7.8 SOCIOECONOMICS

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

7.8.1 Affected Environment

This section describes the existing location and economic and demographic characteristics of the Five-County Study Area, shown on Figure 7.8-1, including population, employment and economy, local government finance, housing, and public services and utilities, including schools.

The Marsh Landing Generating Station (MLGS) would occupy approximately 27 acres within the western portion of the CCPP property. The project will occupy an already developed industrial site dedicated to electricity generation. The property is approximately 0.5 mile west of State Route (SR) 160 and the Antioch Bridge and south of the San Joaquin River. Adjacent to the Contra Costa Power Plant (CCPP), PG&E owns a switchyard and the Gateway Generating Station (formerly CCPP Unit 8). The project site is located in the unincorporated portion of Contra Costa County to the east of the cities of Antioch and Pittsburg and to the northwest of the City of Oakley. At the regional level, Contra Costa County is adjacent to Sacramento, San Joaquin, Alameda, and Solano Counties. These five counties are considered the East Bay/Delta region. The socioeconomic study area for this project includes the cities of Antioch, Pittsburg, and Oakley and the counties of Contra Costa, Sacramento, San Joaquin, Alameda, and Solano, and will be referred to as the Five-County Study Area. The environmental justice analysis evaluates demographic and income data for the area within a 6-mile radius of the site.

7.8.1.1 Economy: Labor Force, Employment and Income

The population in the study area counties is discussed in Section 7.8.1.3.

Five-County Study Area

The Five-County Study Area — Contra Costa, Sacramento, San Joaquin, Alameda, and Solano Counties — had a population of 4,584,196 in 2000. The population is expected to grow to 5,260,408 in 2010 and to 5,991,673 in 2020 (DOF, 2007a). In 2006, the Five-County Study Area had a civilian labor force of 2,447,200, of which 2,327,900 were employed (an unemployment rate of 4.9). The Five-County Study Area had the same unemployment rate as the State of California in 2006. The median household income for the Five-County Study Area was $61,533 in 2006 (Census, 2008).

Contra Costa County

Contra Costa County has 19 incorporated cities. The County borders on the San Francisco, San Pablo, and Suisun Bays. The northwestern and northern segments of the County have many heavy industrial sites, including oil refineries and chemical plants. In 2006, Contra Costa County had a population of 1,024,319. In 2006, the industries with the highest employment in the county were trade, transportation and utilities (17.3 percent), government (14.8 percent), and professional and business services (14.7 percent), as shown in Table 7.8-1. In 2006, the average unemployment rate was 4.3 percent, slightly below California's rate of 4.9 percent (EDD, 2007). In 2006 the median household income in was $74,241 (Census, 2008). In 2006, the civilian labor force was 518,500 (EDD, 2007). Projected unemployment rates for the county are expected to slightly rise in 2010 to 4.8 percent and remain relatively constant; in 2020 the rate is projected to be 5.0 percent and in 2030 it is projected to be 4.9 percent. These projected unemployment rates are shown in Table 7.8-2. In 2005, there were 368,310

households in the County; this number is projected to grow to 385,400 in 2010, to 425,480 in 2020, and to 485,240 in 2035. In 2005, there were 379,030 jobs in the County; this number is projected to grow to 403,100 in 2010, to 472,910 in 2020, and to 591,650 in 2035 (ABAG, 2006).

City of Antioch. The City of Antioch is in Contra Costa County and is currently west of the project site, along the banks of the San Joaquin River. However, the city is planning to annex the project site. The city is considered an affordable area in relation to the San Francisco Bay Area. In 2006, the city had a population of 98,330. Many of the residents of Antioch work outside of the city, within the San Francisco Bay Area Region, with many commuting to San Francisco and Alameda Counties. This commuter lifestyle is illustrated by the discrepancy between the number of jobs and housing in the county. In 2005, there were 32,760 households and 20,510 jobs, which are projected to grow to 34,560 households and 22,680 jobs in 2010, and to 38,090 households and 29,350 jobs in 2020. The average job to house ratio in the Five-County Study Area was 1.25 in 2006. In 2006 the median household income was $66,755, the civilian labor force was 50,219, and the average unemployment rate was 7.4 percent (Census, 2008).

City of Pittsburg. The City of Pittsburg is located within Contra Costa County west of the project site. In 2006, the city had a population of 63,017. Many of the residents of Pittsburg work outside of the City, within the San Francisco Bay Area Region, with many commuting to San Francisco and Alameda Counties. In 2005, there were 19,440 households and 15,770 jobs, which are projected to grow to 20,770 households and 18,210 jobs in 2010 and to 22,860 households and 25,350 jobs in 2020 (ABAG, 2006). In 1999 the median household income in was $50,557, the civilian labor force was 26,620, and the average unemployment rate was 4.8 percent (Census, 2008).

City of Oakley. The City of Oakley is in Contra Costa County east of the project site along the Sacramento San Joaquin Delta. The City of Oakley is a new city; it was incorporated in July 1999. In 2006, the city had a population of 28,822. In 2005, there were 9,140 households and 3,220 jobs, which are projected to grow to 9,880 households and 3,750 jobs in 2010 and to 11,220 households and 5,670 jobs in 2020. In 1999 the median household income in was $65,589, the civilian labor force was 12,538, and the average unemployment rate was 2.3 percent (Census, 2008).

Sacramento County

Sacramento County has seven incorporated cities and houses the capital of the State of California, the City of Sacramento. Therefore, in addition to being a major employment center for northern California, Sacramento has a strong government sector. The military has also played an important part in the Sacramento area economy. Throughout the twentieth century, military activities at Mather Field, McClellan Air Force Base, and the Sacramento Army Depot have supported the Sacramento regional economy. Although military activity has declined, these three centers still serve the region as high technology, commercial, and mixed-use areas. In 2006, Sacramento County had a population of 1,374,724. In 2006, the industries with the highest employment in the county were government (26.3 percent); trade, transportation, and utilities (15.9 percent); and professional and business services (12.4 percent), as shown in Table 7.8-1. In 2006 the median household income in was $53,930 (Census, 2008). In 2006, the civilian labor force was 682,600, and the civilian unemployment rate was 4.7 percent (EDD, 2007). Projected unemployment rates for the County remain constant in the future, from 2010 to 2030; the unemployment rate will range from 4.8 to 5.0 percent. Past and projected unemployment rates are shown in Table 7.8-2. In 2005, there were 506,003 households in the County; this number is projected to grow to 797,633 in 2035. In 2005, there were 678,503 jobs in the County; this number is projected to grow to 967,986 in 2035 (SACOG, 2007).

San Joaquin County

Although traditionally an agricultural county, San Joaquin County has increasingly felt "spillover" pressures from the job and housing markets of the San Francisco Bay Area Region. The technology boom of the 1990s brought many new jobs to the Bay Area, especially to the South Bay; however, housing production did not keep pace with job growth in the Bay Area. As a result, San Joaquin County increased its housing production, expanding jobs in the construction and services sectors. Although agriculture no longer provides the majority of jobs in San Joaquin County, the value of its leading agricultural commodities ranked seventh in California in 2004. Leading commodities include milk, grapes, almonds, tomatoes, and cherries. The county typically has a higher unemployment rate than the State of California; in 2006 the unemployment rate was 7.4 percent, which was higher than the State of California's unemployment rate of 4.9 percent that year; however, this is attributed to the large amount of seasonal agricultural and related manufacturing jobs in the region. In 2006, San Joaquin County had a population of 673,170. In 2006, the industries with the highest employment in the County were trade, transportation, and utilities (22.5 percent); government (17.7 percent); and educational and health care services (11.6 percent), as shown in Table 7.8-1. In 2006 the median household income in was $51,951 (Census, 2008). In 2006, the civilian labor force was 287,800, and the civilian unemployment rate was 7.4 percent (EDD, 2007). The unemployment rate is projected to be 8.4 percent in 2010, but is projected to fall back down to 7.0 percent in 2020, and rise slightly to 7.5 percent in 2030. This unemployment rate projected trend is shown in Table 7.8-2. In 2005, employment in the County was 207,397. This number is projected to grow to 220,000 in 2010, to 250,624 in 2020, and to 289,461 in 2030. In 2005, there were 144,641 single-family households. This number is projected to grown to 165,706 in 2010, to 210,123 in 2020, and to 260,550 in 2030 (SJCOG, 2008).

Alameda County

Alameda County has 14 incorporated cities. In 2006, Alameda County had a population of 1,457,426. In 2006, the industries with the highest employment in the county were trade, transportation and utilities (19.3 percent); government (18.7 percent); and professional and business services (14.8 percent), as shown in Table 7.8-1. In 2006 the median household income in was $64,424 (Census, 2008). In 2006, the civilian labor force was 745,900, and the civilian unemployment rate was 4.4 percent (EDD, 2007). The unemployment rate for the county is projected to remain constant from 2010 to 2030, ranging from 4.3 to 4.4 percent. This trend is shown in Table 7.8-2. In 2005, there were 543,790 households in the county; this number is projected to grow to 564,880 in 2010, to 615,790 in 2020, and to 700,090 in 2035. In 2005, there were 730,270 jobs in the county; this number is projected to grow to 781,520 in 2010, to 902,180 in 2020, and to 1,099,550 in 2035 (ABAG, 2006).

Solano County

Solano County has seven incorporated towns and cities. In 2006, Solano County had a population of 411,680. In 2006, the industries with the highest employment in the county were trade, transportation, and utilities (21 percent); government (19.6 percent); and educational and health care services (12.3 percent), as shown in Table 7.8-1. Farming makes up for 1.3 percent of the industry employment; however, this county is among the top five California counties for sheep, lambs, corn, and Sudan grass hay production. The county's agriculture is diversified, with over 70 different commodities, including fruits, nuts, vegetables, grains, seed, nursery stock and livestock (Solano County, 2007). In 2006, the median household income was $61,533 (Census, 2008). In 2006, the civilian labor force was 212,400, and the civilian unemployment rate was 4.8 percent (EDD, 2007). The unemployment rate for the county is projected to fall to 4.6 percent in 2010, rise to 5.0 percent in 2020, and stay constant at 5.0 percent in 2030. This unemployment rate trend is shown in Table 7.8-2. In 2005, there were 142,040 households in the county; this number is projected to grow to 152,400 in 2010, to 172,050 in 2020, and to 196,220 in

2035. In 2005, there were 150,520 jobs in the county; this number is projected to grow to 161,390 in 2010, to 187,810 in 2020, and to 227,870 in 2035 (ABAG, 2006).

