

## 5.10 Socioeconomics

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the Contra Costa Generating Station (CCGS). Section 5.10.1 describes the socioeconomic environment that might be affected by the CCGS. Section 5.10.2 provides an environmental analysis of the construction and operation of the proposed development. Section 5.10.3 discusses whether there will be any cumulative effects from the project. Section 5.10.4 describes mitigation measures that will be implemented to avoid impacts. Section 5.10.5 discusses the applicable laws, ordinances, regulations, and standards (LORS). Section 5.10.6 lists the agencies involved and agency contacts. Section 5.10.7 discusses permits and permit schedules. Section 5.10.8 lists reference materials used in preparing this section. A screening-level environmental justice analysis is provided in Appendix 5.10A.

### 5.10.1 Affected Environment

The project will be located on the former DuPont manufacturing facility, on land owned by DuPont within the City of Oakley, Contra Costa County, California. As such, the Region of Influence for purposes of evaluating the socioeconomic impacts associated with the project will be the City of Oakley and Contra Costa County.

#### 5.10.1.1 Population

Contra Costa County lies on the margins of the densely populated San Francisco Bay area. It is bordered by Solano and Sacramento counties to the north and northeast, Napa and Sonoma counties to the northwest, San Joaquin County to the east, Marin County to the west, San Francisco County to the southwest, and Alameda County to the south. There are seventeen cities in Contra Costa County, including the City of Oakley (National Association of Counties, 2009).

The City of Oakley, with an estimated January 1, 2009 population of 34,468, is the tenth largest city in Contra Costa County (California Department of Finance [DOF], 2009a). The City of Oakley was incorporated on 1999 (City of Oakley, 2009a). Historical population data for Oakley, Contra Costa County, and the state of California are summarized in Table 5.10-1. Annual average compounded population growth rates are summarized in Table 5.10-2. During the 1990s, Contra Costa County's population increased at an average annual rate of 1.6 percent. Because the City of Oakley is new, population growth rates are available only for the current decade. The average annual growth rate for the eight years from 2000 to was 2.9 percent for the City of Oakley and 1.1 percent for the county.

**TABLE 5.10-1**  
Historical and Projected Populations

Area	1990	2000	2009	2010(p)	2020(p)	2030(p)
City of Oakley	N/A	25,619	34,468	N/A	N/A	N/A
Contra Costa County	797,600	948,816	1,060,435	1,075,931	1,237,544	1,422,840
California	29,758,213	33,873,086	38,292,687	39,246,767	43,851,741	48,110,671

Source: DOF, 2009a, 2009b, 2009c.

Note: Population projections rounded to nearest 100.

(p) = projected

NA = Not Available

**TABLE 5.10-2**  
Historical and Projected Annual Average Compounded Population Growth Rates

Area	1990-2000 Percent	2000-2009 Percent	2009-2010 Percent	2010-2020 Percent	2020-2030 Percent
City of Oakley	N/A	3.0	N/A	N/A	N/A
Contra Costa County	1.6	1.1	0.7	1.3	1.3
California	1.3	1.6	1.3	1.1	0.9

Source: DOF, 2009a, 2009b, 2009c.

Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority (racial and ethnic) and the low-income population distributions for the census blocks and census block groups that are within a 6-mile radius of the CCGS site. The minority and income data are from the 2000 U.S. Census. Within the City of Oakley, 24.3 percent of the population belongs to a racial minority, 24.6 percent are Hispanic<sup>1</sup>, and 5 percent have incomes below the poverty level. Contra Costa County's population is 34.7 percent minority, 17.7 percent Hispanic, and 7.6 percent low-income. Figures 5.10A-1 and 5.10A-2 show the percent distribution of minority and low-income populations by 2000 census blocks and census block groups within a 6-mile radius of the proposed CCGS site.

### 5.10.1.2 Housing

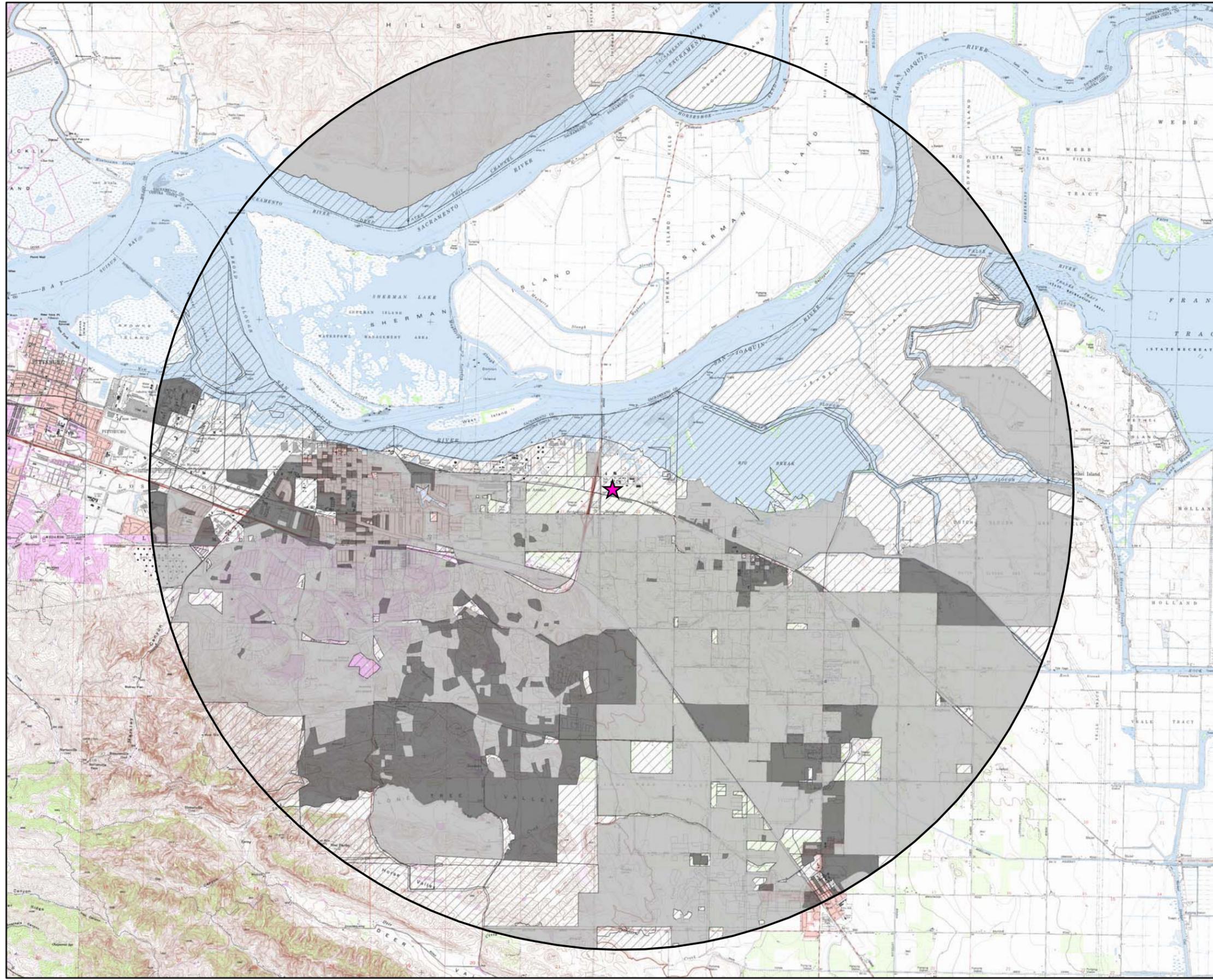
As shown in Table 5.10-3, housing stock for Contra Costa County as of January 1, 2009, was 399,187 units. Single-family homes accounted for 297,319 units; multiple-family dwellings accounted for 94,240 units; and mobile homes accounted for 7,628 units (DOF, 2009a). New housing authorizations for Contra Costa County in 2007 totaled 3,607 units; about 75 percent were single-family units and 25 percent were multi-family units (DOF, 2009d). These authorizations were valued at \$1,216.7 million. The median home price in Contra Costa County in March 2009 was \$220,000 (DataQuick, 2009). During the 1990s, Contra Costa County's vacancy rate averaged 3.0 percent, then remained at 3.0 percent from 2000 to 2009 (DOF, 2009b). For the City of Oakley, the vacancy rate averaged 1.5 percent during the 1990s and from 2000 to 2006, and in 2009 increased to 3.0 percent (DOF, 2009b). As such, housing supply is considered to be limited in the city and county, based on the federal standard vacancy rate of 5.0 percent.

