

# D.11 Socioeconomics

This section addresses the environmental setting and impacts related to socioeconomics for the Proposed Project and alternatives. This analysis evaluates the potential for any short- and long-term Proposed Project-induced population, housing, and/or employment impacts.

## D.11.1 Environmental Setting for the Proposed Project

As shown in Figure B-1 in Section B, Project Description, the Proposed Project would be located within MCBCP and portions of unincorporated San Diego County. Due to its proximity to the Proposed Project, the setting also includes characteristics of the City of San Clemente. Socioeconomic data were obtained from the 2000 U.S. Census, San Diego Association of Governments (SANDAG), and the California Department of Finance (DOF).

### D.11.1.1 Population

Table D.11-1 presents the recent population data and growth trends for the Proposed Project area.

**Table D.11-1. Population Characteristics**

Location	2000	2010	Change	Percent Change
San Diego County	2,813,833	3,235,675	421,842	15%
Pendleton Subregional Area	36,146	36,517	371	1%
City of San Clemente	50,252	64,760	14,508	29%
Unincorporated San Diego Co.	442,919	508,236	65,317	15%

Sources: SANDAG, 2002; CDR, 2004; U.S. Census, 2004

### D.11.1.2 Housing

Housing in the region includes single-family residences, apartments, condominiums, and mobile homes. Table D.11-2 presents housing data for the communities potentially affected by the Proposed Project.

**Table D.11-2. Housing Characteristics\***

Location	2000	2010	Change	Percent Change
San Diego County	1,040,149	1,161,259	121,110	11.6%
Vacancy Rate	45,472 (4.4%)			
Pendleton Subregional Area	6,368	6,374	6	0.1%
Vacancy Rate	537 (8.4%)			
City of San Clemente	20,698	25,189	4,491	21.7%
Vacancy Rate	1,258 (6.1%)			
Unincorporated San Diego Co.	152,947	170,968	18,021	11.8%
Vacancy Rate	9,024 (5.9%)			

\*Totals include both occupied and unoccupied housing units

Sources: SANDAG, 2002; CDR, 2004; U.S. Census, 2004

### D.11.1.3 Employment

The workforce available to the Proposed Project includes local labor pools and specialized laborers that could temporarily relocate to the area. It is expected that local workers would commute up to one to two hours to the Proposed Project area. Counties within this one- to two-hour commute range include San Diego County, Orange County, and Imperial County. The majority of the labor force required for the Proposed Project would be characterized by the California Employment Development Department's (EDD) labor force statistics as part of the "Construction" labor force and most of the workers would fall into the "Specialty Trade Contractors" work force subcategory under "Construction." Workers hired for RSG transport activities would be drawn from the "Transportation and Warehousing" labor pool. Table D.11-3 provides labor force data for these categories.

**Table D.11-3. Construction Labor Force Data for the Project Area and Nearby Counties (2004)**

Jurisdiction	Total Civilian Labor Force	Construction Labor Force	Specialty Trade Construction Labor Force	Transportation and Warehousing
San Diego County	1,521,600	91,700	61,200	20,600
Orange County	1,598,300	88,900	61,700	24,700
Imperial County	61,800	1,900*	N/A	2,000

\*Includes also Natural Resources and Mining employment.  
 Source: EDD, 2004

## D.11.2 Applicable Regulations, Plans, and Standards

### Federal and State Standards

There are no federal regulations, plans, or standards related to socioeconomics that are directly applicable to the Proposed Project.

The CEQA Guidelines (14 CCR Section 15131) state the following:

- Economic or social effects of a project shall not be treated as significant effects on the environment [14 CCR Section 15131(a)].
- Economic or social factors of a project may be used to determine the significance of physical changes caused by the project [14 CCR Section 15131(b)].
- Economic, social, and particularly housing factors shall be considered by public agencies together with technological and environmental factors in deciding whether changes in a project are feasible to reduce and/or avoid the significant effects on the environment [14 CCR Section 15131(c)].

### Local Ordinances and Policies

The Land Use Distribution Element of the SANDAG 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.

The 1999 Regional Housing Needs Statement (RHNS) prepared by SANDAG identifies the County of San Diego’s share of regional housing needs from 1999 to 2004. The RHNS identified the need for a total of 95,023 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. None of these ordinances and policies, however, address the issues of providing temporary housing for laborers and, therefore, would not apply to the Proposed Project.