7.8.1.2 Construction Employment

Total 2006 construction employment in the Five-County Study Area was 147,100 workers, of whom 7,145 (4.8 percent) were unemployed in 2006. In 2006, Contra Costa County had 29,500 construction workers, of whom approximately 1,262 were unemployed (based on the county unemployment rate of 4.3 percent). Total construction employment in Sacramento, Alameda, Solano, and San Joaquin Counties was 117,600 workers in 2006. Based on 2006 corresponding unemployment rates for the counties, approximately 5,883 of these workers were unemployed on average (EDD, 2007).

The list of unions in Contra Costa County below gives an indication of the categories into which construction workers fall (CLCCCC, 2008).

- Boilermakers Union Local Lodge 549
- Boilermakers Local D583
- Carpenters Union Local 152
- Electrical Workers IBEW Local 302
- Electrical Workers IBEW Local 1245
- Ironworkers Local 378
- Laborers International Union Local 324
- Laborers International Union Local 886
- Machinists Lodge 1584
- Painters Union Local 741
- Pile Drivers Local 34
- Plasterers' & Cement Masons' Local 300
- Plumbers & Steamfitters, UA Local 159
- Plumbers & Steamfitters, UA Local 342
- Roofers and Water Proofers Local 81
- Sheet Metal Workers, Local 104
- Stationary Engineers, Local 39
- Teamsters Union, Local 315
- Teamsters Union, Local 856
- United Steelworkers of America, Local 5
- United Steelworkers of America, Local 1440
- United Steelworkers of America, Local 2
- United Steelworkers Local 2571

The Contra Costa County Building and Construction Trades Council has approximately 30,000 members who typically fall into the craft categories related to the list of unions provided above (Fowler, 2008). The Sacramento, Yolo, Amador, Nevada, Placer, El Dorado, Sierra Building and Construction Trades Council has approximately 25,000 members, with the majority of the members residing in Sacramento County (Kelly, 2008). The Alameda Building and Construction Trades Council has approximately 40,000 members (Lupevisque, 2008). The San Joaquin, Calaveras, Alpine Building and Construction Trades Council has approximately 10,000 to 15,000 members (Thomas, 2008). The Solano and Napa Building and Construction Trades Council has approximately 46,000 members (Framchimon, 2008).

7.8.1.3 Population and Housing

Population

Historical and projected populations for the Five-County Study Area are listed in Table 7.8-3. Historically between 1990 and 2000, the City of Antioch had the highest average annual rate of growth at approximately 4.6 percent, while Alameda County experienced the least historical growth during that period at a rate of 1.3 percent. Amongst the Five-County Study Area, San Joaquin County is predicted to grow at the fastest rate. From 2000 to 2010, the county is predicted to grow at an average annual rate of 3.2 percent, double that of the growth rate for the state. This large growth rate is attributed to location and affordability of housing within the county in relation to the San Francisco Bay Area. Many of the San Joaquin County residents work within Alameda or San Francisco Counties. Due to the rising housing prices within these counties, San Joaquin County is considered an affordable alternative. From 2000 to 2010, the City of Antioch (1.7 percent), City of Pittsburg (1.6 percent), the City of Oakley (2.5 percent) and Sacramento County (1.8 percent) also have projected average annual growth rates higher than California's, while the counties of Contra Costa (1.3 percent), Alameda (0.7 percent), and Solano (1.2 percent) are below California's average growth rate of 1.6 percent. From 2010 to 2020, the growth rates are predicted to decrease in the Five-County Study Area, except for Contra Costa and Solano Counties, which are predicted to experience average annual rates of growth of 1.5 percent and 1.4 percent, respectively, which are slightly above the state's 1.3 percent growth rate for that period. From 2020 to 2030, the growth rates are predicted to remain the same for the cities of Antioch and Oakley and Contra Costa County, and to increase slightly for the City of Pittsburg (to 0.5 percent) and the counties of Alameda (0.8 percent) and Solano (1.7 percent). The population growth rates are predicted to decrease for Sacramento and San Joaquin Counties, to 1.1 percent and 2.5 percent, respectively.

Housing

The 2006 housing statistics for the Five-County Study Area are shown in Table 7.8-4. In 2006, the cities of Antioch and Pittsburg had approximately 34,739 and 18,379 housing units, respectively, with vacancy rates of 9.8 percent and 3.2 percent, respectively. In 1999, the City of Oakley had approximately 7,975 housing units with a vacancy rate of 1.6 percent. Contra Costa County had 384,688 housing units and a vacancy rate of 3.2 percent in 2006. Sacramento County had 535,788 housing units and a vacancy rate of 4.3 percent in 2006. San Joaquin County had 219,717 housing units and a vacancy rate of 3.9 percent in 2006. Alameda County had 562,479 housing units and a vacancy rate of 3 percent in 2006. Solano County had 149,193 housing units and a vacancy rate of 4.0 percent in 2006. All of the counties in the Five-County Study Area had a lower vacancy rate than the state of California, which had a vacancy rate of 5.9 percent and 13,138,670 housing units in 2006.

In addition to owner-occupied and rental housing, a number of motel/hotel accommodations and recreational vehicle sites are near the project site. The City of Antioch has approximately nine hotels/motels with approximately 501 rooms with an average occupancy rate of 92.5 percent (Comfort Inn, 2007). The City of Pittsburg has approximately four hotels/motels with approximately 277 rooms, with an average occupancy rate of 90 percent (Hampton Inn, 2007). The City of Oakley has one hotel with 80 rooms, with an average occupancy rate of 90 to 100 percent (Espinosa, 2008). Contra Costa County has approximately 39 hotels/motels with approximately 3,972 hotel rooms. Occupancy rates vary depending on the season. During autumn and winter, average occupancy rates range from 38 to 48 percent, while in the spring and summer occupancy rates range from 95 to 100 percent (Hagle, 2008). Sacramento County has 82 hotels/motels and 8,620 hotel rooms, with an average occupancy rate of approximately 75 to 76 percent (Dennis, 2008). Solano County has approximately 22 hotels/motels and 1,751 hotel rooms, with an average occupancy rate of approximately 60 percent from January to March and approximately 70 to 80 percent from March to December (Davis, 2008). San Joaquin County has

approximately 33 hotels/motels and 2,746 rooms with an average occupancy rate of approximately 70 percent from January to October and 30 percent from November to December (Vang, 2008). Alameda County has approximately 81 hotels/motels and 8,744 rooms with an occupancy rate that ranges from approximately 75 to 100 percent (Woodard, 2008; Roadside, 2008).

7.8.1.4 Public Services and Utilities

Schools

The project site is within the boundaries of the Antioch Unified School District (AUSD). AUSD has 13 elementary schools, four middle schools, five high schools, and one charter school and serves the City of Antioch and a portion of the unincorporated area of Contra Costa County. In 2006 the city had a population of children between ages 5 to 18 of approximately 20,037 (Census, 2008). For the 2006-2007 school year, AUSD had 20,168 students enrolled; 131 of those students most likely live in the unincorporated area of the county that AUSD serves.

The 2006-2007 AUSD enrollment and capacity is shown in Table 7.8-5. In the 2006-2007 school year, six elementary schools, two middle schools and three high schools were at or over capacity. Overall, the school district is at 97 percent capacity. School enrollment is expected to increase slowly within the coming years. AUSD is currently in the process of creating enrollment projections. The only new school that is currently planned is Doser Libby Medical High School, which will open in September 2008 (Wilson, 2008).

Utilities

Electricity and Gas

Pacific Gas and Electric (PG&E) currently delivers natural gas to the project area. The PG&E gas line is located east of the adjacent Gateway Generating station site. The existing electrical system and natural gas service is discussed in Chapter 2. PG&E provides natural gas and electric service to approximately 15 million people and has a 70,000-square-mile service area that spans northern and central California (PG&E, 2008).

Water Supply and Wastewater Treatment

Potable water is supplied to the plant site by the City of Antioch's Utility Services Department (SECAL, 1999), which distributes treated water from the Contra Costa Water District (CCWD). The CCPP also has riparian water rights for drawing cooling water from the San Joaquin River (Moss, 1999). CCWD's primary source of raw water is the Delta. Intakes are located at Rock Slough, east of Oakley, feeding the Contra Costa Canal, and on Old River, near Discovery Bay, feeding a pipeline to the new Los Vaqueros Reservoir west of Brentwood (RTM, 1999).

The CCPP site uses an onsite septic treatment facility for its sanitary wastewater disposal requirements (SECAL, 1999).

Waste

Allied Waste provides solid waste and recycling to the project site. Allied Waste provides these services to various communities within Contra Costa and Solano Counties. Allied Waste owns the Contra Costa Transfer and Recovery Station in the City of Martinez and the Keller Canyon Landfill in the City of Pittsburg. Allied Waste provides weekly garbage service and biweekly recycling and yard waste service. Once the materials are collected, they are delivered to the Contra Costa Transfer and Recovery Station

located at 951 Waterbird Way in the City of Martinez. After it is sorted, the waste is transferred to the Keller Canyon Landfill at 901 Bailey Road in the City of Pittsburg. The Keller Canyon facility, opened in 1992, is a Class II landfill. The landfill accepts municipal solid waste, non-liquid industrial waste, contaminated soils, ash, grit, and sludges. The landfill encompasses 2,600 acres and 244 acres of that are permitted for disposal. The landfill currently takes in 2,500 waste tons per day; its capacity is up to 3,500 waste tons per day (Allied Waste, 2008). The estimated closure date for the landfill is in 2047 (Chiapello, 2008).