**TABLE 5.10-3**  
Housing Estimates by City, County, and State, January 1, 2009

Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
City of Oakley	10,987	10,006	560	421	2.93
Contra Costa County	399,187	297,319	94,240	7,628	3.02
California	13,530,719	8,720,779	4,213,013	596,927	5.89

Source: DOF, 2009b

<sup>1</sup> Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the U.S. Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.

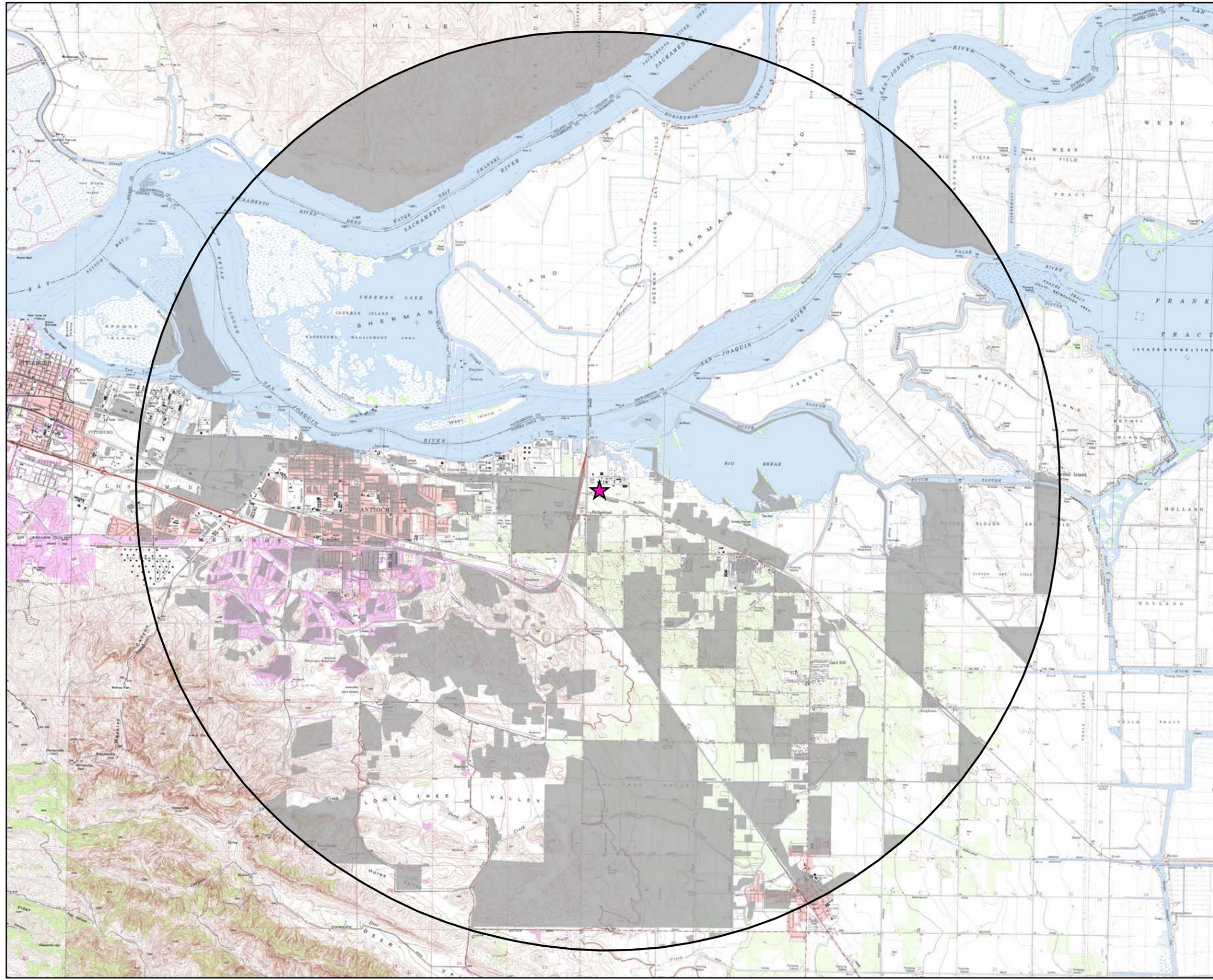


**LEGEND**

-  PROJECT LOCATION
-  SIX MILE BUFFER
- PERCENTAGE OF MINORITY POPULATION**
-  NO MINORITY
-  0 - 50 PERCENT MINORITY
-  50 - 100 PERCENT MINORITY

Notes:  
 1. Source: American Fact Finder, Census 2000 Summary File 1 (SF1) 100 - Percent Data, U.S. Census Bureau, 2009.

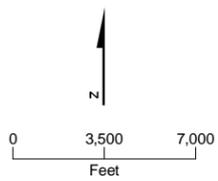
**FIGURE 5.10-1**  
**MINORITY POPULATION**  
**DISTRIBUTION BY CENSUS**  
**BLOCKS WITHIN SIX MILES OF SITE**  
 CONTRA COSTA GENERATING STATION  
 OAKLEY, CALIFORNIA



**LEGEND**

-  PROJECT LOCATION
-  SIX MILE BUFFER
- LOW INCOME POPULATION DISTRIBUTION**
-  NO LOW INCOME POPULATION
-  0 - 50 PERCENT LOW INCOME POPULATION
-  50 - 100 PERCENT LOW INCOME POPULATION

Notes:  
 1. Source: American Fact Finder, Census 2000 Summary File 3 (SF3) 100 - Percent Data, U.S. Census Bureau, 2009.



**FIGURE 5.10-2**  
**LOW INCOME POPULATION**  
**DISTRIBUTION BY CENSUS BLOCK**  
**GROUPS WITHIN SIX MILES OF SITE**  
 CONTRA COSTA GENERATING STATION  
 OAKLEY, CALIFORNIA

### 5.10.1.3 Economy and Employment

Contra Costa County is part of the Oakland Fremont Hayward Metropolitan District (MD). Between 2002 and 2008, employment in the Oakland Fremont Hayward MD decreased by 11,700 jobs, or about 0.2 percent negative average annual growth. This 0.2 percent annual average decrease in employment is opposite to California's trend, which increased by about 1 percent annually over the same period (California Employment Development Department [CEDD], 2009a). As shown in Table 5.10-4, on a percent increase basis, services experienced the largest increase in employment and agriculture employment had the highest reduction, followed by the information sector. The highest contributions to employment are from the services, government, and retail trades.

**TABLE 5.10-4**  
Employment Distribution in Oakland Fremont Hayward MD (Alameda and Contra Costa Counties), 2002 to 2008

Industry	2002		2008		2002-2008	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	3,000	0.3	1,400	0.1	-53.3	-11.9
Natural Resources, Mining	1,200	0.1	1,200	0.1	0.0	0.0
Construction	66,600	6.4	64,600	6.3	-3.0	-0.5
Manufacturing	103,600	9.9	93,300	9.0	-9.9	-1.7
Wholesale Trade	53,100	5.1	48,800	4.7	-9.6	-1.7
Retail Trade	112,000	10.7	110,700	10.7	-1.2	-0.2
Transportation, Warehousing and Utilities	39,500	3.8	36,600	3.5	-7.3	-1.3
Information	35,200	3.4	27,800	2.7	-21.0	-3.9
Financial Activities	62,500	6.0	56,800	5.5	-9.1	-1.6
Services	382,000	36.6	414,200	40.2	8.4	1.4
Government	184,200	17.7	176,600	17.1	-4.1	-0.7
<b>Total Employment</b>	<b>1,042,900</b>	<b>100.0</b>	<b>1,031,200</b>	<b>100.0</b>	<b>-1.1</b>	<b>-0.2</b>

Source: CEDD, 2009a

Table 5.10-5 provides details on the characteristics of the labor force. It shows 2008 employment data for the City of Oakley and the Oakland Fremont Hayward MD compared to California. The City of Oakley has a lower unemployment rate than the Oakland Fremont Hayward MD and California levels. CEDD does not project future unemployment rates.

