.

#### 4.6.6.2 State LORS

State Government Code Sections 65996 and 65997 establish the methods used to consider and mitigate “impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization.”

Education Code Section 17620 establishes that “the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities.”

**Table 4.5-13 Applicable LORS for Socioeconomics**

LORS	Requirements	Administering Agency	Refer to Section
<b>Federal</b>			
Executive Order 12898	Avoid disproportionate impacts to minority and low-income members of the community.	CEC	Section 4.6.4, Environmental Justice
<b>State</b>			
PRC Section 25523(a); 20 CCR Section 1752, 1752.5, 2301-2308 and Chapter 5 Appendix B, Part(g); 14 CCR Section 151131.	Requirement to include economic or social effects analysis in AFC.	CEC	Section 4.6.2 Environmental Consequences
Government Code Sections 65995-65998	Establishes that the levy of a fee for construction of an industrial facility be considered as mitigation for impacts on school facilities.	Santee and Grossmont Union High School Districts	Section 5.8.2.3, Operation Impacts on Schools; Section 5.8.5
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities.	Santee and Grossmont Union High School Districts	Section 5.8.2.3, Operation Impacts on Schools; Section 5.8.5
<b>Local</b>			
City of San Diego	None		
San Diego County	None		

4.6.6.3 Local LORS

The Project site is located within the City of San Diego, San Diego County. Neither of these jurisdictions have any LORS applicable to the proposed project relative to socioeconomics.

**4.6.7 Agencies and Agency Contacts**

A list of agencies with jurisdiction and the name of the official contacted at each agency are provided in Table 4.6-14.

**Table 4.6-14 Agencies and Agency Contacts for Socioeconomics**

Agency	Name	Title	Phone	Email	Mailing Address
Santee School District	Evonn Avila	Business Services	(619) 258-2324	evonn.avila@santeesd.net	9625 Cuyamaca Street Santee, CA 92071
Grossmont Union High School District	Rosa Rosselli	Planning Technician	(619) 644-8177	Rrosselli@guhdsd.net	P.O. Box 1043 La Mesa, CA 91944

Agency	Name	Title	Phone	Email	Mailing Address
San Diego Police Department, Eastern Division	n/a	Community Relations Officer	(858) 495-7900	SDPDEastern@pd.sandiego.gov	9225 Aero Drive, MS 760 San Diego, CA 92123
San Diego Fire-Rescue Department (Fire Station #39)	Ron Carter	Fire Inspector II.	(619) 533-4455 (Fire Access) (609) 446-5449	sdfd@sandiego.gov	4949 La Cuenta Drive San Diego, CA 92124

**4.6.8 Required Permits and Permitting Schedule**

There are no required permits that specifically address the socioeconomic aspects of the Project.

