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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; public services and utilities (including fire protection, emergency response services, law enforcement, schools, medical services, and utilities); and environmental justice.

7.8.1 Affected Environment

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

The Willow Pass Generating Station (WPGS) would occupy approximately 26 acres in the northeastern portion of the approximately 1,000-acre Pittsburg Power Plant (PPP) property. The project will occupy an already developed industrial site dedicated to electricity generation. The property is located to the south of Suisun Bay, 2 miles west of the center of the City of Pittsburg, at 696 West 10th Street. Pacific Gas and Electric Company (PG&E) owns a 36-acre switchyard adjacent to the WPGS site. The project site is located in the City of Pittsburg, northeast of the City of Concord, and west of the City of Antioch. 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 Concord, 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 WPGS site.

7.8.1.1 Economy: Labor Force, Employment and Income

Five-County Study Area

The Five-County Study Area—Contra Costa, Sacramento, San Joaquin, Alameda, and Solano Counties—had a civilian labor force of 2,444,500 million in 2006, representing 14 percent of the California labor force (EDD, 2008a). Approximately 2,324,700 of these labor force participants were employed (an unemployment rate of 4.9 percent). 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, higher than the same measure for California that year ($56,645) (U.S. Census, 2006).

Contra Costa County

Contra Costa County is one of the nine counties that form the San Francisco Bay Area, one of the largest economies in California. Contra Costa County's current labor force of 519,000 (EDD, 2008a) ranks eleventh largest of the 58 California counties. Contra Costa County covers approximately 733 square miles, with highly industrialized western and northern shorelines, and residential, commercial, and light industrial interior areas. The location of Contra Costa County, adjacent to the San Francisco, San Pablo, and Suisun Bays, results in the siting of many heavy industrial businesses, such as oil refineries, chemical plants, and power plants within the County. Although Contra Costa County has experienced high growth rates in past years and large amounts of new development, the majority of Contra Costa County remains rural. Contra Costa County's economic comparative advantage lies in petroleum and coal projects manufacturing (CDOL, 2008).

The unemployment rate in Contra Costa County was 4.3 percent in 2006, which is 0.8 percentage point higher than the Contra Costa County rate in 2000, 0.3 percentage point higher than the Contra Costa

County 1990 rate, and 0.6 percentage point lower than the State of California rate of 4.9 percent in 2005 (Table 7.8-1) (EDD, 2008a). Despite recent increases in the unemployment rate in recent years, the rate remains relatively low, indicating a generally healthy economy. The unemployment rate for Contra Costa County is expected to increase to 4.8 percent in 2010 and 5.0 percent in 2020, and is expected to decrease to 4.9 percent by 2030 (Table 7.8-2).

The industries with the highest employment in Contra Costa County in 2006 were trade, transportation, and utilities (17 percent), professional and business services (15 percent), local government (13 percent), and education and health services (12 percent) (Table 7.8-1). During the period from 2000 to 2006, the fastest-growing industries in Contra Costa County were professional and businesses services, and leisure and hospitality (EDD, 2008a). Many of the County's major employers are involved in heavy industrial endeavors, e.g., oil and gas refineries, service stations, petroleum manufacturers, and steel mills. The medical industry in Contra Costa County also employs a large number of people.

The average commute time for Contra Costa County labor force participants is approximately 32.2 minutes (CDOL, 2008). Approximately 58 percent of Contra Costa County residents work in Contra Costa County. Another 22 percent of Contra Costa County residents work in Alameda County, and another 11 percent work in San Francisco County (U.S. Census Bureau, 2008b). The job-to-housing unit ratio in 2005 was 1.0, and is expected to remain at 1.0 by 2010, and increase to 1.1 by 2020 (ABAG, 2007).

The Association of Bay Area Governments (ABAG) expects the number of jobs in Contra Costa County to grow from 379,030 in 2005 to 403,100 in 2010, reflecting average annual growth of 1.2 percent. The same measure for the periods from 2010 to 2020 and 2020 to 2030 are 1.6 percent and 1.5 percent, respectively (ABAG, 2006).

Between 2004 and 2014, the California Employment Development Department expects employment in the Oakland-Fremont-Hayward Metropolitan Division (Contra Costa County and Alameda County combined) to grow 0.8 percent per year, on average. In contrast, the same estimate for the State of California is 1.5 percent. Industries within Contra Costa County that are anticipated to grow the most during the period from 2004 to 2014 are professional and business services, leisure and hospitality, education and health services, and other services. California's Employment Development Department (EDD) anticipates that construction employment will grow 1.0 percent per year during the period from 2004 to 2014 (EDD, 2008b).