**TABLE 5.10-5**  
Employment Data, Annual Average, 2008

Area	Labor Force	Employment	Unemployment	Unemployment Rate (%)
City of Oakley	14,000	13,600	600	4.4
Oakland Fremont Hayward MD	1,295,700	1,215,500	80,200	6.2
California	18,078,000	17,108,700	969,300	5.4

Source: CEDD, 2009b

### 5.10.1.4 Fiscal Resources

The local agency with taxing power is the City of Oakley. The City of Oakley's General Fund expenditures and revenues are presented in Table 5.10-6. The city's General Fund revenues increased by about 9 percent from fiscal year (FY) 2006 to FY 2007. However, in fiscal year 2008 revenues decreased by 12 percent.

**TABLE 5.10-6**  
City of Oakley Revenues and Expenditures (in \$ thousands)

	FY 2006	FY 2007	FY 2008
<b>Expenditures</b>			
Legislative	418,997	377,445	567,364
Administrative Services	1,048,650	893,049	954,851
Community Development	3,997,037	3,295,245	1,870,809
Public Works	<sup>a</sup>	<sup>a</sup>	715,183
Law Enforcement	4,214,146	4,130,660	4,683,201
Recreation	465,246	487,082	268,004
Capital Outlay	90,577	149,300	130,203
Debt Service: Principal	284,112	<sup>a</sup>	<sup>a</sup>
<b>Total Expenditures</b>	<b>10,518,765</b>	<b>9,332,781</b>	<b>9,189,615</b>
<b>Revenues</b>			
Total Tax	5,800,151	6,886,206	7,779,660
Property Taxes	4,219,800	4,951,355	5,473,117
Less Education Revenue Augmentation Fund Payment	-193,274 <sup>b</sup>	<sup>a</sup>	<sup>a</sup>
Sales Taxes	1,193,762	1,267,599	1,616,952
Other Taxes	579,863	667,252	689,591
Licenses and Permits	3,738,820	3,652,392	1,908,649
Charges for Services	38,793	37,538	30,382
Fines and Forfeits	0	198,204	133,701
Intergovernmental: Motor Vehicles	624,672	166,901	149,908
Intergovernmental: Other	141,161	149,430	93,429
Use of Money and Property	333,260	704,061	636,707
Miscellaneous	1,399,150	1,519,139	964,104
<b>Total Revenue</b>	<b>12,175,326</b>	<b>13,313,871</b>	<b>11,696,540</b>

<sup>a</sup>Items are not reported

<sup>b</sup>Loss of Revenues (Abelson, 2009)

Numbers may not add up due to independent rounding.

Source: City of Oakley 2009b; 2009c, 2009d.

In FY 2006, tax revenues comprised 48 percent of the city's total General Fund revenue. Tax revenues increased during FYs 2007 and 2008, to 52 percent and 67 percent, respectively. The increase in the share of taxes is due to the steady level of tax revenues and the drop in the revenues from licenses and permits compared to the total revenues (Abelson, 2009).

### 5.10.1.5 Education

The project location is served by Antioch Unified School District (Miner, 2009; Wilson, 2009). Orchard Park Elementary serves the K-5 grades, and Black Diamond and Deer Valley serve the sixth through eighth and ninth through twelfth grades, respectively. Starting September 2009, Orchard Park Elementary will be a K-6 school. Past and current enrollment figures for the school district are presented in Table 5.10-7.

**TABLE 5.10-7**  
Current and Projected Enrollment by Grade for Three Schools Affected by the Proposed Project

Grade Level	Antioch Unified School District		Orchard Park Elementary, Black Diamond, and Deer Valley Schools	
	Enrollment		Enrollment	
	(2007-08)	(2008-09)	(2007-08)	(2008-09)
Kindergarten	1462	1,417	74	60
First	1506	1,467	46	72
Second	1443	1,425	32	42
Third	1446	1,428	50	39
Fourth	1494	1,387	51	49
Fifth	1517	1,496	0	53
Sixth	1539	1,455	355	337
Seventh	1496	1,500	339	342
Eighth	1536	1,459	369	330
Ninth	1643	1,576	822	672
Tenth	1628	1,639	824	819
Eleventh	1647	1,554	813	728
Twelfth	1729	1,619	807	711
Total	20,086	19,422	4,582	4,254

Source: California Department of Education (CDE), 2009

### 5.10.1.6 Public Services and Facilities

This section describes public services in the project area.

#### **5.10.1.6.1 Law Enforcement**

Law enforcement services for the project location in the City of Oakley would be provided by the Oakley Police Department (OPD). The OPD has one station that serves as headquarters, located at 3231 Main Street in Oakley, approximately 1.8 miles from the proposed project site. The OPD has 25 full-time officers. The response time to an emergency from the project location is between 2 and 6 minutes.

The California Highway Patrol is the primary law enforcement agency for state highways and roads (i.e., SR 4). Services include law enforcement, traffic control, accident investigation, and the management of hazardous material spills.

#### **5.10.1.6.2 Fire Protection**

The project site is within the East Contra Costa Fire Protection District (ECCFPD) jurisdiction. The services include emergency medical services, fire suppression and prevention, fire investigations, fire code maintenance inspections, and public education presentations. ECCFPD has three fire stations serving the project area. The primary response station is Station 93, which is located 3 miles from the project location at 215 Second Street, Oakley. For additional support, Stations 81 and 88 may also respond. Station 81, located at 315 W 10<sup>th</sup> Street in Antioch, is 3.3 miles from the project location and Station 88, located at 4288 Folsom Drive in Antioch, is 5 miles from the project location. The response time from any of these stations is approximately seven minutes (Gonzalez, 2009).

Each station is staffed with one fire crew comprised of one engine and three personnel. Station personnel are trained for medical emergency (Gonzalez, 2009). Mutual aid would come from other ECCFPD stations using the Automatic Aid System. For emergency incidents on the project location and based on the emergency level, from one to five engines can be mobilized to the project location.

#### **5.10.1.6.3 Emergency Response**

The ECCFPD is first responder to incidents involving hazardous materials which they can then elevate to the Hazmat Team. The Hazmat Team has 21 specialists and is stationed at 4333 Pacheco Boulevard, Martinez, California 94553. The response time is half an hour during the day and 1 hour if the incident occurs during off hours. The Hazmat Team is responsible for incidents on the project location and highways. There are Mutual Aid agreements with Hazmat Teams at Richmond and San Ramon Fire Departments (Andrews, 2009).

#### **5.10.1.6.4 Hospitals**

All trauma injuries from the project location would be transported by helicopter to John Muir Medical Center in Walnut Creek (Gonzalez, 2009). The John Muir Medical Center is affiliated with John Muir Health System. The Walnut Creek Campus is located 26 miles from the project location on 1601 Ygnacio Valley Road, Walnut Creek, CA 94598. John Muir Medical Center is designated as a Level II Trauma Center for Contra Costa County (Emergency Medical Services Authority, 2009). Therefore, the hospital would receive all trauma patients from the project location and, if necessary, they would be transported by helicopter. The hospital is a 324-bed full service facility that specializes in many services (John Muir Health Website, 2009). The Emergency Department at John Muir has 21 beds and will expand to 44 by the end of 2011 (John Muir Health, 2009).

Sutter Delta Medical Center is located 5.5 miles from the project location at 3901 Lone Tree Way, Antioch, CA 94509. The Emergency Department provides only Level II emergency. The critical care unit is an eight-bed medical-surgical intensive care (Sutter Delta Medical Center, 2009).

The Kaiser Permanente Walnut Creek Medical Center is 27 miles from the project location and located at 1425 S. Main St., Walnut Creek, CA 94598. The hospital provides 229 licensed beds. The Emergency Department was renovated in 2003 and provides 52 private treatment rooms (Kaiser Permanente, 2009). The new Emergency Department has 52 private treatment rooms and is equipped to handle mass decontamination for chemical incidents.