**4.6.9 References**

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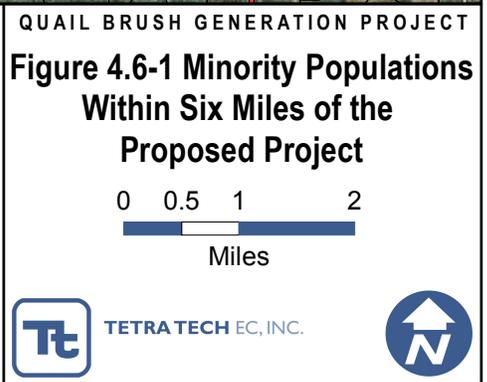
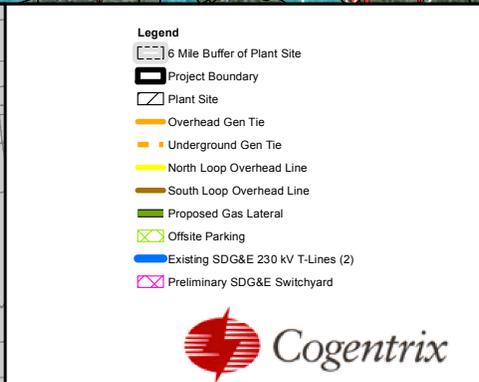
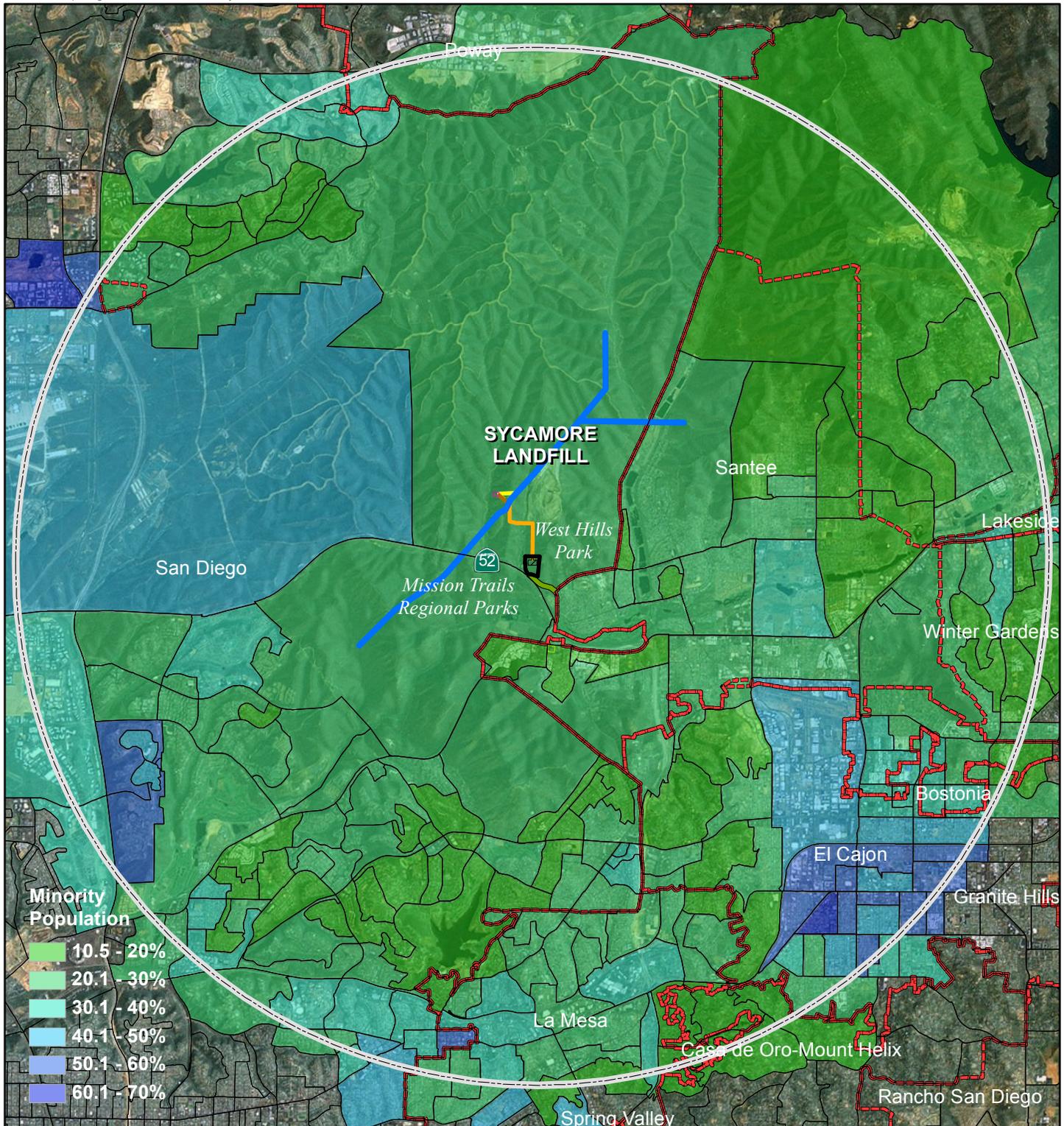
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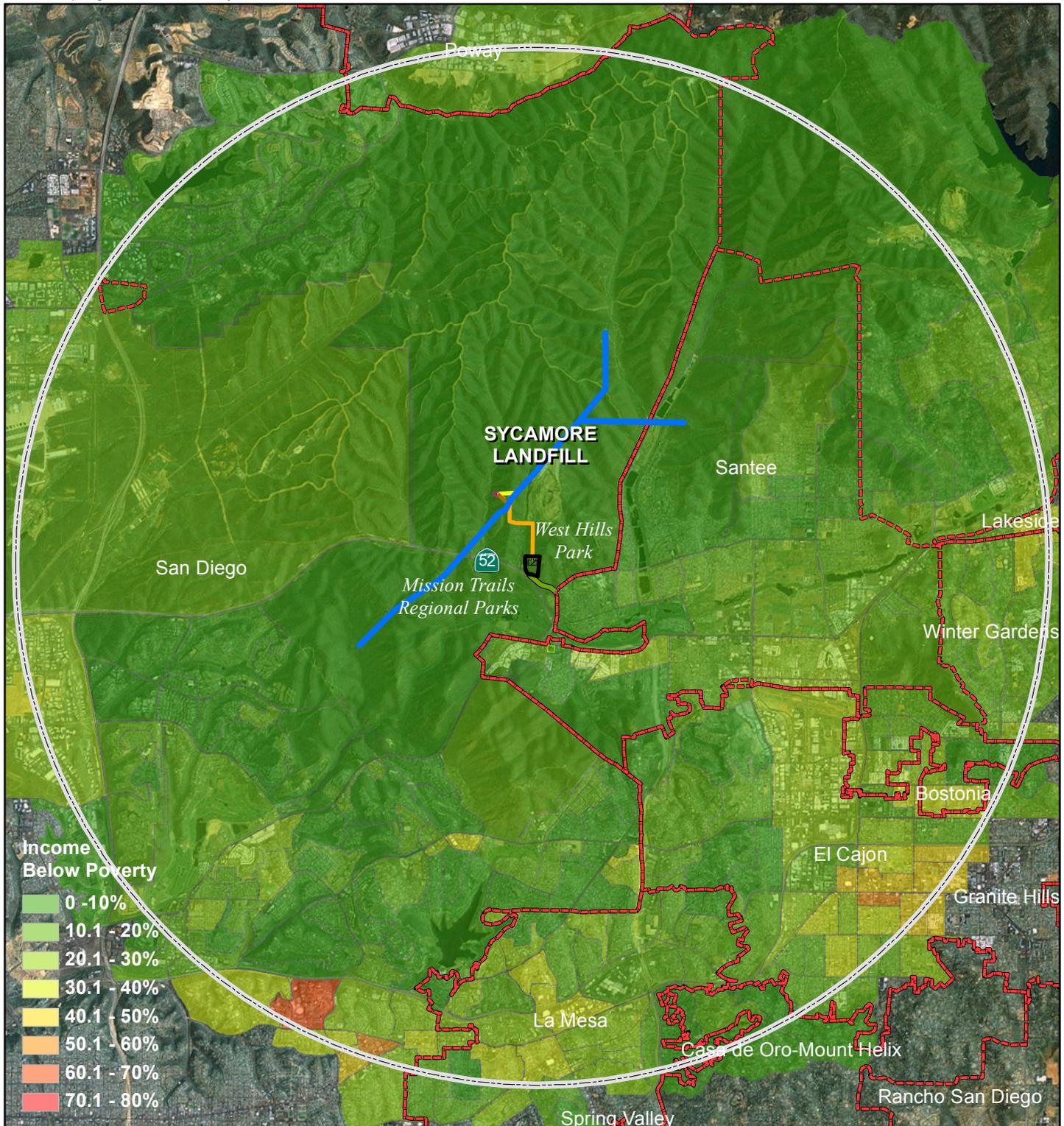
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**FIGURES**





