

4.14 SOCIOECONOMICS

The California Environmental Quality Act focuses on physical effects on the environment and indicates that economic or social effects of a project shall not be treated as significant effects on the environment. This analysis addresses population, housing, employment, and income and is provided to identify any potential physical changes which may be caused by such economic and social impacts. In addition, this section contains a summary discussion of the demographic distribution of the project's potential effects, based on a technical report contained in Appendix Q.

4.14.1 EXISTING SETTING

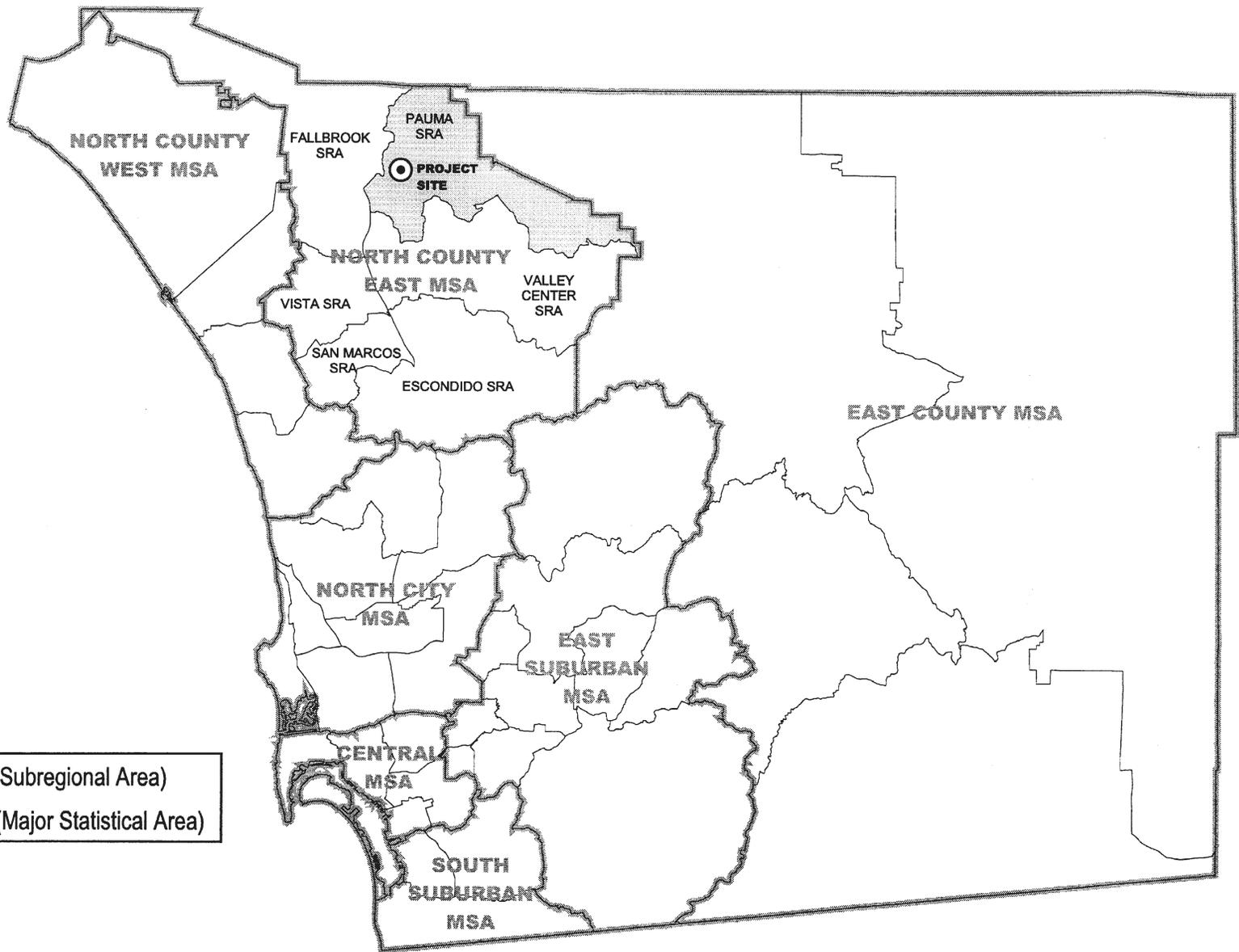
The proposed Gregory Canyon Landfill is located in an unincorporated area of the north central part of San Diego County, north of the community of Valley Center, east of Fallbrook and Interstate 15 (I-15) and west of the community of Pala and the Pala Indian Reservation. The San Diego Association of Governments (SANDAG) divides the geographic area of San Diego County into 41 Subregional Areas (SRAs), which are aggregated into seven Major Statistical Areas (MSAs). As shown on Exhibit 4.14-1, the project site lies in the Pauma SRA within the North County East MSA. This SRA is adjacent to the Fallbrook SRA on the west, the Valley Center SRA on the south (both of which are also within the North County East MSA), and the Palomar-Julian SRA in the East County MSA on the east. The northern boundary of the Pauma SRA is the northern boundary of San Diego County.