### **5.10.1.7 Utilities**

This section describes public utilities available in the project area.

#### **5.10.1.7.1 Electricity and Gas**

The bulk of the electric power produced by the facility will be transmitted to the electrical grid using an existing 2.4-mile transmission corridor connected to the Pacific Gas and Electric Company (PG&E) Contra Costa Substation.

Natural gas will be delivered to the site using the existing PG&E high-pressure pipeline at the Antioch Terminal, which is adjacent to and borders the project site and DuPont property along Bridgehead Road.

#### **5.10.1.7.2 Water**

The primary water source is existing, onsite 24-inch potable water supply line that served the former DuPont facilities.

#### **5.10.1.7.3 Wastewater Discharge**

Process water will be discharged to the Ironhouse Sanitation District Sanitary sewer lines on the project site. Stormwater from area drains will be routed through an oil/water separator and then discharged down-gradient through a bioswale drainage system.

## **5.10.2 Environmental Analysis**

This section assesses the potential environmental impacts of the project and linears.

### **5.10.2.1 Potential Environmental Impacts**

Local environmental impacts were determined by comparing project demands during construction and operation with the socioeconomic resources of the region of influence (i.e., Contra Costa County). A proposed power-generating facility could impact employment, population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though generally impacts tend to be more local (city/county) than regional (outside the county).

### 5.10.2.2 Significance Criteria

The criteria used to determine the significance of project-related socioeconomic impacts are as suggested in the California Environmental Quality Act Checklist. Project-related impacts from construction and operations of the plant are determined to be significant if they:

- Induce substantial growth or concentration of population
- Displace a large number of people or impact existing housing
- Result in substantial adverse impacts on the local economy and employment
- Create adverse fiscal impacts on the community
- Result in substantial adverse impacts on educational facilities
- Result in substantial adverse impacts on the provision of utility services
- Result in substantial adverse impacts associated with the provision of public services

Other impacts may be significant if they cause substantial change in community interaction patterns, social organization, social structures, or social institutions; substantial conflict with community attitudes, values, or perceptions; or substantial inequities in the distribution of project cost and benefit.

### 5.10.2.3 Construction Impacts

Construction will take approximately 33 months, from the first quarter 2011 to the fourth quarter 2013. Personnel requirements will be minimal during the mobilization and heat recovery steam generator delivery periods (i.e., during the first 8 months of the construction period) and during the completion period (i.e., during the last 3 months of the construction period).

#### 5.10.2.3.1 Construction Workforce

The primary trades required for construction will include craft manpower such as boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters.

Table 5.10-8 provides an estimate of construction personnel requirements for the plant.

Total construction and demolition personnel requirements will be approximately 10,002 person-months. Construction personnel requirements will peak at approximately 729 workers in month 23 of the construction period. Average workforce over the 33-month construction period is 303 workers.

Available skilled labor in the Oakland-Fremont-Hayward MD was evaluated by surveying the Building and Trades Council (Table 5.10-9) and contacting CEDD (Table 5.10-10). Both sources show that the workforce in Oakland-Fremont-Hayward MD will be adequate to fulfill CCGS's construction labor requirements. Therefore, the project will not place an undue burden on the local workforce. As shown in Table 5.10-4, the construction workforce in the Oakland-Fremont-Hayward MD increased over the last 5 years, at an annual rate of 0.02 percent, the additional workforce requirement by the CCGS is still not expected to place undue burden because Oakley is close to the Bay Area and the Sacramento region, both of which have large construction workforces. Additionally, the CCGS peak construction needs are about 1 percent of the total construction workforce shown in Table 5.10-4. As a result, the project will not result in a significant adverse impact on the construction workforce in the area.

**TABLE 5.10-8**  
**Construction and Demolition Personnel by Month**

	Months after Notice to Proceed																																	Total		
	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			
<b>I. Power Plant</b>																																				
Boilermakers							13	28	41	43	53	56	57	63	63	61	75	83	96	101	115	124	111	83	44	10	2	4	5	5	4	1	1	1,342		
Ironworkers				6	6	7		1		8	9	12	19	24	24	32	37	45	47	47	46	49	28	22	16	10	6	6	5	9	8	4	2	535		
Millwrights												7	7	13	17	17	18	16	18	23	24	16	10	6	7	10	10	3						222		
Operating Engineers	3			9	15	10	4	8	10	19	17	17	25	21	23	29	25	23	32	26	29	20	25	18	15	10	8	6	5	8	6	5	3	474		
Teamsters				1	1	1	1	1	1	1	1	2	3	3	2	2	3															1			24	
Pipefitters	2			7	12	9	2		4	15	18	31	31	39	54	72	63	101	117	138	156	191	216	200	171	113	112	55	39	21	20	11	7	2,027		
Carpenters	3			10	18	10	3		8	15	14	22	23	23	27	19	31	20	14	23	16	13	10	19	3	2	1			1	1	1	3	353		
Cement Finishers																2		2	2	5	1	1	2	2	2	5	3	2	2						33	
Laborers	2	7	7	10	19	15	10	10	1	12	17	22	23	23	27	27	25	23	22	25	22	32	24	27	28	21	19	10	11	21	12	8	8	570		
Electricians	6	5	5	9	14	9	6	10		9	9	14	12	14	13	27	32	43	68	70	74	77	102	102	114	96	85	40	36	31	28	21	20	1,201		
Pile Drivers												5																								5
Painters																						2	5	9	8	4	5	9	8	9		8			67	
Mason																					1	1													2	
Insulators									2														2	5	22	25	24	19	19	19	19	10	10	5	181	
Sheet Metal Workers																						5	5	3	3										16	
Scaffolders																	4	4	4	16	10	18	31	27	25	16	11	13	10	11				200		
Subcontractors															7	5	3	9	4	12	19	18	19	16	10	10	15	10	10	2		7	6	182		
Eaton Tester																							5													5
A Fisher Comm.																									3											3
Safety/Clerical Office Staff	3	3	3	14	16	16	3	15	13	26	28	39	42	41	50	60	65	63	60	61	56	56	54	48	45	34	28	15	17	10	11	9	9	1013		
Field Office Staff							12	19	13	26	27	32	32	30	32	32	33	43	35	41	42	42	53	58	57	55	50	48	35	38	19	16	10		930	
<b>Total Plant</b>	<b>19</b>	<b>15</b>	<b>15</b>	<b>66</b>	<b>101</b>	<b>77</b>	<b>54</b>	<b>92</b>	<b>93</b>	<b>174</b>	<b>193</b>	<b>259</b>	<b>276</b>	<b>301</b>	<b>339</b>	<b>383</b>	<b>425</b>	<b>469</b>	<b>526</b>	<b>593</b>	<b>616</b>	<b>673</b>	<b>695</b>	<b>659</b>	<b>574</b>	<b>422</b>	<b>368</b>	<b>238</b>	<b>192</b>	<b>184</b>	<b>126</b>	<b>100</b>	<b>68</b>	<b>9,385</b>		



**TABLE 5.10-9**  
Labor Union Contacts in Contra Costa County

Labor Union	Contact	Phone Number
Contra Costa County Building Trade Council	Greg Feere, Chief Executive Officer	(925) 228-0900

**TABLE 5.10-10**  
Available Labor by Skill in Oakland-Fremont-Hayward MD (Alameda and Contra Costa Counties), 2006-2016

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2006	2016			
Carpenters	16,570	17,230	660	4.0	0.4
Cement Masons and Concrete Finishers	2,120	2,260	140	6.6	0.6
Painters, Construction, and Maintenance	6,210	6,610	400	6.4	0.6
Sheet Metal Workers	860	940	80	9.3	0.9
Electricians	4,210	4,640	430	10.2	1.0
Industrial Truck and Tractor Operators	5,060	4,800	-260	-5.1	-0.5
Operating Engineers and Other Construction Equipment Operators	3,840	4,130	290	7.6	0.7
Helpers, Construction Trades	1,890	2,000	110	5.8	0.6
Construction Laborers	13,510	14,390	880	6.5	0.6
Plumbers, Pipefitters, and Steamfitters	3,780	4,200	420	11.1	1.1
Administrative Services Managers	1,760	1,840	80	4.5	0.4
Mechanical Engineers	1,990	2,290	300	15.1	1.4
Electrical Engineers	1,800	1,970	170	9.4	0.9
Engineering Technicians	4,230	4,760	530	12.5	1.2
Plant and System Operators	3,490	3,920	430	12.3	1.2

Source: CEDD, 2009c

### 5.10.2.3.2 Population Impacts

It is anticipated that most of the construction workforce will be drawn from Contra Costa County. However, a portion of the construction workforce could also be drawn from other nearby counties. For the purposes of this analysis, because of the size of the local construction workforce, it was assumed that 90 percent of the construction workers will be from the local area. Because most workers are expected to commute to the project site, they will not contribute to a significant increase in the population of the area.