Emergency Services and Medical Facilities

Fire Protection

The CCPP site is currently served by the Contra Costa County Fire Protection District (CCCFPD). The department has 30 stations within the region, which are staffed by approximately 325 full time employees (CCCFPD, 2007). Station 81 is the closest station to the project site and is located at 315 West 10th in the City of Antioch. The station has 9 personnel. Station 81 is staffed at all times with one captain, one engineer, and one firefighter and one of these three personnel has paramedic capabilities. Each three-person team serves a 24-hour shift starting at 8 a.m. The station has a total of three engines, two ladder and water trucks. The maximum response time to the project site is 6 minutes and 51 seconds (Douglas, 2008).

Law Enforcement

The Contra Costa County Sheriff's Department (CCCSD) currently provides law enforcement service to the unincorporated area of Contra Costa County. The Sheriff's Department responds to all calls for police service placed to the CCCSD, either through the 911 system, or through non-emergency phones. The patrol deputies handle the initial investigations of thefts, burglaries, robberies, assaults, and all other felony, misdemeanor, and public service calls. The Delta Station, located on 210 O'Hara Avenue in the City of Oakley, is the station closest to the project site. The Delta Station is located in the same building as the City of Oakley's Police Department. Typically, six staff are on duty at all times. The Delta Station has a total of 5 sergeants and 20 officers. Typical response time to the project site varies from 1 to 45 minutes, depending on the severity of incident. In the event that the Delta Station officers or sergeants are unable to respond to an event at the project site, the City of Oakley officers can respond to an incident until the Delta Station officers or sergeants can arrive (Douglas, 2008).

Emergency Response and Medical Facilities

Paramedic services are contracted to American Medical Services (AMR) by the CCCFPD. An AMR unit consists of one or two emergency medical technicians and one or two paramedics. AMR has up to approximately 30 units available during the day and 17 to 20 units available at night. The maximum response time to the project site is 11 minutes and 45 seconds (Nulgrew, 2008).

The hospital closest to the project site is Sutter Delta Medical Center, at 3901 Lone Tree Way in the City of Antioch, southwest of the project site, with an estimated driving time of 5 minutes. This hospital has an emergency room and is equipped to handle basic emergencies. The hospital has 119 beds and typically runs at near capacity (Rodriguez, 2007). Other nearby hospitals include the John Muir Medical Center – Concord, in the City of Concord approximately 19 miles west of the site; Contra Costa Regional Medical Center, in the City of Martinez approximately 24 miles west of the site; John Muir Medical Center – Walnut Creek, in the City of Walnut Creek approximately 26 miles southwest of the project site; and the Kaiser Medical Center, in the City of Walnut Creek approximately 27 miles southwest of the site.

7.8.1.5 Public Finance and Fiscal Issues

Contra Costa County's adopted budget for the 2007-2008 fiscal year was $1,607,299,492. The sales and use tax rate is 8.25 percent for Contra Costa County (Strobel, 2008). The 2006 total taxable sales for the County was $13,867,661 (CSBE, 2008). The county's actual 2006-2007 fiscal year total revenue was $1,506,958,058 and its 2007-2008 approved/adopted total revenue is $1,518,468,761 (CCC Budget, 2007). The largest sources for the county revenue in the approved Fiscal Year 2007-2008 Final County Budget included state assistance, property taxes, and charges for services. These sources of revenue are shown in Table 7.8-6. The County's 2006-2007 fiscal year and approved 2007-2008 fiscal year expenditures are shown in Table 7.8-7. The county's largest expenditures in the 2006-2007 fiscal year were public assistance, public protection, and health and sanitation (CCC Budget, 2007).

The City of Antioch's adopted budget for the 2007-2008 fiscal year was $46,381,089. The sales and use tax rate is 8.25 percent for the City. The 2006 total taxable sales for the city were $38,000 (Merchant, 2008). The city's actual 2006-2007 fiscal year total revenue was $106,376,757 and its 2007-2008 approved/adopted total revenue is $131,568,613. The largest sources for the city revenue in the approved Fiscal Year 2007-2008 Final County Budget are general fund and enterprise funds. These sources of revenue are shown in Table 7.8-8. The city's 2006-2007 fiscal year and approved 2007-2008 fiscal year expenditures are shown in Table 7.8-9. The city's largest expenditures in the 2006-2007 fiscal years were general fund and special revenue funds (City of Antioch Budget, 2006; City of Antioch Budget, 2007).

Project Tax Authority

The project is located within an unincorporated area of Contra Costa County; thus, the county currently has tax authority over the project. According to the county, the taxable assessed value for the project site is based on the State Board of Equalization's assessed value for the site (Turner, 2008). The total taxes for the 2007-2008 fiscal year for the project site parcel (APN 051-031-014) is $4,546,065.16 (CCCTTC, 2008). The project site is in tax rate area 07051. The allocation of the 1.12 percent property tax for the project site is shown in Table 7.8-10 (Turner, 2008).

7.8.1.6 Environmental Justice

According to federal guidelines, the environmental justice screening analysis assesses whether "the potentially affected community includes minority and/or low income populations." The guidelines indicate that a minority population is identified where either:

- The minority population of the affected area is greater than 50 percent of the affected area's general population; or
- The minority population percentage of the area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis.

The California Energy Commission (CEC) typically defines the "affected area" as that area within a 6-mile radius of the proposed site. In recent environmental justice analyses, the CEC has used consistent methodology under U.S. Environmental Protection Agency (U.S. EPA) guidelines. Under current U.S. EPA methodology and CEC practice, for potential environmental justice impacts to exist, an environmental justice population must be present within 6 miles of the project site and the project must result in "high and adverse" impacts that affect the environmental justice populations disproportionately.

Table 7.8-11 presents data on the percentage of minority and low-income populations within the census block groups within a 6-mile radius of the project site. In Contra Costa County in 1999, 7.6 percent of the

population was at or below the poverty level and 34.5 percent of the population was considered minority, not including white Hispanics in the minority count. Potential environmental justice populations are defined as areas where the minority population percentage is meaningfully greater than the minority population percentage in the general population, according to CEC guidance. For the purpose of this analysis "meaningfully greater" is defined as approximately 10 percent greater than the countywide average.

Twenty-five census tracts are fully or partially within a 6-mile radius of the project site. These census tracts and their distances to the project site are depicted in Figure 7.8-2. Of these census tracts, census tracts 3072.02, 3090, 3100, 3120, and 3131.01 were identified as having a total minority population greater than 50 percent of the total population or 10 percent greater than the countywide average, 34.5 percent, in 1999. The percentage of the population at or below the poverty level in 1999 was found to be greater than 10 percent of the countywide average for census tracts 3050, 3072.02, 3100, and 3120.

7.8.2 Environmental Consequences

7.8.2.1 Significance Criteria

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

- Induce substantial growth or concentration of population;
- Induce substantial increases in demand for public services and utilities;
- Displace a large number of people;
- Disrupt or divide the physical arrangement of an established community; or
- Result in disproportionate adverse effects on minority or low-income populations.

7.8.2.2 Direct Economic Impacts

Plant Construction

Plant construction is expected to occur over a period of approximately 33 months, from October 2009 to June 2012. The construction and startup schedule assumes a single-shift workweek with a 10-hour day and 50-hour week. The majority of construction operations are expected to take place between 6:00 a.m. and 6:00 p.m. However, longer workdays or workweeks may be necessary to make up schedule delays or complete critical construction activities. Overtime and additional shift work may be used to maintain or improve the construction schedule. In the peak construction month (month 21), there will be an estimated peak of 403 craft and professional personnel for construction of the plant. The number of workers to be employed each month by craft during construction is listed in Table 7.8-12.

The Five-County Study Area has a large labor force, as discussed in Section 7.8.1.2. Peak construction employment would represent approximately 0.3 percent of construction jobs in the Five-County Study Area in 2006. Also, in 2006, approximately 7,145 construction workers were unemployed on average in the Five-County Study Area, and the peak construction employment could have employed approximately 5.6 percent of these unemployed construction workers, if project construction took place in 2006. To the extent practicable, the Applicant has committed to give local preference in hiring and procurements. However, for the purpose of this analysis, it is projected that approximately 90 percent of the workforce would be hired from within Five-County Study Area. It is expected that all of the construction and operation workers who live in the Five-County Study Area would commute daily up to 90 minutes to the project site and would not relocate (Fieere, 2008). The Applicant estimates that the construction employment expenditures will total $162 million during the 33-month construction period (cost based on

2008 dollars). This estimate excludes payroll taxes and burdens. The Applicant estimates that the cost of locally purchased materials and supplies will be approximately $30 million during construction, including materials and other consumables. Indirect business taxes due to direct project construction activities are estimated to contribute $5.9 million to local government revenues over the 33-month construction period, based on IMPLAN[1] analysis.

Plant Operation

The Applicant estimates that operation and maintenance of the project would require 20 skilled full-time employees (see Table 7.8-13). To the extent practicable, the Applicant has committed to give local preference in hiring and procurements. Most of the labor income earned by permanent employees at the power plant would be spent in their place of residence, likely the Five-County Study Area. To the extent that the operations employment would draw from residents already receiving county services, there would likely be positive net economic benefits from the project.

The MLGS will be capable of operation 7 days per week, 24 hours per day. However, it is anticipated that Simple Cycle turbines will operate in peaking mode; they would thus run at a 10 percent capacity factor (876 hours per year). The Flex Plant 10 units are intermediate load units and are expected to operate 40 to 50 percent of the time (3,548 to 4,380 hours per year).

Given the large labor force available in Five-County Study Area and the small number of staff required to operate the plant, meeting operation work force demand would not result in significant impacts.

The Applicant estimates that operation payroll for the project will be approximately $3.5 million in the first year of operation. On average, the estimated budget for the project would be $9.8 million for operations and maintenance. Approximately $400,000 of the operations and maintenance materials will be purchased within the Five-County Study Area. These estimates are in 2008 dollars.