The Gregory Canyon project site is located in the Pauma subregion within the North County East MSA. Estimates of population, housing, and employment are prepared annually through a joint effort of the City of San Diego and SANDAG for jurisdictions, subregional areas, and major statistical areas. Regional, local, and site specific socioeconomic information is presented below. The local socioeconomic characteristics were obtained from SANDAG and the California Department of Finance.

4.14.1.1 Population

As of April 1990, the population of San Diego County was estimated at approximately 2,498,016 residents. During the period between 1990 and 1998, the population of San Diego County has increased by approximately 12 percent, resulting in a 1998 population of approximately 2,794,785 residents. The population is projected to increase 17 percent in the 1990s and an additional 32 percent between 2000 and 2020 as the County approaches ultimate physical buildout. These growth rates will yield projected populations in 2000 and 2020 of 2,917,268 and 3,853,297, respectively. As of 1990, the population of the North County East and West MSAs were estimated at 312,477 and 310,194, respectively. The North County East population is projected to increase to 375,781 in 2000 and 501,497 in 2020, representing a 60 percent increase in population (1990-2020). The North County West population is projected to increase 57 percent (1990-2020) resulting in projected populations of 375,781 in 2000 and 486,777 in 2020. In comparison, the 1998 population of the Pauma subregion was estimated at 5,537. The population in the Pauma region is expected to increase to 5,572 and 9,901 in 2000 and 2020, respectively.

The population of the San Diego County has grown by more than 296,769 residents since 1990. Approximately 31 percent of that growth (92,267 people), occurred in the North City MSA. The



SRA (Subregional Area)
MSA (Major Statistical Area)



NOT TO SCALE

Sources: SANDAG GIS Data, 1997; PCR Services Corporation, 1999;

Exhibit 4.14-1
Major Statistical Areas and
Subregional Areas

MSA with the second largest share of regional population growth since 1990 is North County East, which captured 16 percent (48,467 people). The other SRA with a significant amount of growth was Oceanside in North County East MSA, whose gain of 25,471 persons accounted for nine percent of the total regional increase. In terms of percentages, the East County MSA has grown the fastest on an annual basis. However, it must be recognized that East County's 17 percent increase since 1990 accounts for only one percent of the region's growth. As indicated above, the highest numeric increases are seen in the two MSAs that also experienced the second and third highest growth rates, North City and North County East.

4.14.1.2 Housing

In January 1990, the Census showed that there were 946,240 housing units within San Diego County. Of the total number of housing units within San Diego County, 62 percent were single-family, 31 percent multiple-family and seven percent mobile homes. In comparison, the Pauma subregion had a total of 1,497 housing units. Of the total number of housing units within the Pauma subregion, 69 percent were single-family, 0.7 percent multiple-family, 28 percent mobile homes and two percent were other units.

Since 1990, five of the 19 County jurisdictions saw percentage increases greater than the regional figure of 7.3 percent. Currently, the largest shares of the region's new units are found in the City of San Diego (42 percent) and the unincorporated area (17 percent). In 2020, it is estimated that there will be approximately 1,014,859 dwelling units within San Diego County.

The 1990 Regional Housing Needs Statement (RHNS) prepared by SANDAG identifies San Diego's share of regional housing needs from 1989 to 1996. The RHNS identified the need for a total of 958,023 housing units, with 40 percent allocated to very low- and low-income households. To meet the needs of the lower income households in the County, the Housing Element includes provisions that authorize density bonuses for affordable housing. Such density bonuses provide housing that is affordable to low- and moderate-income households.