### 5.10.2.3.3 Housing Impacts

The construction workforce will most likely commute daily to the project site; however, if needed, there are about 67 hotels/motels with 6,363 rooms in Contra Costa County (Smith Travel Research, 2009) to accommodate workers who may choose to commute to the project site on a workweek basis. The average daily room rate is \$98. Hotel occupancy rates for the period April 2008 through March 2009 averaged about 39 percent (Smith Travel Research, 2009). In addition to the available hotel/motel accommodation, there are numerous recreational vehicle parks in Oakley and neighboring cities close to the project site. As a result, construction of the proposed project is not expected to significantly increase the demand for housing.

### 5.10.2.3.4 Impacts to the Local Economy and Employment

The cost of materials and supplies required for construction of the CCGS project is estimated between \$371.25 and \$412.5 million. The estimated value of materials and supplies that will be purchased locally during construction and demolition is \$3.7 to \$4.1 million. All cost estimates are in constant 2009 dollars, as are the economic benefits figures cited later in this section.

CCGS will provide about \$111 to \$121.4 million in construction payroll, at an average rate of \$64 to \$70 per hour, including benefits. The anticipated payroll for employees, as well as the purchase of materials and supplies during construction, will have a slight beneficial impact on the area. Assuming conservatively that 60 percent of the construction workforce will reside in Contra Costa County, it is expected that approximately \$66.6 to \$72.8 million will stay in the local area during the 33-month construction period. These additional funds will cause a temporary beneficial impact by creating the potential for other employment opportunities for local workers in other service areas, such as transportation and retail. No significant adverse impacts are expected to result related to the local economy and employment.

#### ***Indirect and Induced Economic Impacts from Construction***

Construction and demolition activities would result in secondary economic impacts (indirect and induced impacts) within Contra Costa County. Indirect and induced employment effects include the purchase of goods and services by firms involved with construction, and induced employment effects include construction workers spending their income within the county. In addition to these secondary employment impacts, there are indirect and induced income effects arising from construction.

Indirect and induced impacts were estimated using an IMPLAN Input-Output model of the Contra Costa County economy. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within Contra Costa would be 21 and 138 jobs, respectively. These additional jobs result from the \$1.49<sup>2</sup> million in annual local construction expenditures and the \$18.53 million in spending by local construction workers. The \$18.53 million represents the disposable portion of the annual construction payroll (here assumed to be 70 percent of \$26.48<sup>3</sup> million). Assuming an average direct construction employment of 303, the employment multiplier associated with the construction phase of

<sup>2</sup> Annual portion of local construction expenditures = \$4.1 million \* (33 months/12 months) = \$1,490,910.

<sup>3</sup> Annual local portion of construction payroll = \$121.4 million \* (33 months/12 months) x 60% = \$26.48 million. The disposable portion of the annual local construction payroll = \$26.48 million x 70% = \$18,534,620.

the project is approximately 1.5 (i.e.,  $[303 + 21 + 138]/303$ ). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$846,550 and \$6,317,720, respectively. Assuming a total annual local construction expenditure (payroll, materials, and supplies) of \$20.03 million (\$18.53 million in payroll + \$1.49 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.4 (i.e.,  $[\$20,025,520 + \$846,550 + \$6,317,720]/\$20,025,520$ ).

Assuming that annual local construction expenditures are only \$1.35<sup>4</sup> million instead of \$1.49 million and that annual construction payroll is \$16.95<sup>5</sup> million results in indirect and induced employment estimates within Contra Costa County of 19 and 127 jobs, respectively. Based on the same average construction employment of 303, the construction phase employment multiplier is approximately 1.5.

Indirect and induced income impacts based on the total annual construction expenditure of \$18.29 million (\$16.95 million in payroll + \$1.35 million in materials and supplies) were estimated at \$763,960 and \$5,773,980, respectively. Based on these estimates, the construction phase income multiplier was estimated at approximately 1.4.

#### 5.10.2.3.5 Fiscal Impacts

Based on recent construction of projects in the region, the CCGS initial total capital cost is estimated to be \$450 to \$500 million; of this, materials and supplies are estimated at approximately \$371.25 to \$412.5 million. The estimated value of materials and supplies that will be purchased locally (within Contra Costa County) during construction of CCGS (and demolition of the existing plant) is \$3.7 to \$4.1 million. The effect on fiscal resources during construction will be from sales taxes realized on equipment and materials purchased in the county and from sales taxes from other expenditures. The purchase of the equipment and materials are assumed to be made in Oakley. The sales tax rate in Oakley is 9.25 percent (as of April 1, 2009). Of this, 8.25 percent goes to the state; 0.25 percent goes to the county; and 0.75 percent goes to the place of sale (State Board of Equalization [BOE], 2009). The total local sales tax expected to be generated during construction is \$342,250 to \$379,250 (i.e., 9.25 percent of local sales). Assuming all local sales are made in Oakley, the maximum sales tax the city could receive would be between \$37,000 and \$41,000 (1.0 percent of \$3.7 to \$4.1 million) during the construction period. No significant adverse fiscal impacts are expected to result from project construction.

#### 5.10.2.3.6 Impacts on Education

The schools in the Antioch Unified School District are currently not considered overcrowded (Miner, 2009; Wilson, 2009). Additionally, enrollment in the schools closest to the project site has been declining since the 2007-08 school year (Wilson, 2009). Construction of CCGS will not cause significant population changes or housing impacts on the region because most employees will commute to the site from areas within the county, as opposed to relocating to the area. As a result, CCGS construction will not cause a significant increase in demand for school services.

<sup>4</sup> Annual portion of local construction expenditures = \$3.7 million \* (33 months/12 months) = \$1,345,460.

<sup>5</sup> Annual local portion of construction payroll = \$110.96 million \* (33 months/12 months) x 60% = \$24.21 million. The disposable portion of the annual local construction payroll = \$24.21 million x 70% = \$16,945,930.

### 5.10.2.3.7 Impacts on Public Services and Facilities

The construction of the project may have minor impacts on police, fire, or hazardous materials handling resources. However, it is not expected to place a burden on public service providers. Copies of the records of conversation with the police, Hazmat, and Fire departments are included in Appendix 5.10B. Construction sites may hold a higher risk of emergency due to the types of activities taking place. However, with the project implementing safety procedures for the construction site, as required by applicable regulations and standards, CCGS construction is not expected to create significant adverse impacts on medical resources in the area.

### 5.10.2.3.8 Impacts on Utilities

CCGS construction will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas. Impacts will involve the extension of existing utility lines. Water requirements for construction are relatively small. Given the number of workers and temporary duration of the construction period, the impacts on the local sanitary sewer system would not be significant.

### 5.10.2.4 Operational Impacts

This section discusses the changes to the local economy as a result of bringing the CCGS online.

#### 5.10.2.4.1 Operational Workforce

The proposed CCGS facility is expected to begin commercial operation in fourth quarter 2013. It is expected to employ up to 22 full-time employees, who will be contract employees. Anticipated job classifications are shown in Table 5.10-11. The entire permanent workforce is expected to commute from within Contra Costa County.

**TABLE 5.10-11**  
Typical Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	1 Plant Engineer 1 Operations Supervisor 10 Power Plant Technicians 1 Controls Specialty Power Plant Technicians 1 Chemistry Technician 2 Mechanical Specialty Power Plant Technicians 1 Electrical Specialty Power Plant Technician	Standard 8-hour days as needed	5 days a week
Maintenance	1 Maintenance Supervisor 1 Maintenance Planner	Standard 8-hour days as needed	5 days a week (Maintenance technicians will also work unscheduled days and hours as required [i.e., weekends])
Administration	1 Plant Manager 1 Power Plant Assistant 1 Operational Buyer	Standard 8-hour days as needed	5 days a week

Facility employees will be drawn from the local workforce. Consequently, no population increase is anticipated as a result of this project. There will be no significant impact on local employment.