## D.11.3 Environmental Impacts and Mitigation Measures for the Proposed Project

### D.11.3.1 Definition and Use of Significance Criteria

Significant impacts to socioeconomics would occur if any of the following would result:

- The Proposed Project would induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- The Proposed Project would induce substantial population growth or the need for additional housing in an area through the required labor force; or
- The Proposed Project would displace substantial numbers of existing housing or persons necessitating the construction of replacement housing elsewhere.

### D.11.3.2 Replacement Steam Generator Transport

Based on the CEQA Guidelines, the discussion in this section focuses on population, housing, or employment impacts caused by the Proposed Project that could potentially lead to physical environmental changes.

#### Population Growth

Transport of the RSGs would not result in population increase. Transport of the RSGs would require 60 to 70 personnel for a period of between 16 and 84 days, each one-way trip taking between 8 and 12 days (see Section B.3.2.1, Beach and Road Route). It is anticipated that personnel would be drawn from within the two-hour commute area described above in Section D.11.1.3 and shown in Table D.11-3. It is expected that any workers from outside this area would stay only for the duration of the Proposed Project. Any population increases due to workers coming from outside the commute area to work would be temporary. Therefore, there would be no permanent change or impact to existing or future population growth levels as a result of offloading and transport activities.

#### Housing and Labor Demand

RSG offloading and transport laborers may need to temporarily relocate to the Proposed Project area. As shown in Table D.11-2, there is an adequate amount of vacant housing in the area to house all temporary employees of the Proposed Project that could commute from outside the two-hour radius. Therefore, demand for new housing is unlikely. As transportation would take between 16 and 84 days, temporary accommodations would be available at the hotels and motels in the area. Consequently, the Proposed Project would not lead to construction of any new homes, businesses, or infrastructure as a result of the demand for labor.

Transport of the RSGs would require specialized skilled positions contracted through a specialized heavy transport company. Approximately 60 and 70 personnel would be required for up to 84 days (see Section B.3.1, Beach and Transport Route Option). As shown in Table D.11-3, counties within a two-hour commute range contain a large labor force with a sizable transportation workforce that would be able to meet labor needs for RSG offloading and transport. Given the substantial number of transportation workers within the commute area, RSG offloading and transport would not induce a substantial demand for labor, and no adverse socioeconomic impact would occur.

## **Population and Housing Displacement**

Land uses along the Proposed Project transportation route are primarily military, open space, transportation, and recreation (see Section D.8, Land Use, Recreation, and Agriculture, for a complete description of land uses throughout the Proposed Project). Segment A of the route would pass by Del Mar Quarters, which are beach bungalows on MCBCP used as residential housing (see Figure B-6a). Segment A would also pass adjacent to a recreational vehicle parking area on MCBCP. Segment I of the route would pass a camping/recreational vehicle parking area in San Onofre State Park (see Figures B-6c and B-6d). Although transportation activities could disrupt or block access to these areas, disruptions or access restrictions would be brief. Recreation impacts are further addressed in Section D.8. Use of the Proposed Project transportation route would not require the removal or relocation of any residential units or business uses, and no people or businesses would be displaced. No adverse socioeconomic impact would occur.

### **D.11.3.3 Staging and Preparation**

#### **Population Growth**

Staging and preparation activities for steam generator replacement would require approximately 1,000 employees. As the steam generator replacement is scheduled to occur at the same time as the scheduled refueling outage (RFO), the 1,000 workers required for the steam generator replacement would be in addition to the 1,000 workers required for the RFO. While some of these employees would be housed at the Mesa area of the SONGS OCA, the majority of personnel associated with the Proposed Project would commute or be housed in temporary accommodations nearby, such as in hotels or motels. These employees would be needed for up to six months of RSG staging and preparation work in addition to the duration of the generator replacement activities following staging and preparation. It is anticipated that personnel would be drawn from the two-hour commute area described above in Section D.11.1.3 and shown in Table D.11-3. The remaining required technical personnel would be recruited from other parts of North America. As with the transportation of the RSGs, it is expected that any workers from outside the commute area would stay only for the duration of the Proposed Project, and that no permanent change or impact to population would occur.