Incomes are generally higher in Contra Costa County compared to some other areas of California. In 2006, wage and salary disbursements in Contra Costa County were $19.6 billion. The average wage per job that same year was $53,038, compared to $48,027 in California on average. Total personal income in 2005 in Contra Costa County was approximately $49.5 billion. Per capita income in 2005 was $48,618 in Contra Costa County, more than the same measure for the state ($36,936) (BEA, 2008). Approximately 8 percent of Contra Costa residents in 1999 were living below the poverty level, compared to 12 percent for the Five-County Area and 14 percent for California.

The East Bay Economic Development Alliance reports that in January 2008, the number of home sales in Contra Costa County (667) had decreased by 42 percent compared to January 2007, and the median home sale value of $463,000 reflected a decrease of 16 percent compared to January 2007. That same month, non-residential construction permit values in the East Bay increased slightly, with much of the activity in the industrial sector. Also in the East Bay as a whole, both single-family and multi-family residential construction permits continued to post annual decreases when measured in January 2008. The number of property foreclosures in Contra Costa County increased from 531 in second quarter 2005 to 3,216 in third quarter 2007 (EBEDA, 2008). These statistics reflect the current housing market decline that is occurring throughout the nation.

In the fourth quarter of 2007, the office vacancy rate in the East Bay was 13.1 percent, having increased by approximately 0.5 percent compared to fourth quarter 2006. Conversely, industrial vacancy rates decreased during the period fourth quarter 2003 (8.0 percent) to fourth quarter 2007 (2.6 percent) (EBEDA, 2008).

City of Pittsburg. The City of Pittsburg is located in north central Contra Costa County, less than 1 mile south of the deep water shipping channel in Suisun Bay, where the San Joaquin River meets the Sacramento River. Pittsburg is the fifth largest of 19 cities in Contra Costa County, and is located approximately 30 miles northeast of downtown Oakland and approximately 75 miles south of Sacramento. Pittsburg is accessible via State Route 4. The Metropolitan Oakland International Airport is approximately 31 miles west of Pittsburg. Organizations within the City of Pittsburg are working toward further development of Pittsburg's port facilities, and on continuing to expand the industrial jobs base. A large portion of downtown Pittsburg is currently under construction, reflecting revitalization efforts.

Large employers in Pittsburg are the school district, USS-POSCO Industries and Dow Chemical Company. The economy is based largely on the software, telecommunications, and biotechnology industries, as well as heavy industries. Industrial space vacancy rates are low relative to other Bay Area cities. The City of Pittsburg is one of 39 state-designated Enterprise Zones, a program that allows state tax credits to local businesses. According to the City's webpage, the City of Pittsburg's Enterprise Zone "was designated in 1988 and will expire in January 2008. Prior to the expiration of the existing Zone, the City of Pittsburg will be applying for a new Enterprise Zone designation. The City is optimistic that a new Zone will be granted to Pittsburg, allowing the City to continue to offer the valuable benefits of the Enterprise Zone Program to the community."

The labor force participation rate in 1990 in Pittsburg was 65 percent, higher compared to the Five-County Study Area as a whole and California, but lower than the same measures for the cities of Antioch and Concord. Similar to other East Bay cities, many Pittsburg residents work outside of Pittsburg, and within the Bay Area. The average travel time to work for Pittsburg residents in 2000 was 37.3 minutes, compared to 27.7 minutes for California on average (U.S. Census Bureau, 2000a). In 2005, 19,440 households and 15,770 jobs existed in Pittsburg. The jobs-to-household ratio in 2005 was 0.8. ABAG expects the jobs-to-household ratio to increase to 0.9 by 2010, and 1.1 by 2020 (ABAG, 2006). Taxable retail sales in Pittsburg in 2006 were $575 million, down from $601 million in 2005 (CBOE, 2008).

In 1999, the median household income in Pittsburg was $50,557, lower than the average of the same measure for each of the five study area counties ($51,764) (U.S. Census Bureau, 2000a). Approximately 12 percent of Pittsburg residents in 1999 were living below the poverty level, compared to 12 percent for the Five-County Area and 14 percent for California.