#### **5.10.2.4.2 Population Impacts**

It is anticipated that most of the operational workforce will be drawn from the local population (City of Oakley and Contra Costa County). However, assuming all 22 operations staff were to relocate to Contra Costa County, the increase in population would be insignificant. Consequently, plant operations will not create a significant influx of new workers to the community.

#### **5.10.2.4.3 Housing Impacts**

Because it is anticipated that most of the operational workforce would be local residents, significant impacts on housing are not anticipated. Based on the housing vacancy data in Table 5.10-3, there are approximately 322 and 12,055 available housing units within the city and county limits, respectively. Thus, even if all 22 workers were to relocate to Oakley or to the county, there would be adequate housing supply. Hence, the project would not create a significant impact on housing.

#### **5.10.2.4.4 Impacts on the Local Economy and Employment**

CCGS operation will generate a small, permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office supplies and services. The average salary per operations employee is expected to be \$80,000 per year, excluding benefits. For the assumed average of 22 full-time employees, this will result in an approximate operation payroll of \$1.76 million per year, excluding benefits. Annual payroll, including benefits, would be about \$3.5 million. There will be an annual operations and maintenance budget of approximately \$1.5 million, of which \$50,000 is estimated to be spent locally, (i.e., within Contra Costa County). These additional jobs and spending will generate other employment opportunities and spending in Contra Costa County and the City of Oakley. The addition of 22 full-time jobs would not significantly reduce unemployment rates. All cost estimates are in constant 2009 dollars, as are the economic benefits noted in this section. No adverse impacts on the local economy and employment are expected to result from project operations.

#### ***Indirect and Induced Economic Impacts from Operations***

The operation of the proposed project would result in indirect and induced economic impacts that would occur within Contra Costa County. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts would result from annual expenditures on payroll and on operations and maintenance (O&M).

Estimated indirect and induced employment within Contra Costa County would be 0 and 9 permanent jobs, respectively. The additional 9 jobs result from the \$1.81 million (\$1.76 million in payroll, \$50,000 in materials and operations) in annual operational budget. The operational phase employment multiplier is estimated at 1.4 (i.e.,  $[22 + 0 + 9]/22$ ) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$8,000 and \$387,810, respectively. The income multiplier associated with the operational phase of the project is approximately 1.2 (i.e.,  $[\$1,810,000 + \$8,000 + \$387,810]/\$1,810,000$ ) and is based on a Type SAM model.

#### **5.10.2.4.5 Fiscal Impacts**

The annual operations and maintenance budget is expected to be approximately \$1.5 million (in 2009 dollars), of which \$50,000 is assumed would be spent locally within Contra Costa County. As stated earlier, CCGS will bring about \$1.76 million per year in operational payroll to the region.

During operations, additional sales tax revenues will be obtained by the City of Oakley and Contra Costa County. Increased payroll will be \$1.76 million annually, and additional O&M expenses spent locally will be approximately \$50,000 annually. Based on the assumed local O&M expenditures of \$50,000, the estimated sales taxes will be approximately \$4,625. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, because it would constitute such a small percent of total city and county revenues.

The CCGS is expected to bring increased property tax revenue to the City of Oakley. The BOE has jurisdiction over the valuation of a power-generating facility for property tax purposes, if the power plant produces 50 megawatts (MW) or more. For a power-generating facility producing less than 50 MW, the county has jurisdiction over the valuation (Young, 2007). Because the CCGS project is a nominal 500-MW power-generating facility, BOE is responsible for assessing property value. Although the BOE assesses the property value, the property tax rate is set by the Contra Costa County Assessor's Office. For the current property, this rate is 1.3105 percent for the most recent fiscal year (FY 2007–08). Assuming a capital cost of \$450 to \$500 million, the CCGS will generate between \$5.9 and \$6.6 million in property taxes annually. Because the property taxes are collected at the county level, their disbursement is also at the county and city level.

In FY 2008, the city's total revenues were estimated at \$11,697 million (see Table 5.10-6). Of this amount, \$5,473.1 million was in property tax revenues. The increase in property taxes resulting from the CCGS would be 0.1 percent of the city's total FY 2008 property tax revenue. No significant adverse fiscal impacts are expected to result from project operations.

#### **5.10.2.4.6 Impacts on Education**

The schools in the Antioch Unified School District are currently not considered overcrowded (Miner, 2009; Wilson, 2009). Even assuming that all 22 operational employees reside within the City of Oakley, CCGS operation is not expected to create any significant adverse impacts on the local school system. Assuming an average family size of 2.71 persons per household for Oakley (DOF, 2009a) would imply the addition of approximately 22 children to the local schools. This would constitute a negligible percent increase in school enrollment. Any industrial development in the Antioch School District is charged a one-time developer fee of \$0.36 per square foot of commercial development and \$2.24 per square foot of residential development.

Based on 18,600 square feet of occupied structures (Control and Administration Building, Water Treatment Building, Warehouse and Maintenance Building) and the \$0.36 per square foot of developer fee, CCGS will pay \$6,696 in school impact fees. With the payment of these fees, impacts will be less than significant, as described in Section 5.10.4.

#### **5.10.2.4.7 Impacts on Public Services and Facilities**

Project operation will not make any new significant demands on public services or facilities even if all of the 22 operational employees reside in Oakley or Contra Costa County. The ECCFPD and the Oakley Police Department did not express any concerns about increased demands during plant operations (Gonzalez, 2009; Watt, 2009). The CCGS's operation is not expected to result in significant impacts on either the Contra Costa County Fire Protection District or the Oakley Police Department. The CCGS's operation would not create significant adverse impacts on medical resources in the area given the safety record of power plants and few operations staff. Copies of the records of conversation with the police and fire departments are included in Appendix 5.10B.

#### **5.10.2.4.8 Impacts on Utilities**

CCGS operation will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas because adequate supply and capacity currently exist.

#### **5.10.2.4.9 Environmental Justice**

President Clinton's Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" was signed on February 11, 1994. The purpose of this Executive Order is to consider whether a project may result in disproportionately high and adverse human health or environmental effects on any minority or low-income population.

The federal guidelines set forth a three-step screening process:

1. Identify which impacts of the project are high and adverse.
2. Determine whether minority or low-income populations exist within the high and adverse impact zones.
3. Examine the spatial distribution of high and adverse impact areas to determine whether these impacts are likely to fall disproportionately on the minority and/or low-income population.

According to the guidelines established by the U.S. Environmental Protection Agency (EPA, 1996) to assist federal agencies to develop strategies to address this circumstance, a minority and/or low-income population exists if the minority and/or low-income population percentage of the affected area is 50 percent or more of the area's general population. The guidance suggests using two or three standard deviations above the mean as a quantitative measure of disparate effects.

A screening-level analysis of environmental justice is presented in Appendix 5.10A. According to that analysis, the CCGS does not create significant and adverse impacts. Therefore, there are no environmental impacts that are likely to fall disproportionately on minority and/or low-income members of the community.

### **5.10.3 Cumulative Effects**

A cumulative impact refers to a proposed project's incremental effect together with other closely related past, present, and reasonably foreseeable future projects whose impacts may compound or increase the incremental effect of the proposed project (Pub. Resources Code § 21083; Cal. Code Regs., tit. 14, §§ 15064(h), 15065(c), 15130, and 15355). Cumulative

socioeconomic impacts may occur when more than one project has an overlapping construction schedule that creates a demand for workers that cannot be met by local labor, resulting in an influx of non-local workers and their dependents and resulting in excessive demand on public services.

There are currently two applications for power plants on the scale of the CCGS that are before the California Energy Commission (CEC) and proposed for Contra Costa County and that could compete with CCGS for skilled labor. These are the Mirant Marsh Landing Generating Station Project, proposed for a location in Antioch approximately 0.85 mile from the CCGS site, and the Mirant Willow Pass Generating Station project, located in Pittsburg, approximately 8 miles west of the CCGS site. The Application for Certification for the Marsh Landing project was found data adequate on September 24, 2008; and for the Willow Pass project, on October 8, 2008. Assuming a 1-year licensing period, these two projects would be certified by late 2010 and could begin construction thereafter.