#### **Housing and Labor Demand**

Some of the 1,000 workers required for the Proposed Project would be drawn from within the area, while others from outside the area would require temporary accommodations for the duration of the Proposed Project. Approximately 245 spaces for campers or recreational vehicles would be provided for workers from outside the area at the Mesa area onsite. However, this includes spaces for workers associated both with the steam generator replacement as well as the RFO. Past RFOs and maintenance activities have also required large numbers of workers which have been accommodated by local hotels and motels as well as private residences renting spare rooms to temporary workers. The large number of hotels and motels in the area would again be able to accommodate the housing needs of temporary workers. No construction of new homes, businesses, or infrastructure would occur as a result of demand for labor induced by the Proposed Project.

Staging and preparation would induce a temporary demand for skilled or semi-skilled labor positions, including general construction labor for construction and preparation of temporary warehouses, staging facilities, training and mock-up facilities, fabrication facilities, offices, offices, and access facilities. Nuclear industry construction specialists would also be required for preparing and training for the replacement

of the steam generators. Construction laborers and required specialists could be drawn from the workforce within the two-hour commute range. As shown in Table D.11-3, San Diego, Orange, and Imperial Counties contain a sizable construction labor force that would provide adequate and available workers to accommodate the Proposed Project. Even if all 1,000 employees required for staging and preparation were drawn from the surrounding area, they would represent only 0.5 percent of the total construction and specialty trade workers in the area. Consequently, there would not be a substantial demand for labor resulting from Proposed Project staging and preparation activities, and no adverse socioeconomic impact would occur.

### **Population and Housing Displacement**

Temporary facilities to be constructed for the preparation and staging of the RSGs would be built on existing developed and disturbed property onsite and so would not displace any people or existing housing. Temporary workers from outside the area could potentially increase competition for short-term lease housing if they chose to rent property instead of staying in hotels and motels. Vacancy rates in San Clemente and unincorporated San Diego County of approximately 6 percent indicate that housing is available in those areas. It is unlikely that rentals by temporary workers would substantially affect the vacancy rate in such a way that people or existing housing would be displaced. Because of the short duration of the Proposed Project and the numerous hotels and motels in the area, it is not expected that the Proposed Project would result in a long-term or permanent displacement of people or businesses, and no new housing would need to be constructed. No adverse socioeconomic impact would occur.

### **D.11.3.4 Original Steam Generator Removal, Staging, and Disposal**

#### **Population Growth**

Activities associated with preparing for and creation of the containment opening and the original steam generator disposal would require approximately 1,000 employees in addition to the 1,000 workers required for the RFO. These employees would be needed for up to 115 days of work overlapping the RFO. These 115 days would encompass both the OSG removal and disposal as well as installation of the RSGs. As described for staging and preparation, a portion of the workforce would be drawn from the San Diego, Orange, and Imperial Counties labor pool and would commute to the Proposed Project, while workers from outside the commute area would stay only for the duration of the Proposed Project. As with staging and preparation, no permanent changes or impacts to the area's population would occur as a result of the Proposed Project.

#### **Housing and Labor Demand**

Impacts associated with housing and labor demand would be the same as described for staging and preparation activities. No construction of new homes, businesses, or infrastructure would occur as a result of workers for the Proposed Project. Additionally, as San Diego, Orange, and Imperial Counties contain sizable construction labor forces, there would not be a substantial demand for labor induced by the Proposed Project, and no adverse socioeconomic impact would occur.

### **Population and Housing Displacement**

The Proposed Project would not include the construction of new permanent structures and, therefore, would not displace any people, existing housing, or businesses. Temporary workers from outside the area could potentially increase competition for short-term lease housing if they chose to rent property, but it

is unlikely that rentals by temporary workers would substantially affect the vacancy rate such that people or existing housing would be displaced. Because of the short duration of the Proposed Project and the numerous hotels, motels, and campgrounds in the area, it is not expected that the Proposed Project would result in a long-term or permanent displacement of people or businesses, and no new housing would need to be constructed. As a result, the Proposed Project would have no impacts related to population and housing displacement.

### **D.11.3.5 Steam Generator Installation and Return to Service**

The labor force for the steam generator installation and the return to service is the same total labor force identified for OSG removal and disposal because many of the activities in these two phases would be occurring at the same time. Consequently, the negligible socioeconomic impacts from these activities would be the same as those identified for the previous phases.