Approximately 25 residences are located within the 1,783-acre project area. Presently, 14 dwelling units exist on the Lucio properties. The Verboom family and their employees presently occupy eleven residences on the Verboom property.¹ An additional two dwellings exist within this same general location.

4.14.1.3 Employment

Between 1990 and 1994, the San Diego region's economy experienced an economic slowdown due to Department of Defense expenditure cutbacks. Job losses have been concentrated in high-paying manufacturing industries. Standard of living as defined by per capita income declined by eight percent. The service sector is the largest employment sector in San Diego County. Much of the employment growth in San Diego County is expected to continue in the services sector, as well as the retail and real estate employment sector. The retail trade sector is ranked second in providing jobs. The government sector is the third largest employer in San Diego County and growth is expected to continue within the government sector.

SANDAG estimates that 619 jobs existed in 1990 within the Pauma subregion as compared to 1,497 residential units in the same year. Therefore, the 1990 jobs/housing ratio was 0.41,

¹ Telephone communications, Pete Verboom, July 24, 2000.

meaning that the Pauma region was considered to be unbalanced towards a substantially greater number of housing units as compared to number of jobs. This 1990 jobs/housing ratio indicated that within the project area, approximately 61 percent of the area's civilian labor force was commuting to employment centers outside the Pauma region.² In comparison, during 1990, SANDAG estimates that 1,195,811 jobs existed in the San Diego region in 1990, as compared to 946,240 residential units, equating to a jobs/housing ratio of 1.26. Although the subregional jobs/housing balance has improved within the project area, the jobs-poor/housing-rich status has remained to date.

Within the project area, one dairy business (the Verboom Dairy) is located adjacent to and south of SR 76. The Verboom Dairy currently employs 11 full-time employees.

4.14.1.4 Household Income

Between 1990 and 1998, median household income in the San Diego region increased 20.9 percent, from \$35,028 in 1990 to \$42,357 in 1998. Median income has changed only slightly in the region as compared to the 105 percent regional increase experienced during the 1980s. According to SANDAG estimates, a 10 percent reduction has occurred in the share of households with annual incomes of up to \$35,000. Real income (i.e., income that is adjusted for inflation) has declined by four percent between 1990 and 1998. This decline reflects the severity of the recession of the early 1990s which cost the region many high paying jobs in the defense-related and financial sectors.

The median income for the unincorporated areas within the County deviates from the regional median income. The unincorporated median income in 1998 of \$47,114 is approximately 1.11 times higher than the regional median income of \$42,357.

4.14.2 IMPACT SIGNIFICANCE CRITERIA

Population and housing impacts are considered significant if the project will substantially alter the location, distribution, density, or growth rate of the human population planned for the area and result in a demand for housing and public and private services which exceeds supply in the short- or long-term. Impacts are also considered significant if the project's generation of population or employment is inconsistent with the regional growth management plans.

4.14.3 POTENTIAL IMPACTS

4.14.3.1 Short-Term (Construction) Impacts

Construction of the proposed project would last approximately 9 to 12 months and create 30 to 40 temporary construction jobs. According to Herzog Environmental, Inc. (Herzog), it is estimated that the majority of the facility operation jobs would be drawn from the local labor pool within adjacent communities. It is expected that project-related construction workers would be drawn from the larger San Diego region of the proposed project, and are not expected to be concentrated in any one community. No short-term impacts to population or housing will occur.

² There were 1,592 workers residing in the region minus 619 workers employed in the region which equals 973 workers residing within but employed outside of the region. This assumes that all of the people employed within the Pauma region are also residents of the region.

Any number of additional jobs is considered a beneficial impact of project implementation. The short-term, construction jobs created by the proposed project would contribute to the local economy through the purchase of goods and services by the temporary construction work force during their stay in the area. Employee salaries would be generated during the construction phase of project development. According to Herzog, expected salary ranges for temporary construction employees are anticipated to range from \$18 to \$25/hour. Short-term employment effects will provide a beneficial impact to the local economy. No significant adverse impacts to population, housing, or employment will result from construction of the proposed project.