The CCGS is approximately 10 to 12 months behind these projects in permitting schedule and for this reason, the peak construction workforce times will not coincide. That having been said, it is also the case that, if both Mirant projects are built at the same time, this would place a demand on construction craft workers typically needed for constructing power plants, and there will be some overlap in demand with the CCGS.

The potential for a high worker demand that could pull workers from out of the area and lead to some stress on public facilities and utilities is counterbalanced by the current economic recession, which has affected the building trades industries particularly hard. Although forecasters predict the economy to begin recovery some time in 2010, employment growth generally lags other factors in an economic recovery. Also counterbalancing this potentially high demand for construction workers in the Pittsburg-Antioch-Oakley area is the fact that the project can draw on the entire San Francisco Bay area for construction workforce. As Table 5.10-11 shows, the CCGS would use less than 1 percent of the available workforce in the Oakland Hayward Fremont MD. It is very unlikely that worker demand would be sufficiently high to cause the relocation of large numbers of workers and dependents.

Therefore, although several projects will require a labor supply for construction in roughly the same time period, there is a sufficient supply of skilled labor in Contra Costa County (Feere, 2009). Other kinds of cumulative socioeconomic impacts are also unlikely, as the CCGS's effects on housing, schools, and public services would be negligible.

#### **5.10.4 Mitigation Measures**

Because there are no significant adverse impacts caused by the project, no socioeconomic-specific mitigation measures are proposed.

However, because the project would be located within the Antioch Unified School District service area, the project would be subject to school impact fees. Any industrial development within the Antioch Unified School District is currently charged a one-time assessment fee of \$0.36 per square foot of principal building area (Wilson, 2009). Based on 18,600 square feet of occupied structures, CCGS will pay \$6,696 in school impact fees. These school impact fees are considered full mitigation for any project impacts on these school districts.

## 5.10.5 Laws, Ordinances, Regulations, and Standards

A summary of the LORS, including the project's conformance to them, is presented in Table 5.10-12.

### 5.10.5.1 Federal LORS

Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," requires federal agencies to consider whether the project may result in disproportionately high and adverse human health or environmental effects on any minority or low-income population. Although the CEC is not obligated as a matter of law to conduct an environmental justice analysis, since the signing of the Executive Order 12898, the CEC has typically included this topic in its power plant siting decisions to ensure that any potential adverse impacts are identified and addressed.

### 5.10.5.2 State LORS

Government Code Sections 65996 and 65997 provide the exclusive methods of considering and mitigating impacts on school facilities that might occur as a result of the development of real property. Education Code Section 17620, listed in Government Code Section 65997 as an approved mitigation method, allows school districts to levy a fee or other requirement against construction within the boundaries of the school district for the purpose of funding construction of school facilities.

**TABLE 5.10-12**  
Laws, Ordinances, Regulations, and Standards for Socioeconomics

LORS	Requirements/Applicability	Administering Agency	AFC Section Explaining Conformance
<b>Federal</b>			
Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, or national origin.  Applies to all federal agencies and agencies receiving federal funds.	Office of Civil Rights	Section 5.10.2
Executive Order 12898	Avoid disproportionately high and adverse impacts on minority and low-income members of the community.  Applies only to federal agencies.	EPA	Section 5.10.2.4.9
<b>State</b>			
Government Code Sections 65996-65997	Establishes that the levy of a fee for construction of an industrial facility be considered mitigating impacts on school facilities.  Antioch Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	Antioch Unified School District	Section 5.10.2

**TABLE 5.10-12**  
Laws, Ordinances, Regulations, and Standards for Socioeconomics

<b>LORS</b>	<b>Requirements/Applicability</b>	<b>Administering Agency</b>	<b>AFC Section Explaining Conformance</b>
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities.  Antioch Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	California Department of Education	Section 5.10.2
<b>Local</b>			
City of Oakley General Plan General Plan (2002)	Goal: Retain existing businesses and expand Oakley's economic base / Comprehensive long-range plan to serve as the guide for the physical development of the County.  Applies to facilities constructed and operated within Oakley City Boundaries	City of Oakley	Section 5.1

### 5.10.5.3 Local LORS

#### 5.10.5.3.1 Contra Costa County

Contra Costa County General Plan (2005) calls for increased economic growth in the County. Goal 3B of the Land Use Goals calls for the provision of opportunities for increasing the participation of Contra Costa County in the economic and cultural growth of the region (Contra Costa County, 2005).

In the Business Employment Uses of the Land Use goals, the following objectives address economic growth:

- Objective 3-30 calls to provide a variety of well-located employment area in order that industrial and commercial activities can contribute to the continued economic welfare of the people of the county and to the stable economic and tax bases of the county and the various cities.
- Objective 3-44. Industries which employ the skills of county residents shall be encouraged to locate within the county.

#### 5.10.5.3.2 City of Oakley

The existing Oakley City General Plan (City of Oakley, 2002) contains an economic development element that has specific economic goals and policies. Four economic goals and several associated policies and programs are identified in the general plan. The economic goals include retaining existing businesses and expanding the economic base, attracting new business, establishing a diverse and balanced economy, encouraging local

financial participation in the community, and removing constraints to economic development.

The general plan identifies several programs to achieve economic objectives. One program is to continue to recognize the importance of making an adequate supply of land available for economic development. Specific properties and targeted land uses include the DuPont property. The designated economic development land uses within the DuPont property include business park, commercial, and light industrial. Where feasible, development of the DuPont property may be pursued through a comprehensive business park master plan or planned unit development zone.

Also, one program to achieve economic goals is to identify specific incentives that the city might offer through redevelopment agency, including financial assistance with infrastructure improvements.

Policy 5.3.1 calls for the assistance of businesses in ensuring necessary infrastructure improvements are provided to support expanding businesses in Oakley. Program 5.3.A calls for the proactive installation of the necessary infrastructure improvements. The city's actions may include sharing of engineering studies, working jointly with developers, pursuing financing options including tax credits, deferred fee payment programs, and reimbursement of costs.

### 5.10.6 Agencies and Agency Contacts

Table 5.10-13 provides a list of agencies and contacts of potentially responsible agencies. Copies of records of conversation are provided in Appendix 5.10B.

**TABLE 5.10-13**  
Agency Contacts for Socioeconomics

Issue	Agency	Contact
Property valuation	State Board of Equalization	David Young Senior Specialist, Property Appraiser 3321 Power Inn Road Suite 210 Sacramento, CA 95826 (916) 445-4982
City Budget	Finance Department	Paul Abelson Finance Director 3231 Main Street Oakley, CA 94561 (925) 625-7010 abelson@ci.oakley.ca.us
Available resources, potential impacts on resources and average response times	Contra Costa County Hazardous Material Program	Paul Andrews Program Manager/Hazardous Material Specialist 4333 Pacheco Boulevard Martinez, California 94553 (925)-646-2286 Pandrews@hsd.cccounty.us

**TABLE 5.10-13**  
Agency Contacts for Socioeconomics

<b>Issue</b>	<b>Agency</b>	<b>Contact</b>
School impact fees, enrollment data, potential enrollment impacts	Liberty Union High School District	Kathy Fredenerg Secretary for the Construction Manager 20 Oak Street Brentwood, CA 94513 (925) 634-2166 fredenbe@libertyuhd.k12.ca.us
School impact fees, enrollment data, potential enrollment impacts	Antioch Unified School District	Mary Wilson Administrative Assistant –Facilities 510 G Street Antioch, CA 94509-1259 (925) 776-2001 marywilson@antioch.k12.ca.us
School impact fees, enrollment data, potential enrollment impacts	Antioch Unified School District	Gayla Miner Executive Assistant To Chief Operation Administrative Assistant 510 G Street Antioch, CA 94509-1259 (925) 706-4100 gaylaminer@antioch.k12.ca.us
Available resources, potential impacts on resources and average response times	Oakley Police Department	Sergeant D. Watts Sergeant 3231 Main Street Oakley, CA 94561 (925) 625-8855 dwatt@so.cccounty.us
Available resources, potential impacts on resources and average response times	East Contra Costa Fire Protection District	Jake Gonzalez Operations Chief 134 Oak Street Brentwood Ca 94513 (925) 240-2133 JGonzalez@cccfd.org
Availability of labor	Contra Costa County Building Trades Council	Greg Feere Chief Executive Officer 2727 Alhambra Ave #5 Martinez, CA 94553 (925) 228-0900 ccbtc@att.net

### 5.10.7 Permits and Permit Schedule

Permits dealing with the effects on public services are addressed as part of the building permit process. For example, school development fees are typically collected when the Applicant pays in-lieu building permit fees to the county. No permits are required to comply with the socioeconomic impacts of the project.