7.8.2.3 Indirect and Induced Economic Impacts

Project Construction

Construction activity would result in additional secondary beneficial economic impacts (indirect and induced impacts) that would occur within the Five-County Study Area. Secondary employment effects would include indirect employment due to the purchase of goods and services by firms involved with construction, and induced employment due to construction workers spending their income in their local area. Secondary economic impacts attributable to construction costs will result in additional tax revenues for local governments (indirect business taxes). Secondary impacts were estimated using IMPLAN economic modeling software, an input/output model specific for the Five-County Study Area.

Estimated secondary beneficial effects of construction that would occur within the Five-County Study Area would be approximately: an additional 1,300 jobs, $54 million in labor income, $3.5 million in indirect business taxes (including sales, excise, and other taxes paid during construction), and $318 million in economic output.[2] These impacts would be temporary, occurring over the 33-month construction period, and would lag behind the direct effects of construction by approximately 6 to 12 months. As a result, these temporary impacts would be less than significant.

[1] IMPLAN Professional Version 2.0, copyright Minnesota IMPLAN Group, 2006.
[2] Output includes spending for materials and supplies (nonlabor costs), plus value added, which is comprised of employee compensation, proprietary income, other property income, and indirect business taxes.

Project Operation

Similar to construction, operation of the project would result in additional positive indirect and induced economic impacts that would occur within the Five-County Study Area. Indirect and induced impacts were estimated using IMPLAN for the Five-County Study Area. Unlike indirect and induced impacts from construction, indirect, and induced impacts from operation would represent permanent increases in area economic variables, but would still lag behind direct effects by approximately 6 to 12 months.

Estimated indirect and induced beneficial effects of annual operation that would occur within the Five-County Study Area would be approximately: 23 additional jobs, $0.9 million in labor income, $0.3 million in indirect business taxes (including sales, excise, and other taxes paid), and $3.1 million in output. These estimates are in 2008 dollars.

7.8.2.4 Summary of Direct, Indirect, and Induced Beneficial Economic Impacts

Project Construction

During the approximately 33-month construction phase, total estimated direct, indirect, and induced positive effects would result in the addition of 1,500 jobs, $216 million in payroll, and $9.4 million in indirect business taxes in the Five-County Project Area. On an annualized basis, these temporary impacts average approximately 500 jobs, $70 million in payroll, and $3.1 million in indirect business taxes. These effects would be temporary, with the indirect and induced effects lagging behind the direct effects by 6 to 12 months.

Project Operation

During the project operations phase, total estimated direct, indirect, and induced positive effects would result in 43 additional jobs, $4.4 million in payroll, $165,000 in indirect business taxes and $12.9 million in economic output in the Five-County Study Area.

7.8.2.5 Fiscal Impacts

Property Taxes

The current property tax rate for the CCPP, APN 051-031-014, is 1.12 percent. The current assessed value of the CCPP site APN is $47,326,279 (CCCAO, 2008a). Therefore, the project site area (without improvements) is estimated to yield approximately $530,054 in local property tax revenues to the county annually.

The basis for property tax assessment is the fair market value of the improvements on the assessment date. In order to provide an estimate of the project's property taxes after construction, it is assumed that the new assessed value of the parcel on which the project would be located would increase by the cost of new construction. Facility construction would add approximately $800 million to the current assessed value of $47 million. Using the property tax rate of 1.12 percent, the estimated increase in property tax revenue that would accrue to Contra Costa County annually (attributable to the project) would be as much as $9 million. The actual assessed value and tax revenue might differ from these estimated amounts.

The value for the property must be reassessed if new construction occurs on the property. Once construction begins, the property is reassessed on January 1 of every year until construction is complete. At this time, Contra Costa County cannot estimate how the property taxes will change during operation of the project. This can only be determined once the project construction is complete (Ryan, J., 2008).

According to the allocation of taxes for the project site tax rate area, Pittsburg Unified School District (PUSD) (32.41 percent) and Contra Costa County Fire (19.24 percent) would be the biggest beneficiaries of the property tax revenue (CCCAO, 2008b), as shown in Table 7.8-10. The project site is located within AUSD jurisdiction, even though it is in the tax rate area for PUSD.

Sales Taxes

Sales tax revenues for Contra Costa County could increase directly as a result of construction and operation of the project, and due indirectly to increased retail sales in the area (i.e., gas, food, and lodging from construction and operation worker purchases and from supplies purchased locally). With respect to construction sales tax, it is estimated that local purchases will comprise approximately $30 million of the $640 million in construction materials purchases. These local purchases would generate as much as $2.5 million in taxable sales (8.25 percent sales tax multiplied by $30 million worth of locally purchased materials) during project construction. Most of this revenue, $1.9 million would go to the State of California. An estimated $0.6 million would be retained within the Five-County Study Area. Of the remaining $610 million in construction materials, the majority would consist of items imported into the United States. Materials purchased domestically from other states would be taxed by California, but these revenues would not accrue to the Five-County project area.

With respect to operational sales tax, it is estimated that the project would generate approximately $33,000 in tax annually (8.25 percent sales tax on $400,000 worth of locally purchased materials) during its first year of operation. Most of this revenue, $25,000, would go to the State of California. An estimated $8,000 would be retained within the Five-County Study Area.

Project construction and operation would have additional positive impacts on the local economic base and fiscal resources through the employment of workers who reside in the Five-County Study Area, and through the local purchase of materials.

7.8.2.6 Population

Project Construction

It is anticipated that the majority of the construction personnel would be drawn from the communities located within the Five-County Study Area, since it is expected that most of the construction workers will commute daily 90 minutes or less each way to the project site within Contra Costa County. Peak construction employment would represent approximately 0.4 percent of construction jobs in the Five-County Study Area in 2006. Therefore, construction of the project would not contribute to a significant population increase in the Five-County Study Area during the 33-month construction period.

Project Operation

The project would require 20 full-time employees working at the plant during plant operation. Table 7.8-13 summarizes the estimated operating personnel for the project during normal plant operation. It is anticipated that most of these workers would already be living within the Five-County Study Area and would not relocate as a result of the operation of project since it is expected that most of the workers will commute daily 90 minutes or less each way to the project site within Contra Costa County. Therefore, no significant operation-phase population impacts are anticipated.

7.8.2.7 Housing

Construction of the project would not displace a large number of people, disrupt or divide an established community, or cause any substantial permanent population increase or changes in concentration of

population, due to its temporary nature. It is expected that the majority of the construction workers will commute daily 90 minutes or less each way to the project site within Contra Costa County. Similarly, most of operations workers are expected to commute daily up to 90 minutes to the plant site without relocating.

As described above, the majority of the construction work force for the project would likely commute daily to the project site. For the minority of construction workers who would commute on a weekly basis, ample hotel/motel accommodations are available within the Five-County Study Area, as discussed in Section 7.8.1.1. Thus, construction of the project is not expected to increase the demand for housing in the project area. Less-than-significant impacts to hotels/motels in the area are expected.

The project would employ 20 full-time employees during operations. The Applicant anticipates that most of these employees would be hired from within the Five-County Study Area and would commute, rather than relocating. Should any workers decide to relocate (worst case); adequate temporary housing is available in the Five-County Study Area, as indicated in Section 7.8.1.3. Therefore, less-than-significant impacts to available housing are expected to occur from plant operations.

7.8.2.8 Public Services and Utilities

Public Utilities

The construction and operation of the project is not expected to create a demand for utilities that cannot be met by local utility providers. As stated in Chapters 2 and 6 and Section 7.13, Waste Management, adequate water, natural gas, electricity, and landfill space are available to meet project construction and operations demands.

The following paragraphs describe how Mirant would address utility needs on site during construction and operation of the proposed facility.

Domestic/Sanitary Wastewater

The domestic waste system will collect discharge from sinks, toilets, and other sanitary facilities and discharge to the plant's sanitary sewer collection system. The system will discharge to the local sanitation district, DDSD.

Construction. Demolition could generate hazardous waste, including asbestos-containing material from equipment and pipeline insulation associated with the fuel oil storage tanks. The majority of hazardous waste generated during construction will be liquid wastes such as waste oil and other lubricants from machinery operations, solvents used for cleaning and materials preparation, waste paints, and other material coatings. The types and quantities of hazardous wastes that are likely to be generated are described in Section 7.12, Hazardous Materials Handling, and shown in Table 2.5-6.

Operation. The methods used to properly collect and dispose or recycle hazardous waste generated by the plant will depend on the nature of the waste. Hazardous wastes generated by the MLGS will include spent selective catalytic reduction (SCR) and oxidation catalyst, used oil filters, used oil, and chemical cleaning wastes. Spent SCR and oxidation catalyst will be recycled by the catalyst supplier, if possible. Used oil filters will be drained and disposed of in an offsite disposal facility. Used oil will be recovered and recycled by a waste oil recycling contractor.

Chemical cleaning wastes consist of acid and alkaline cleaning solutions used for pre-operational chemical cleaning of the HRSG pressure parts and steam-cycle piping systems; acid cleaning solutions used for periodic chemical cleaning of the HRSGs; and wash water used in periodic cleaning of the

HRSG, CTG, and STG. These wastes, which may have elevated concentrations of metals, will be tested. These and all other hazardous solid and liquid wastes will be disposed of in accordance with applicable LORS.

Workers will be trained to handle waste generated at the site as described in Section 7.7, Worker Safety and Health.

Nonhazardous Solid Waste

Nonhazardous solid waste from the project would be recycled, and deposited in a Class II/III landfill, or handled in some other environmentally safe manner. Several Class II/III landfills are located in the Five-County Study Area. The available capacities of these landfills are summarized in Section 7.13, Waste Management. As shown in Section 7.13, landfills near the project have adequate recycling and disposal capacities.

All wastes would be collected by authorized haulers and disposed of in appropriate offsite facilities, which would have enough capacity to support wastes generated by the project. Thus, the project is not expected to induce substantial new demand for waste service providers.