4.14.3.2 Long-Term (Operational) Impacts

Population

Population in-migration may be expected to occur as a result of implementation of the proposed project. It is estimated that approximately 20 new full-time plant operations jobs would be required to operate the landfill at project buildout. Assuming an average household size of 2.78 persons, a maximum of approximately 56 new persons may permanently move to the area or to neighboring areas. It is expected, however, that employees will likely be drawn from communities neighboring or adjacent to the project area.

In comparison to the local population (assuming the influx of a maximum 56 new persons), the projected population increase will represent a 1.0 percent increase in the total 1998 population within the Pauma region. The marginal increase in the long-term population of the area is expected to be accommodated without significant impact on the surrounding communities.

The potential loss of population due to the demolition of 25 homes on the project site is addressed in Displacement Impacts, below.

Housing

The proposed project will not alter the planned location, distribution, density, or growth rate of the human population of any area, either within the County of San Diego or beyond its current limits. Any indirect population increases related to the generation of new employment opportunities will not create a significant demand for housing that has not already been anticipated by the County of San Diego, as reflected in its General Plan, or by SANDAG's regional housing projections. It is estimated that the proposed project would generate 20 jobs. This translates to a need for a maximum of 20 housing units. Although accurate vacancy rates at any given time are difficult to assess, the 1998 Department of Finance estimates a 6.2 percent vacancy rate for San Diego County. The vacancy rate is considered adequate to accommodate new residents without any detrimental effects to the County's housing availability.

The County Housing Element indicates that as of 1990 approximately 46 percent of the County's housing units were rental properties, which generally creates access to housing for a greater variety of income levels. In general, existing housing and rental units are available to meet the future demand of project-generated residents. Additionally, on a subregional level, the job/housing ratio indicates that a greater number of housing units is available in comparison to the current number of jobs. Therefore, no significant adverse impacts to housing availability will result from project implementation.

The proposed project may result in population in-migration with a maximum of 20 estimated new households assuming all future employees relocate within the immediate Pauma area. It is

more likely, however, new employees will be drawn from surrounding communities and will therefore, not be expected to relocate to the immediate area.

Employment

Pete Verboom has indicated that the Verboom Dairy will relocate to Orland, California when operations cease within the Pauma region. Eight employees are expected to relocate to Orland to the new business location and three employees are expected to retire.

The proposed project would create approximately 20 permanent jobs within the project area. This increase in the labor force would represent a 3.2 percent increase in 1998 local employment rates within the Pauma region. Table 4.14-1 indicates the operation work force of the landfill facility.

**TABLE 4.14-1
ESTIMATED FULL TIME PERSONNEL FOR THE LANDFILL OPERATION**

POSITION	NUMBER	POSITION	NUMBER
Project Manager	1	Equipment Operators/Inspectors	6
Project Engineer	1	Laborers/Litter Collection	2
Office Manager	1	Traffic Director/Inspector	1
Superintendent	1	Teamster	1
Fee Collectors/Scale House	3	Mechanics	2
Foreman/Inspector	1	TOTAL	20

Source: Herzog Environmental, Inc., 1999

The number of new permanent jobs created directly and indirectly, as a result of the proposed project, is considered to be moderate, and would not result in significant changes to the local economy and work force of San Diego County. New jobs created by the proposed project would provide a beneficial impact to the local economy, as well as serve to increase employment opportunities within the Pauma subregion. According to Herzog, long-term (permanent) employee salaries are expected to range from \$24,000 to \$60,000 annually. Overall, the proposed project would provide positive economic and employment effects to the project area, local economy and local household incomes.

Jobs/Housing Balance

The Land Use Distribution Element of SANDAG's Regional Growth Management Strategy addresses the concept of "jobs/housing balance" as a method to promote a better balance between employment and residential land uses, with the objective of reducing traffic congestion, air pollution and energy usage. The jobs/housing balance concept is based on the premise that a reduction in commute distances and travel time, as well as the consequent reductions in emission of air pollutants can be achieved when a sufficient work force is available locally to balance the supply of employment. On a subregional level (i.e., Pauma), the jobs/housing ratio is unbalanced towards a greater number of housing units.

The project's employment components would result in the addition of new residents to the local and regional housing markets. As indicated above, development of the Gregory Canyon Landfill would generate approximately 20 permanent employees. For purposes of this analysis, it is

expected that 20 permanent employees represents a worst case scenario for project development and jobs/housing balance estimates.