### 5.10.8 References

Abelson P., 2009. Personal communication between Ashraf Shaqadan of CH2M HILL and Paul Abelson, Finance Director of the City of Oakley, May 11.

Andrews P., 2009. Personal communication between Ashraf Shaqadan of CH2M HILL and Paul Andrews, Program Manager of Hazardous Material Programs, Contra Costa County, May 15.

California Board of Equalization (BOE). 2009. California City and County Sales and Use Tax Rates *Publication 71*. Online: <http://www.boe.ca.gov/pdf/pub71.pdf>

California Department of Education. 2009. Educational Demographic Unit, DataQuest, District Level Enrollment Reports. Online: <http://dq.cde.ca.gov/dataquest>

California Department of Finance (DOF). 2009a. Demographic Information. Reports and Research Papers. E-4 Population Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark. Online:  
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-09/>

California Department of Finance (DOF). 2009b. Demographic Research, Reports and Research Papers, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark. Online:  
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/>

California Department of Finance (DOF). 2009c. Demographic Information. Reports and Research Papers. *Population Projections by Race/Ethnicity for California and Its Counties 2000-2050*. Online:  
[http://www.dof.ca.gov/HTML/DEMOGRAP/DRU\\_Publications/Projections/P1.htm](http://www.dof.ca.gov/HTML/DEMOGRAP/DRU_Publications/Projections/P1.htm)

California Department of Finance (DOF). 2009d. California Statistical Abstract Released January 2009 – *Table I-5 - Residential Construction Authorized by Permits, Units & Valuation, California and Counties*. Online: [http://www.dof.ca.gov/HTML/FS\\_DATA/STAT-ABS/Toc\\_xls.htm](http://www.dof.ca.gov/HTML/FS_DATA/STAT-ABS/Toc_xls.htm)

California Department of Finance (DOF). 2009e. Financial and Economic data. California County Profiles – *Contra Costa County*. Online:  
[http://www.dof.ca.gov/HTML/FS\\_DATA/profiles/pf\\_home.php](http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.php)

California Employment Development Department (CEDD). 2009a. Employment by Industry Data. Online: <http://www.labormarketinfo.edd.ca.gov/?pageid=166>

California Employment Development Department (CEDD). 2009b. Annual Average Labor Force Data for Sub-County Areas. Online:  
<http://www.labormarketinfo.edd.ca.gov/?PAGEID=164>

California Employment Development Department (CEDD). 2009c. Occupational Employment Projections. Online: <http://www.labormarketinfo.edd.ca.gov/?PAGEID=145>

City of Oakley. 2009a. City of Oakley website, About Oakley. Online:  
<http://www.ci.oakley.ca.us/subPage.cfm?page=926756>

City of Oakley. 2009b. City of Oakley, Financial Documents, City Reports, Comprehensive Annual Financial Reports (CAFRs), FY 2005-2006, Online:  
<http://www.ci.oakley.ca.us/UserFiles/File/Finance/CAFR%2005-06%20Part%201.pdf>

City of Oakley. 2009c. City of Oakley, Financial Documents, City Reports, Comprehensive Annual Financial Reports (CAFRs),FY 2006-2007, Online:

<http://www.ci.oakley.ca.us/UserFiles/File/Finance/CAFR%2007-08%20Part%20I.pdf>

City of Oakley. 2009d. City of Oakley, Financial Documents, City Reports, Comprehensive Annual Financial Reports (CAFRs),FY 2007-2008, Online:

<http://www.ci.oakley.ca.us/UserFiles/File/Finance/CAFR/oakley%20cafr%2008.pdf>

City of Oakley. 2002. City of Oakley 2020 General Plan. Chapter 5: Economic Development Element. Online:

[http://www.ci.oakley.ca.us/UserFiles/05%20GP%20Economic%20Development%20Element%20CC\(1\).pdf](http://www.ci.oakley.ca.us/UserFiles/05%20GP%20Economic%20Development%20Element%20CC(1).pdf)

Contra Costa County. 2005. Contra Costa County General Plan 2005-2020. Accessed 05/13/2009. Online: <http://www.co.contra-costa.ca.us/depart/cd/current/advance/GeneralPlan.htm>

DataQuick. 2009. DQNews - California Home Sale Activity by City Chart, March, 2009.

Online: <http://www.dqnews.com/Charts/Monthly-Charts/CA-City-Charts/ZIPCAR.aspx>. Viewed May 17, 2009.

Emergency Medical Services Authority. 2009. Trauma Data Dictionary Public Changes.

Accessed on 05/12/2009. Online: <http://www.emsa.ca.gov/systems/Trauma/default.asp>

Feere G., 2009. Personal communication between John Putrich of CH2M HILL and Greg Feere, Chief Executive Officer for the Contra Costa County Building Trades Council. April 16.

Fredenerg K., 2009. Personal communication between Ashraf Shaqadan of CH2M HILL and Kathy Fredenberg, Secretary for the Construction Manager, Liberty Union High School District, May 8.

Gonzalez, J., 2009. Personal Communication between Ashraf Shaqadan of CH2M HILL and Jake Gonzalez, Operations Chief, East Contra Costa Fire Protection District, May 12.

John Muir Health. 2009. Walnut Creek's John Muir Opens New Emergency Department.

Accessed 05/12/2009 at

[http://www.johnmuirhealth.com/index.php/news\\_article/newsID/353.html](http://www.johnmuirhealth.com/index.php/news_article/newsID/353.html)

Kaiser Permanente. 2009. Walnut Creek Medical Center, Department of Emergency Medicine. Accessed: 05/12/2009 at:

<http://www.permanente.net/homepage/kaiser/pages/d2176-top.html>

Miner, G. 2009. Personal communication between Ashraf Shaqadan of CH2M HILL and Gayla Miner, Executive Assistant to Chief Operator, Antioch Unified School District, May 05.

National Association of Counties. 2009. About Counties, Contra Costa County. Online:

[http://www.naco.org/Template.cfm?Section=Find\\_a\\_County&Template=/cfiles/counties/citiescounty.cfm&CountyID=6013](http://www.naco.org/Template.cfm?Section=Find_a_County&Template=/cfiles/counties/citiescounty.cfm&CountyID=6013)

Smith Travel Research. 2009. Online:

<http://www.smithtravelresearch.com/SmithTravelResearch/default.aspx>

Sutter Delta Medical Center. 2009. Emergency Services. Accessed on 05/12/09 at:

[http://www.sutterdelta.org/patient/emergency\\_services.html](http://www.sutterdelta.org/patient/emergency_services.html)

U.S. Environmental Protection Agency (EPA). 1996. Guidance for Incorporating Environmental Justice Concerns in EPA's NEPA Compliance Analyses, July 12, 1996.

U.S. Census Bureau. *2000 Census of Population, American Fact Finder - Summary File 3*. Online:

<http://www.census.gov/main/www/cen2000.html>

Watts, D. 2009. Personal communication between John Putrich of CH2M HILL and D. Watts, Sergeant at Oakley Police Department, April 17.

Wilson Mary, 2009. Personal communication between Ashraf Shaqadan of CH2M HILL and Mary Wilson, Administrative Assistant, Facilities, Antioch Unified School District, May 5.

Young, D. 2007. Personal communication between Fatuma Yusuf of CH2M HILL and David Young, Senior Specialist Property Appraiser, Property and Special Tax Department, Californian Board of Equalization. August 2.