Water

The project will use recycled water provided by Delta Diablo Sanitation District. DDSD will design and construct a satellite treatment facility at the BLS to provide tertiary treated water for use at the MLGS. Less-than-significant impacts to water resources are anticipated. For details regarding water supply and availability, refer to Section 7.14, Water Resources.

Gas

Natural gas will be delivered to the MLGS by PG&E. Natural gas will be provided using a new 12-inch-diameter gas line connection from interstate transmission Line 400 that is located adjacent to the eastern boundary of the GGS property. The new gas line will continue generally westward to the new MLGS metering and gas compression station on the MLGS site. Gas consumption by the project is not expected to significantly over-burden the provider and would not result in less-than-adequate service for other customers. Thus, impacts are expected to be less than significant. The natural gas interconnection is discussed further in Chapter 5, Natural Gas Supply.

Electricity

The project includes two units that would operate 40 to 50 percent of the year, as well as two peaking units that would only operate during times of high-energy demand. The electricity consumed by operation of the plant would be a fraction of the electricity generated by the plant. Impacts of the project associated with electricity would be less than significant.

Public Services

Law Enforcement

The Contra Costa County Sheriff's Department (CCCSD) would provide law enforcement services to the project. CCCSD would be able to adequately serve the additional population associated with project construction and operation (Ryan, D., 2008). In addition, it is not expected that the potential for increased police service calls would induce substantial additional demand on law enforcement agencies that could not be met by current staff. Thus, impacts are expected to be less than significant impacts.

Fire Protection

The Contra Costa County Fire Protection District (CCCFPD) would provide fire protection services to the project. CCCFPD would be able to serve the additional population associated with project construction and operation adequately (Hubbard, 2008). The potential for increased fire protection calls is not expected to induce substantial additional demand on local fire departments that could not be met by current staff. The plant fire protection system will be designed to protect personnel and limit property loss and plant downtime in the event of a fire. The system will include a fire protection water system, carbon dioxide fire suppression systems for the CTGs, and portable fire extinguishers. The primary source of fire protection water will be the existing CCPP plant fire protection system, which uses water from the San Joaquin River. The potential for increased fire protection calls is not expected to induce substantial additional demand on local fire departments that could not be met by current staff.

Medical Facilities

Several hospitals are within a 30-mile radius of the project site. The medical facilities listed in Section 7.8.1.4.3 could accommodate the temporary increase in demand for services associated with the construction workforce. In addition, see Section 7.7, Worker Safety and Health, for a discussion of worker health and safety. Project construction will increase the demand for medical facilities in Contra Costa County. However, the majority of construction and operations workers are expected to commute daily to the project site and will not need to relocate. Since only a small number of employees would relocate for the project, the impacts to medical facilities would be less than significant.

Schools

The AUSD was at near capacity (97 percent) during the 2006-2007 school year. However, AUSD is not expected to experience a significant impact due to project operation or construction, since there would be an insignificant population increase associated with construction and operation of the project. A large labor pool exists within the Five-County Study Area, and it is expected that the majority of construction and operations workers will commute from their existing residences rather than relocate to the project vicinity. Therefore, the impacts to AUSD would be less than significant.

AUSD currently charges a fee of $0.36 per square foot for commercial and industrial developments and $2.24 per square foot for residential developments (Altwer, 2008). The project will need to pay the industrial development fee. Based on an estimated 17,000 square feet of covered and enclosed space for the plant, AUSD would charge the Applicant a one-time school impact fee of $6,130 for new industrial development.

7.8.2.9 Environmental Justice

In recent environmental justice analyses, the CEC has used consistent methodology under U.S. EPA guidelines. Under current U.S. EPA methodology and CEC practice, for potential environmental justice impacts to exist, an environmental justice population must be present within 6 miles of the project site and the project must result in “high and adverse” impacts that affect the environmental justice populations disproportionately. Twenty-five census tracts are fully or partially within a 6-mile radius of the project site. These census tracts and their distance to the project site are depicted in Figure 7.8-2. Of these census tracts in 1999, census tracts 3072.02, 3090, 3100, 3120, and 3131.01 were identified to have a total minority population greater than 50 percent of the total population or 10 percent greater than the countywide average in 1999, these census tracts could qualify as environmental justice populations. Census tracts 3050, 3072.02, 3100, and 3120 were identified as having a 10 percent more than the countywide average for percentage of the population at or below the poverty level in 1999; these census tracts could qualify as environmental justice populations.

The project site is on an existing industrial development site. The extensive waterfront portion of Contra Costa County has long been home to heavy industrial projects. The residents within the affected area are aware of the industrial nature of the area, and of the past and current industrial uses of the area. The project will not alter the industrial nature of the project site and the surrounding areas. Since the project will not change the industrial nature of the project area, the project is not anticipated to have significant adverse impacts on the community.

7.8.3 Cumulative Impacts

Cumulative impacts were assessed by reviewing other construction projects proposed within the project site vicinity, where overlapping construction schedules would create a demand for workers that may not be met by labor in the Five-County Study Area. Seven projects are located in the vicinity of the project. These projects are listed in Table 7.8-14.

Six of these developments (River Oaks Crossing Specific Plan, Markstein Distribution Center, Vineyard Business Park Phase III, Almondride East Plan 1 and 3, Discovery Builders, and Oakley Village Light Industrial Park) could temporarily deplete certain types of trade labor and equipment. However, these impacts are not considered significant because of the specialized nature of power plant construction and because there is a large supply of construction workers/laborers within Five-County Study Area. Therefore, less-than-significant cumulative impacts are anticipated.

Similarly, cumulative impacts would not result from the operation phase of the power plant, because the number of new permanent personnel is small, and these workers would likely be from the Five-County Study Area and would not need to relocate to the project area. Thus, less-than-significant impacts are anticipated.

7.8.4 Mitigation Measures

No significant adverse impacts were identified. Therefore, no mitigation measures are necessary.

7.8.5 Laws, Ordinances, Regulations, and Standards

Federal, state, and local LORS applicable to the project are listed in Table 7.8-15 and discussed below.

7.8.5.1 Federal

Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations" requires the U.S. EPA to develop environmental justice strategies. As a result of the Executive Order, the U.S. EPA issued guidelines requiring federal agencies and state agencies receiving federal funds to develop strategies to address environmental justice issues (U.S. EPA, 1998). The agencies are required to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations.

7.8.5.2 State

California Government Code Section 65302 requires each city and county to adopt a general plan contain seven mandatory elements to guide the area's physical development. Contra Costa County manages the County's development through the Contra Costa General Plan and the City of Antioch manages the City's development through the City of Antioch General Plan.

California Government Code Section 65996-65997 (amended by SB 50) states that public agencies may not impose fees, charges, or other financial requirements to offset the cost for school facilities. However,

the code does include provisions for levies against development projects near schools. School fees are paid directly to the school district and a receipt shown to the permit center technician.

7.8.5.3 Local

The project site is located in an unincorporated area of Contra Costa County; however, the City of Antioch expects to complete annexation of the project site in 2009. Thus, the project could be subject to LORS for Contra Costa County and the City of Antioch.

School Impact Fees are assessed pursuant to the California Education Code Section 17620 and Government Code Section 65996(b) (2) and are discussed in Section 7.8.2.7. AUSD would charge the Applicant a one-time school impact fee of approximately $6,130 for new industrial development.

The City of Antioch General Plan Economic Development Element establishes goals and policies to guide the city's economic development. A goal of the Economic Development Element of the City of Antioch General Plan is to "create a sound local economy that attracts investment, increases the local tax base, and generates sufficient public revenues to support desired municipal services and facilities" (City of Antioch General Plan, 2003). The project is consistent with this goal because it would increase the local tax base and public revenues through purchasing and hiring locally. These positive impacts are further discussed in Section 7.8.2.

The Contra Costa County General Plan establishes goals and policies to address the County's land use and development in the Land Use Element. A goal of the Land Use Element is " to provide opportunities for increasing the participation of Contra Costa County in the economic and cultural growth of the region, and to contribute to, as well as benefit from, the continued growth in importance of the Bay Region and the State of California" (Contra Costa County General Plan, 2005). The project is consistent with this land use goal because the project would make a positive contribution to Contra Costa County's economy, as well as the Five-County Study Area's economy, through purchasing project materials locally and through hiring locally. These positive impacts are further discussed in Section 7.8.2.

7.8.6 Involved Agencies and Agency Contacts

Agencies with jurisdiction to issue applicable permits and/or enforce LORS related to socioeconomics are shown in Table 7.8-16.

7.8.7 Permits Required and Permit Schedule

No applicable permits related to socioeconomics are required.

7.8.8 References

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Table 7.8-1
Five County Study Area Employment and Unemployment Statistics for 2006

Area Measure	Contra Costa County	Sacramento County	Alameda County	Solano County	San Joaquin County	California
Civilian Labor Force	518,500	682,600	745,900	212,400	287,800	17,901,900
Civilian Employment	496,300	650,300	712,800	202,100	266,400	17,029,300
Civilian Unemployment Rate	4.3%	4.7%	4.4%	4.8%	7.4%	4.9%
Percent of Employment, by Industry						
Farming	0.2%	0.5%	0.1%	1.3%	6.8%	2.4%
Natural Resources, Mining, and Construction	8.7%	7.1%	6.3%	10.8%	7.3%	6.2%
Manufacturing	5.9%	5.1%	10.9%	7.2%	9.7%	9.7%
Trade, Transportation, and Utilities	17.3%	15.9%	19.3%	21.0%	22.5%	18.6%
Information	3.8%	2.4%	2.4%	1.2%	1.1%	3.1%
Financial Activities	9.3%	7.6%	5.2%	4.8%	4.4%	6.1%
Professional and Business Services	14.7%	12.4%	14.8%	8.8%	8.4%	14.4%
Educational and Health Care Services	12.4%	10.7%	11.2%	12.3%	11.6%	10.5%
Leisure and Hospitality	9.3%	8.6%	7.6%	9.9%	7.7%	9.8%
Other Services	3.4%	3.3%	3.4%	3.2%	2.8%	3.3%
Government	14.8%	26.3%	18.7%	19.6%	17.7%	15.8%
2006 Industry Employment Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: EDD, 2007.