**Income Below Poverty**

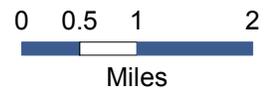
- 0 - 10%
- 10.1 - 20%
- 20.1 - 30%
- 30.1 - 40%
- 40.1 - 50%
- 50.1 - 60%
- 60.1 - 70%
- 70.1 - 80%



- Legend**
- 6 Mile Buffer of Plant Site
  - Project Boundary
  - Plant Site
  - Overhead Gen Tie
  - Underground Gen Tie
  - North Loop Overhead Line
  - South Loop Overhead Line
  - Proposed Gas Lateral
  - Offsite Parking
  - Existing SDG&E 230 kV T-Lines (2)
  - Preliminary SDG&E Switchyard



**QUAIL BRUSH GENERATION PROJECT**  
**Figure 4.6-2**  
**Income and Poverty Levels**  
**Within Six Miles**  
**of the Proposed Project**



**DATA ADEQUACY WORKSHEETS**

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.	4.6.1, 4.6.2, 4.6.3, 4.6.5		
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:	4.6.1		
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;	4.6.1.3, 4.6.1.4		
Appendix B (g) (7) (A) (ii)	The social characteristics, including population and demographic and community trends;	4.6.1.1		
Appendix B (g) (7) (A) (iii)	Existing and projected unemployment rates;	4.6.1.3		
Appendix B (g) (7) (A) (iv)	Availability of skilled workers by craft required for construction and operation of the project;	4.6.1.3		
Appendix B (g) (7) (A) (v)	Availability of temporary and permanent housing and current vacancy rate; and	4.6.1.2		

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.	4.6.1.7, 4.6.1.6, 4.6.1.5		
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:			
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;	4.6.2.2, 4.6.2.3		
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;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (iii)	An estimate of the potential population increase caused directly and indirectly by the project;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (iv)	The potential impact of population increase on housing during the construction and operations phases;	4.6.2.2, 4.6.2.3		

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;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (vi)	An estimate of applicable school impact fees;	4.6.2.2, 4.6.2.3		
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;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (viii)	An estimate of the expenditures for locally purchased materials for the construction and operation phases of the project;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (ix)	An estimate of the capital cost (plant and equipment) of the project;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (x)	An estimate of sales taxes generated during construction and separately during an operational year of the project;	4.6.2.2, 4.6.2.3		
Appendix B (g) (7) (B) (xi)	An estimate of property taxes generated during an operational year of the project; and	4.6.2.2, 4.6.2.3		

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.	4.6.2.2, 4.6.2.3		
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	4.6.6		
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.	4.6.7		
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.	4.6.7		
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.	4.6.8		