The Pauma subregion is expected to become increasingly housing-rich over the next 20 years. In 1990, the subregional jobs/housing ratio for the Pauma subregion was 0.41. The projected trend for the jobs/housing ratio in 2005 and 2020 for the subregion is 0.61 and 0.38, respectively. By creating jobs associated with landfill development, the project would help the subregional jobs/housing imbalance. Locally, the proposed project's contribution of approximately 20 new employees to the subregion's work force represents a benefit to the local jobs-poor/housing-rich conditions. As a result, the proposed project will not create any significant negative effects on the jobs/housing balance.

Regional Growth Management

As an incremental addition to the existing local employment and housing markets, the proposed project will not significantly increase the demand for housing beyond current levels. The project will not result in the alteration of demographics, increased demand for housing or increased demand for public and private services. Neither will the project be inconsistent with the goals enumerated in SANDAG's Regional Growth Management Strategy.

For infrastructure and community services projections, it was assumed that two new landfills will need to be built within the next ten years to serve the northern and southern parts of the County. Additionally, approval of Proposition C (Gregory Canyon Landfill and Recycling Collection Center Ordinance) has amended the County's General Plan, Zoning Ordinance, and other applicable ordinances and policies to allow for the construction and operation of the proposed project. Therefore, future development of the Gregory Canyon Landfill site has been consistently considered in public facilities planning.

Displacement Impacts

Two dairies (Lucio and Verboom dairies) have operated on land within the project area for a number of years. The Lucio Dairy is no longer active. It was closed by the owner before purchase options of the property were obtained by Gregory Canyon Ltd. In contrast, Pete Verboom's Dairy is currently in operation at this time.

As indicated above, approximately 25 occupied residential dwelling units exist on the 1,770-acre property. As a result of project implementation, all of the dwelling units and other remaining dairy buildings would be demolished or removed prior to, or during initial construction of the project. Sale of the parcels to the applicant and closure of the dairy was a voluntary business decision by Verboom rather than a result of the project. The residences and/or businesses to be displaced as a result of project implementation will be purchased at fair market value.

A purchase option agreement on the Verboom parcels indicates that the former owner may reside there until one year after the final purchase payment. Pete Verboom has indicated that the Verboom Dairy will relocate to Orland, California (near Chico). As indicated above, eight employees are expected to relocate with the relocation of the business. Residences will also be provided at the new dairy location for all employees intending to relocate. No significant displacement impacts are anticipated.

Demographical Distribution of Environmental Effects

The relationship between the project's changes to the physical environment and the demographic characteristics of the populations that may be affected has been evaluated. A complete copy of the analysis summarized herein is provided as Appendix Q of the Recirculated Draft EIR. The analysis identifies changes to the environment for three separate areas which correspond to areas north and east of the project site (i.e., changes which occur within the County of San Diego Pala-Pauma Subregion), as well as for areas south and west of the site (i.e., changes which occur within the Valley Center and Fallbrook Plan Areas, respectively). See Exhibit 4.1-2 for planning area boundaries and locations. The analysis concludes that the project would result in environmental changes within each of these three study areas, although the effects would be different from one study area to another. As the racial and ethnic profiles of the three areas are different in terms of the proportion of the population that is characterized as minority, it is concluded that the project would not disproportionately impact minority communities or any particular minority community.

4.14.3.3 Site Closure Impacts

Although landfill closure will result in a loss of 20 permanent employees, the number of jobs lost would not result in significant changes to the local economy or workforce of San Diego County. As noted previously, it is expected that employees will likely be drawn from neighboring communities, therefore, no significant population impacts are anticipated to occur to local or regional population projections.

4.14.3.4 First San Diego Aqueduct Relocation

The relocation of the First San Diego Aqueduct would increase the total number of short term construction jobs, thereby further assisting the shortage of jobs in the area. The aqueduct relocation would not create any significant socioeconomic impacts since it will not alter human population patterns or create any demand for housing or services which exceed the available supply.

4.14.4 MITIGATION MEASURES

Since there are no significant adverse impacts related to population and housing increases, no mitigation measures are necessary.

4.14.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No mitigation measures are necessary because socioeconomic impacts are considered not significant.