## **D.11.4 Environmental Impacts and Mitigation Measures for the Alternatives**

### **D.11.4.1 Transportation Route Alternatives**

Although both of the transportation route alternatives (the I-5/Old Highway 101 Route and the MCBCP Inland Route Alternatives) would require more intensive use of transport equipment than the Proposed Project (Beach and Road Route) and would pass different areas, the population and housing impacts of these alternatives would be the same as described for the Proposed Project. Transport of the RSGs by way of these routes are not expected to result in a permanent population increase. Labor demand impacts would be the same as those for the Proposed Project transport route. Given the number of transportation workers within the commute area and the small number that would likely be drawn from this area, these alternatives would not induce a substantial demand for labor. The induced demand for housing for these alternatives would also be the same as those for transport under the Proposed Project. Temporary accommodations would be available at the hotels and motels in the area. No housing or residential areas would be displaced by transportation of the RSGs along these routes, and no residential units or business uses would need to be removed or relocated. No impacts would occur.

### **D.11.4.2 OSG Disposal Alternative**

#### **OSG Onsite Storage Alternative**

Although the OSG Onsite Storage Alternative would require a greater amount of construction to prepare the OSG Storage Facility, the population and housing impacts for this alternative would be similar to those described for the Proposed Project. Onsite storage of the OSGs is not expected to result in a permanent population increase. Labor demand impacts would be the same as those for the Proposed Project offsite disposal. Given the number of construction workers within the commute area and the small number that would likely be drawn from this area, this alternative would not induce a substantial demand for labor. The induced demand for housing for this alternative would also be the same as for that under the Proposed Project. Temporary accommodations would be available with hotels and motels in the area. As the onsite storage facility would be constructed either within the SONGS OCA or at the Mesa, no housing or residential areas would be displaced by construction of the storage facility and no residential units or business uses would need to be removed or relocated. No adverse socioeconomic impacts would occur.

## D.11.5 Environmental Impacts of the No Project Alternative

Under the No Project Alternative, new generation and/or transmission facilities would be required in San Diego County or elsewhere in southern California to replace the lost generation capacity currently provided by SONGS and associated transmission infrastructure. While these facilities would be required to compensate for the lost electrical generation of SONGS, the location and development schedules of these new facilities cannot be predicted. The No Project Alternative would likely result in the loss of jobs at SONGS, because the operating life of the power plant would be shortened.

Construction of new generation or transmission facilities would require hundreds of temporary workers for each facility that would likely be drawn from local labor forces, depending on the level of skilled labor needed. It is likely that construction of new power plants and transmission lines would occur in areas with an adequate labor force within commuting distance because such new plants would also have to be located within commuting distance for future employees. Due to the temporary nature of construction activities, it is unlikely that there would be an increase in population, demands on labor force, demand for permanent housing, or displacement of people or housing. Employment required for operation of new power plants could potentially increase local population levels by a few hundred residents or less, which would typically have a nominal effect on the availability of local housing stock. Replacement transmission facilities would likely not result in a permanent employment increase because transmission facilities require relatively few permanent employees. Current SCE employees could easily meet this staffing requirement.

Alternative energy technologies could be used to make up replacement generation. However, it is not anticipated that the construction or operation of any facilities using these technologies would result in substantial long-term population growth, create a substantial demand for labor or housing, or displace people or housing. System enhancement options could also provide minor offsets to reduce the amount of replacement generation needed at the end of SONGS' operating life. However, as with alternative energy technologies, system enhancements would not result in any significant socioeconomic impacts.

## D.11.6 Mitigation Monitoring, Compliance, and Reporting Table

Given that there would be no potentially significant socioeconomic impacts caused by the Proposed Project or Alternatives, no mitigation measures would be required.

## D.11.7 References

- CDR (Center for Demographic Research). 2004. 2004 Orange County Progress Report. Center for Demographic Research, California State University, Fullerton. Fullerton, CA. Approved February 26.
- DOF (California Department of Finance). 2004. 1970-1980-1990-2000 Comparability File: Data File. <http://www.dof.ca.gov/HTML/DEMOGRAP/1970-1980-1990-2000%20Comparability%20File.xls>. Accessed November 19.
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**SONGS Steam Generator Replacement Project**  
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