Table 7.8-2
Unemployment Rate Trends and Projections

Year	Contra Costa County	Sacramento County	San Joaquin County	Alameda County	Solano County	State
2000	3.6%	4.4%	8.9%	3.6%	4.2%	4.9%
2005	4.8%	4.8%	9.7%	5.2%	5.4%	5.4%
2010	4.8%	4.8%	8.4%	4.3%	4.6%	5.3%
2020	5.0%	5.0%	7.0%	4.3%	5.0%	5.7%
2030	4.9%	4.9%	7.5%	4.4%	5.0%	5.6%

Source: Caltrans, 2007

Table 7.8-3
Population Trends and Projections

Year	City of Antioch	City of Pittsburg	City of Oakley	Contra Costa County	Sacramento County	San Joaquin County	Alameda County	Solano County	State
1990	62,195	47,564	18,374	806,732	1,041,219	480,628	1,279,182	340,421	29,760,021
AARG, 1990-2000	4.6%	1.9%	3.9%	1.8%	1.8%	1.7%	1.3%	1.6%	1.4%
2000	90,532	56,769	25,619	948,816	1,233,499	563,598	1,443,741	394,542	33,871,648
AARG, 2000-2010	1.7%	1.6%	2.5%	1.3%	1.8%	3.2%	0.7%	1.2%	1.6%
2010	106,000	65,900	31,950	1,075,931	1,451,866	741,417	1,550,133	441,061	39,135,676
AARG, 2010-2020	0.4%	0.3%	1.2%	1.5%	1.2%	3.0%	0.7%	1.4%	1.3%
2020	110,400	67,900	35,850	1,237,544	1,622,306	965,094	1,663,481	503,248	44,135,923
AARG, 2020-2030	0.4%	0.5%	1.2%	1.5%	1.1%	2.5%	0.8%	1.7%	1.2%
2030	115,000	71,000	40,050	1,422,840	1,806,872	1,205,198	1,791,721	590,166	49,240,891

Source: DOF, 2007, Census, 2007, ABAG 2005.

AARG = Average Annual Rate of Growth

Table 7.8-4
Housing, 2006

Location	Total Units	Single-Family	Multi-Family	Mobile Homes	Vacancy Rate (%)
City of Antioch	34,739	N/A	N/A	N/A	9.8%
City of Pittsburg	18,379	N/A	N/A	N/A	3.2%
City of Oakley*	7,975	N/A	N/A	N/A	1.6%
Contra Costa County	384,688	286,814	90,262	7,612	3.2%
Sacramento County	535,788	377,741	142,338	15,709	4.3%
San Joaquin County	219,717	169,252	40,892	9,573	3.9%
Alameda County	562,479	340,816	214,017	7,646	3.0%
Solano County	149,193	113,335	31,220	4,638	4.0%
State of California	13,138,670	8,482,802	4,068,851	587,017	5.9%

Source: DOF, 2007, and Census 2007.

Note:
*2006 information was not available for the City of Oakley. 2000 Census information was utilized.

Table 7.8-5
Antioch Unified School District (AUSD) Enrollment and Capacity Levels

Schools	AUSD 2006-2007 School Year Enrollment	School Capacity as of September 2007	Enrollment as percentage of Capacity
Elementary Schools			
Belshaw Elementary School	716	696	**103%**
Carmen Dragon Elementary School	708	701	**101%**
Diablo Vista Elementary School	730	686	**106%**
Fremont Elementary School	580	741	78%
Grant Elementary School	540	663	81%
Jack London Elementary School	882	681	**130%**
Kimball Elementary School	617	731	84%
Lone Tree Elementary School	810	698	**116%**
Marsh Elementary School	536	633	85%
Mission Elementary School	696	733	95%
Muir Elementary School	719	685	**105%**
Sutter Elementary School	563	626	90%
Turner Elementary School	611	638	96%
Middle Schools			
Antioch Middle School	950	1,321	72%
Black Diamond Middle School	1,136	1,132	**100%**
Dallas Ranch Middle School	1,320	1,267	**104%**
Park Middle School	1,162	1,280	91%
High Schools			
Antioch High School	2,726	2,561	**106%**
Bidwell Continuation High School	196	810	24%
Deer Valley High School	3,284	3,114	**105%**
Live Oak High School	154	256	60%
Prospects High School	532	189	**281%**
Charter School			
The Antioch Charter Academy Learner-Centered School	191	N/A	N/A
Total	**20,168**	**20,842**	**97%**

Sources: CDE, 2007. Wilson, 2008
Note:
Bold numbers represent school enrollment over capacity

Table 7.8-6
Contra Costa County Major Revenue Categories

Description	Actual 2006-2007 Revenues	Approved/Adopted 2007-2008 Revenues
Taxes Current Property	$298,129,977	$307,243,418
Taxes Other Than Current Property	$25,574,555	$26,300,000
License/Permit/Franchises	$37,035,679	$33,733,581
Fines/Forfeits/Penalties	$18,278,266	$20,600,853
Money and Property	$32,577,709	$19,248,834
Intergovernmental Revenue	$673,259,833	$714,700,060
Charges for Services	$236,013,774	$226,606,811
Miscellaneous Revenue	$186,088,265	$170,035,204
Total Revenue	**$1,506,958,058**	**$1,518,468,761**

Source: CSBE, 2008

Table 7.8-7
Contra Costa County Expenditures

Financing Uses Classification	Actual Spent 2006-2007	Approved/Adopted 2007-2008
General	$182,223,231	$170,419,080
Public Protection	$415,657,895	$477,737,123
Health and Sanitation	$251,783,439	$272,116,064
Public Assistance	$420,168,234	$434,308,974
Education	$26,358,535	$30,738,312
Public Ways and Facilities	$139,358,537	$192,137,644
Recreation and Cultural Services	$0	$42,743
Debt Service	$60,086,790	$58,494,363
Total Expenditures	$1,495,636,661	$1,635,994,303

Source: CCC Budget, 2007.

Table 7.8-8 City of Antioch Major Revenue Categories		
Fund	**Actual 2006-2007 Revenues**	**Approved/Adopted 2007-2008 Revenues**
General Fund	$41,341,349	$44,606,008
Special Revenue Funds	$27,494,165	$16,772,791
Capital Projects Funds	$5,426,206	$7,239,311
Debt Service Fund	$14,222,060	$392,797
Internal Service Funds	$2,034,787	$6,474,773
Enterprise Funds	$377,775	$34,632,000
Antioch Development Agency Funds	$6,585,315	$11,277,993
Antioch Public Financing Authority	$8,895,100	$10,172,940
Total Revenue	**$106,376,757**	**$131,568,613**
Sources: City of Antioch Budget, 2006; City of Antioch Budget, 2007.		

Table 7.8-9 City of Antioch Expenditures		
Fund	**Actual Spent 2006-2007**	**Approved/Adopted 2007-2008**
General Fund	$43,858,786	$46,381,089
Special Revenue Funds	$26,690,482	$20,850,225
Capital Projects Funds	$5,676,371	$12,803,814
Debt Service Fund	$15,816,084	$382,157
Internal Service Funds	$16,417,431	$6,738,362
Enterprise Funds	$563,807	$38,088,080
Antioch Development Agency Funds	$8,683,467	$11,991,212
Antioch Public Financing Authority	$12,615,478	$11,357,671
Total Expenditures	**$130,321,906**	**$148,592,610**
Sources: City of Antioch Budget, 2006; City of Antioch Budget, 2007.		

Table 7.8-10
Contra Costa County Allocation of Property Taxes for Tax Rate Area 07051, Fiscal Year 2007/2008

Fund	Percentage of Total
County General	1.63
County Library	1.86
Contra Costa Fire	19.24
Contra Coast Flood Control	0.22
County Water Agency	0.04
Contra Costa Resource Conservation	0.02
Contra Costa Mosquito Abatement	0.19
Los Medanos Health Care	2.31
Contra Costa Water	0.59
BART	0.78
Bay Area Air Management District	0.23
East Bay Regional Parks	3.73
City of Pittsburg	16.37
County Superintendent of Schools	2.25
K-12 Schools ERAF	10.8
Pittsburg Unified School District	32.41
Contra Costa Community College	5.72
Community College ERAF	1.61
TOTAL	**100**

Sources: Turner, 2008. CCCAO, 2008b.
Note:
ERAF = Education Revenue Augmentation Fund

Table 7.8-11
Race and Poverty Data within a 6-Mile Radius of the Project Site
(Page 1 of 2)

Geographic Unit	2000 Population Estimate	White	Black	American Indian or Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic Origin	Population at or Below Poverty Level in 1999 (percentage)	1999 Estimated Median Household Income	Total Minority Population* (Percentage)
Solano County	394,542	56.4%	14.9%	0.8%	12.7%	0.7%	8.0%	6.4%	17.6%	8.3%	$54,099	43.6%
Census Tracts												
2535	5,733	83.0%	1.8%	1.0%	1.5%	0.0%	9.0%	3.6%	17.4%	10.7%	$44,428	17.0%
Sacramento County	1,223,499	64.0%	10.0%	1.1%	11.0%	0.6%	7.5%	5.8%	16.0%	14.1%	$43,816	36.0%
Census Tracts												
98	1,934	78.6%	1.3%	1.2%	6.3%	0.3%	6.9%	5.3%	20.1%	11.3%	$34,970	21.4%
Contra Costa County	948,816	65.5%	9.4%	0.6%	11.0%	0.4%	8.1%	5.1%	17.7%	7.6%	$63,675	34.5%
Census Tracts												
3010	3,355	88.7%	1.3%	1.4%	1.5%	0.1%	3.4%	3.6%	8.8%	12.0%	$44,871	11.3%
3020.02	8,475	72.5%	3.4%	1.0%	1.9%	0.3%	13.5%	7.5%	31.3%	7.6%	$58,769	27.5%
3020.03	10,231	74.2%	3.9%	1.0%	3.8%	0.4%	10.2%	6.6%	23.7%	4.2%	$64,398	25.8%
3020.04	10,906	69.5%	8.3%	0.6%	7.0%	0.3%	8.2%	6.0%	19.4%	4.1%	$76,174	30.5%
3031	8,321	59.3%	1.8%	0.8%	1.7%	0.3%	30.1%	6.0%	49.3%	10.4%	$50,449	40.7%
3032	21,608	76.2%	4.8%	0.6%	4.6%	0.4%	7.6%	5.8%	19.0%	4.2%	$73,622	23.8%
3050	6,480	63.6%	6.3%	1.7%	2.2%	0.3%	17.5%	8.3%	35.6%	**19.7%**	$31,692	36.4%
3060.01	8,166	76.7%	5.4%	1.2%	2.3%	0.5%	7.5%	6.5%	20.8%	12.6%	$44,202	23.3%
3060.02	3,208	73.7%	5.1%	1.4%	5.1%	0.2%	9.0%	5.4%	20.7%	3.2%	$57,550	26.3%
3071.01	4,443	77.6%	5.1%	0.8%	3.5%	0.0%	7.3%	5.6%	18.4%	6.2%	$63,090	22.4%
3071.02	5,018	66.8%	4.7%	1.3%	3.2%	0.3%	15.6%	8.2%	33.3%	15.0%	$42,264	33.2%
3072.01	3,029	59.0%	7.5%	0.8%	6.0%	0.8%	19.3%	6.7%	37.0%	16.3%	$45,000	41.0%
3072.02	4,493	48.4%	19.6%	1.4%	4.8%	0.6%	18.3%	6.9%	37.9%	**20.4%**	$32,861	**51.6%**
3072.04	4,443	74.0%	6.4%	1.0%	5.1%	0.1%	7.2%	6.2%	22.7%	8.4%	$60,265	26.0%
3072.05	7,162	66.5%	9.1%	1.1%	6.4%	0.3%	9.3%	7.4%	22.1%	10.0%	$47,526	33.5%
3080.01	7,552	77.3%	5.2%	0.9%	4.5%	0.5%	6.6%	5.0%	20.0%	5.7%	$64,172	22.7%
3080.02	4,206	63.4%	11.4%	0.8%	11.0%	0.6%	5.3%	7.4%	15.8%	2.5%	$81,597	36.6%
3090	2,496	42.1%	32.7%	0.7%	8.3%	0.3%	9.3%	6.5%	19.2%	4.2%	$60,615	**57.9%**

Table 7.8-11
Race and Poverty Data within a 6-Mile Radius of the Project Site
(Page 2 of 2)

Geographic Unit	2000 Population Estimate	White	Black	American Indian or Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic Origin	Population At or Below Poverty Level in 1999 (percentage)	1999 Est. Median Household Income	Total Minority Population* (Percentage)
3100	4,510	38.6%	16.0%	1.0%	1.9%	0.8%	33.7%	8.1%	59.0%	**20.0%**	$37,401	**61.4%**
3120	2,617	17.0%	48.0%	1.0%	9.5%	1.5%	15.9%	7.2%	26.4%	**20.2%**	$27,399	**83.0%**
3131.01	7,030	49.3%	20.7%	0.6%	11.3%	0.6%	9.3%	8.2%	25.1%	15.3%	$36,466	**50.7%**
3131.02	3,922	50.4%	22.2%	0.4%	12.4%	1.0%	7.8%	5.8%	20.5%	8.0%	$51,667	**49.6%**
3131.03	5,912	60.1%	13.4%	1.0%	9.2%	0.5%	9.3%	6.5%	23.7%	5.7%	$59,107	39.9%
3551.01	15,237	62.1%	11.6%	0.4%	12.5%	0.3%	5.8%	7.2%	14.9%	2.4%	$81,606	37.9%

Source: U.S. Census Bureau, 2007.

Note:
*According to the 2000 Census, White Hispanics are not included in the minority count.

Table 7.8-12
Construction Staff by Trade

	2009			2010												2011												2012					
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Month	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**	**33**
Craft/Trade																																	
Boilermakers	0	0	0	0	0	0	2	5	8	12	20	31	37	39	39	40	41	47	60	58	65	56	59	42	28	21	17	8	0	0	0	0	0
Carpenters	0	0	1	3	5	9	12	12	14	14	11	11	6	4	3	2	3	4	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0
Electricians	0	0	0	0	0	0	0	0	0	0	7	16	26	38	52	66	79	78	68	59	54	56	63	80	102	98	110	95	99	71	47	35	29
Ironworkers	0	0	1	3	6	11	17	22	30	37	40	30	14	5	3	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Laborers	7	20	34	36	27	21	19	19	23	22	18	17	10	7	4	2	3	4	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0
Pipe Fitters	0	0	0	0	0	0	5	11	18	26	45	72	86	95	96	105	109	127	162	156	175	150	157	112	74	56	45	21	0	0	0	0	0
Painters and Insulators	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2	4	5	8	5	5	5	5	3	2
Cement Finisher	0	0	1	5	10	16	21	22	26	25	21	19	12	7	4	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Millwrights	0	0	0	0	0	0	6	13	22	32	46	63	71	66	56	45	39	36	46	45	50	43	45	32	21	16	13	6	0	0	0	0	0
Operating Engineers	5	16	26	25	15	6	1	2	2	4	5	3	1	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Teamsters	1	4	7	6	4	1	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Craft	13	40	69	79	67	63	81	105	143	170	214	262	264	263	258	263	278	302	349	328	351	309	324	268	229	196	194	135	104	76	52	38	31
Contractor Staff	19	19	20	21	21	21	25	28	28	28	29	29	23	26	31	34	34	38	48	51	52	52	50	49	47	48	41	34	29	23	12	6	4
Total Site Staff	32	59	89	100	88	84	106	133	171	198	243	291	287	289	289	297	312	340	397	379	403	361	374	317	276	244	235	169	133	99	64	44	35

Table 7.8-13
Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	8 Plant Operators	Rotating 12-hour shift, 2 employees per shift	7 days a week
Production	2 Operations Specialist 1 Operations Supervisor	Standard 8-hour days	5 days a week with additional coverage as required.
Administration	1 Plant Manager 1 Administrative Assistant 1 Plant Engineer 1 Planner/Scheduler	Standard 8-hour days	5 days a week with additional coverage as required.
Maintenance	1 Maintenance Supervisor 2 I&C Technicians 1 Electrician 1 Mechanic	Standard 8-hour days	5 days a week with additional coverage as required.
Total	20 Personnel		

Note:
I&C = instrumentation and control

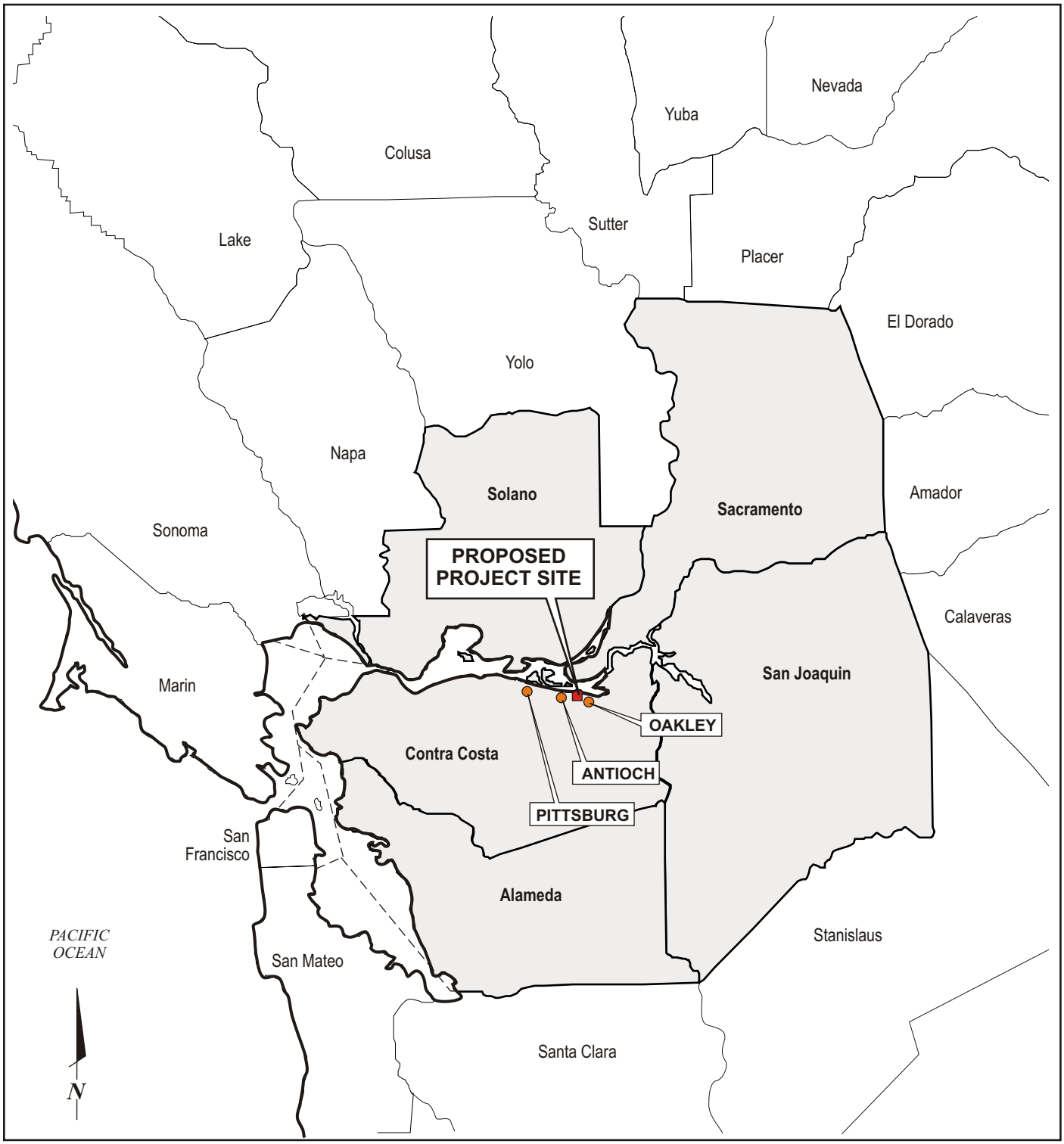
Table 7.8-14 Recent and Proposed Development Applications in the Project Vicinity		
Jurisdiction/Project Location	**Project Description**	**Status**
Recent and Proposed Zoning and General Plan Amendments		
City of Antioch		
Undeveloped land west of State Route 160 at the northern terminus of Drive-In Way, City of Antioch (APN 051-052-110)	Markstein Distribution Center – ARCO National Company requested that the Planning Commission review a Final Development Plan, rezone, and use permit for an office/warehouse distribution center to be constructed in two phases totaling 135,888 square feet.	Approved
City of Oakley		
North side of Main Street between Bridgehead Road and Big Break Road immediately east of State Route 160, Oakley	River Oaks Crossing Specific Plan– The plan area is 76.4 acres and includes 770,000 square feet of commercial, restaurant, and hotel uses. The plan area is designated for commercial development by the General Plan. The Specific Plan project included rezoning from Heavy Industrial (HI) to Specific Plan-2 (SP-2).	Planning Commission recommended approval of the Specific Plan and certification of the Final EIR on April 7, 2008. Scheduled to be considered by the City Council on May 13, 2008.
Discretionary Reviews Within a 1-Mile Radius of the Project Site		
City of Antioch		
A 2.88-acre site on Vineyard Drive, north of 18th Street, City of Antioch (APN 051-052-072)	Vineyard Business Park Phase III – Cranmer Properties, Inc., requested that the Design Review Board approve the proposal to create three multi-tenant office/warehouse buildings totaling approximately 36,640 square feet on a 2.88-acre site.	Conditionally approved
A 22-acre site on the east side of Phillips Lane, approximately 700 feet south of East 18th Street, City of Antioch (APN 051-200-015 and 051-200-053)	Almondridge East Plan 1 and Plan 3– KB Homes South Bay, Inc., requested approval of architecture for two new floor plans. The Almondridge East Development is 81 single-family homes.	Conditionally approved
5.5 acres on the north side of Oakley Road, approximately 1,300 feet west of Philips Lane, City of Antioch (APN 051-180-014)	Discovery Builders requested approval of a 16-unit residential planned development.	Conditionally approved
City of Oakley		
259 Sandy Lane, Oakley	Oakley Village Light Industrial Park – Conditional Use Permit including 72,964 square feet retail/ office and 158,801 square feet mini storage	Application on hold pending City funding of infrastructure improvements
Contra Costa County		
1633 Viera Avenue, Antioch (APN #051-074-010)	Modification to Land Use Permit #03-2082 to include alcohol sales (Leos Produce and Mini Market)	Application submitted.

Table 7.8-15
Applicable Socioeconomics Laws, Ordinances, Regulations, and Standards

LORS	Applicability	Administering Agency	AFC Section
Federal			
Executive Order 12898	Agencies are required to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations.	U.S. EPA	Section 7.8.5.1
State			
Government Code Section 65996-65997	Includes provisions for levies against development projects in school districts.	CEC	Section 7.8.5.2
Government Code Section 65302	Contra Costa County and the City of Antioch both have general plans to guide the development of the area each entity has jurisdiction over.	CEC	Section 7.8.5.2
Local			
Contra Costa County	The project is consistent with a goal of the Contra Costa County General Plan Land Use Element.	Contra Costa County	Section 7.8.5.3
Antioch Unified School District	The Antioch Unified School District will implement school impact fees based on the project's covered and enclosed space.	AUSD	Sections 7.8.5.3 and 7.8.2.7
The City of Antioch	The project is consistent with a goal of the City of Antioch's General Plan Economic Development Element.	City of Antioch	Section 7.8.5.3

Table 7.8-16
Involved Agencies and Agency Contacts

Issue	Agency/Address	Contact/Title	Telephone
Contra Costa County General Plan Consistency	Contra Costa County, Community Development Department, 651 Pine Street, 4th Floor - North Wing, Martinez, CA 94553	Patrick Roch, Division Manager, Advanced Planning	(925) 335-1242 proch@cd.cccounty.us
Police Service	Contra Costa County Sheriffs Office, 651 Pine Street, 7th Floor Martinez, CA 94553	Sergeant Douglas, Sergeant	(925) 625-2341 sdoug@so.cccounty.us
Fire Service	Contra Costa County Fire Protection District, 2010 Geary Road Pleasant Hill, CA 94523	Keith Douglas, Clerk Experienced	(925) 634-3400 kdoug@cccfpd.org
County Tax	Contra Costa County Assessor's Office, 2530 Arnold Drive, Suite 100, Martinez, CA 94553	Susan Turner, Accountant III	(925) 646-2225 sturn@ac.cccounty.us
City of Antioch General Plan Consistency	City of Antioch – Community Development Department P.O. Box 5007 Antioch, CA 94531	Victor Carniglia, Deputy Director	925-799-7035 vcarniglia@ci.antioch.ca.us
City Tax	City of Antioch Finance Department, P.O. Box 5007 Antioch, CA 94531	Dawn Merchant, Finance Director	(925) 779-7056 dmerchant@ci.antioch.ca.us



FIVE-COUNTY STUDY AREA

Marsh Landing Generating Station
Mirant Marsh Landing, LLC
Contra Costa County, California

May 2008
28067344

URS

FIGURE 7.8-1

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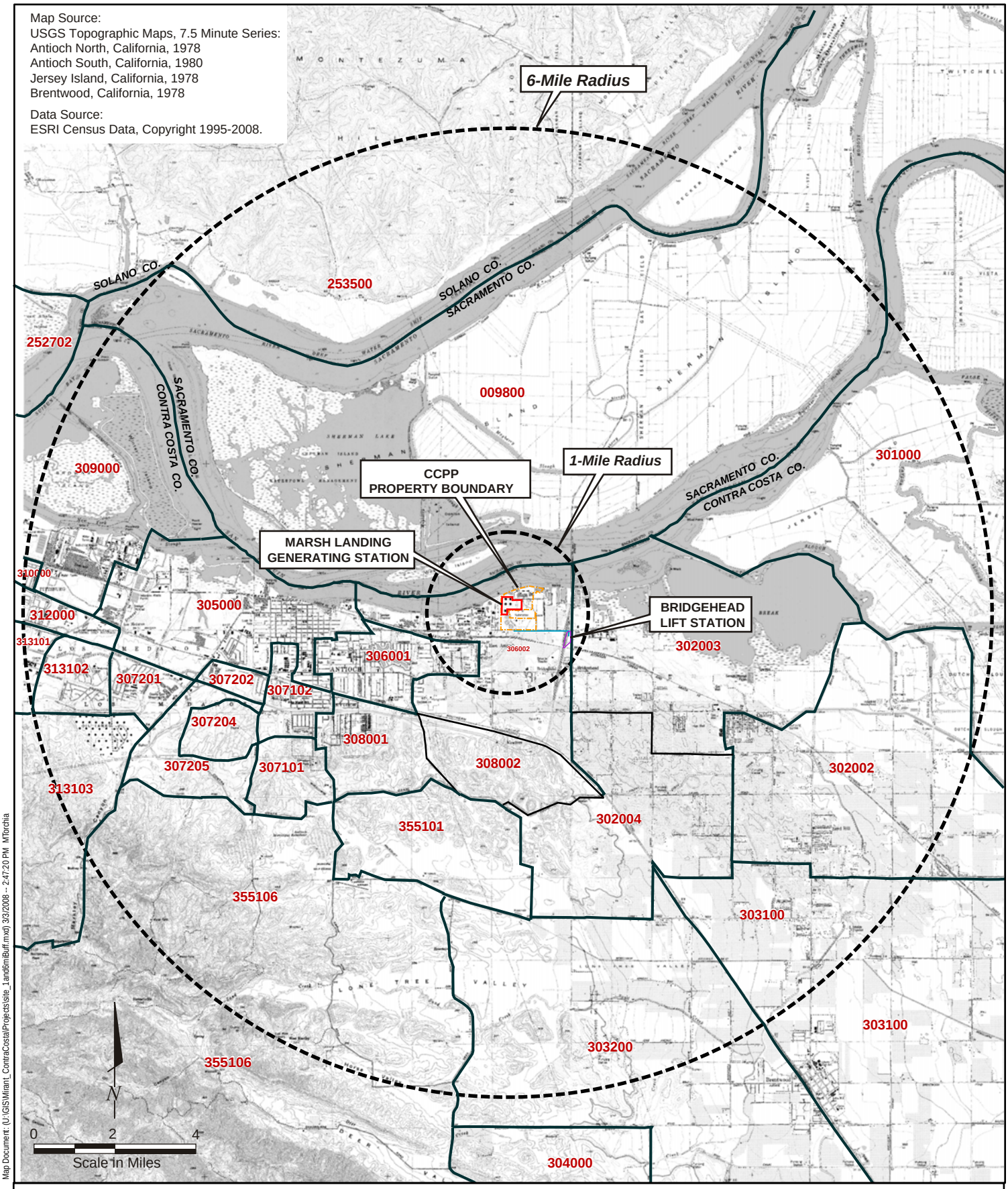

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LEGEND

- Radii
- Census Tract Boundary
- 304000 Census Tract Number

Note:
See Table 7.8-1 for Race and Poverty Data by Census Tract

RACE AND POVERTY BY CENSUS TRACT WITHIN A 6-MILE RADIUS OF THE PROJECT SITE

Marsh Landing Generating Station
Mirant Marsh Landing, LLC
Contra Costa County, California

May 2008
28067344

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FIGURE 7.8-2

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