City of Antioch. The City of Antioch is located within Contra Costa County, approximately 5 miles east of the WPGS site, along the banks of the San Joaquin River. Antioch was home to 50,219 labor force participants in 2006, of which 7.4 percent were unemployed (U.S. Census, 2006). The jobs and housing balance in Antioch is consistent with the commuter lifestyle. In 2005, 32,760 households and 20,510 jobs existed in Antioch, for a job-to-housing unit ratio of 0.6. ABAG expects the number of households to grow to 34,560 by 2010, and the number of jobs to grow to 22,680, reflecting a jobs-to-household ratio of 0.7. By 2020, ABAG anticipates that the numbers of households and jobs will grow to 38,090 and 29,350, respectively, reflecting a jobs-to-household ratio of 0.8 (ABAG, 2006). In 2006, the median household income in Antioch was $66,755, higher than the same measure for the Five-County Study Area (U.S. Census, 2006).

City of Concord. The City of Concord is the largest city in Contra Costa County, located approximately 7 miles southwest of the WPGS site. Concord's economic focus is less on heavy industrial and more on general office, commercial, and retail, when compared to the cities of Pittsburg and Antioch. There were

68,154 labor force participants in Concord in 2006, of which 6.2 percent were unemployed, on average (U.S. Census, 2006).

In 2005, 44,900 households and 61,170 jobs existed in Concord, for a jobs-to-household ratio of 1.4. By 2010, ABAG expects the number of households to grow to 45,700, and the number of jobs to grow to 64,670, reflecting a jobs-to-household ratio remaining at 1.4. By 2020, ABAG anticipates that the numbers of households and jobs will grow to 50,080 and 76,260, respectively, reflecting a jobs-to-household ratio of 1.5 (ABAG, 2006). In 2006, the median household income in Concord was $60,221, slightly lower than the same measure for the Five-County Study Area (U.S. Census, 2006).

Sacramento County

Sacramento County is a major employment center with strong government and military presences. The capital city, Sacramento, is one of seven incorporated cities in Sacramento County. Throughout the twentieth century, military activities at Mather Field, McClellan Air Force Base, and the Sacramento Army Depot have made a major contribution to the Sacramento economy. Although military activity has declined, these locations continue to represent substantial contributions to the Sacramento area economy. In 2006, 4.8 percent of labor force participants in Sacramento County were unemployed. This unemployment rate was slightly lower than the same measure for the Five-County Study Area (4.9 percent) (Table 7.8-1; EDD, 2008a). The future unemployment rate for Sacramento County is expected to drop to between 4.8 percent and 5.0 percent, for the period from 2010 to 2030 (Table 7.8-2). In 2006, the industries with the highest employment in Sacramento County were trade, transportation, and utilities (16 percent); state government (13 percent); local government (12 percent); and professional and business services (12 percent) (Table 7.8-1).

Also in 2006, the median household income in Sacramento County was $53,930, which was below average for the Five-County Study Area (U.S. Census, 2006). In 2005, the job-to housing unit ratio for Sacramento County was 1.3, similar to Alameda County. The Sacramento Council of Governments expects this ratio to stay constant in the short term, but decrease to 1.2 by 2035, based on its predicted number of jobs and housing units for the years 2013, 2018, and 2035 (Mitchell, 2008; SACOG, 2008).

San Joaquin County

Although agriculture no longer provides the majority of jobs in San Joaquin County, the market value of agricultural products sold in San Joaquin County in 2002 was $1.2 billion, representing 4.7 percent of the same measure for California as a whole. Milk, grapes, almonds, tomatoes, and cherries are important crops for San Joaquin County.

The current economy in San Joaquin County has evolved from a traditionally agricultural economy due to changes in the job and housing markets in the Bay Area in recent years. The technology boom of the 1990s brought new jobs to the Bay Area. Housing production in the Bay Area did not keep pace with the job growth, resulting in increased housing demand in Central Valley areas, such as San Joaquin County. Meeting this demand resulted in job growth. The industries in 2006 with the highest employment in San Joaquin County were trade, transportation, and utilities (23 percent); local government (14 percent); and educational and health care services (12 percent) (Table 7.8-2).

The agricultural presence in the San Joaquin County economy results in greater seasonal fluctuation in the unemployment rate. The unemployment rate in San Joaquin County in 2007 was 8.2 percent (EDD, 2008a). This rate was higher than the same measure for the state (5.4 percent) that year. In the future, the California Department of Transportation (Caltrans) expects the unemployment rate to fluctuate: an increase to 8.4 percent by 2010, a decrease to 7.0 percent by 2020, and an increase to 7.5 percent in 2030 (Table 7.8-2).

The median household income in 2006 in San Joaquin County was $51,951, lower than the same measure for the Five-County Study Area (U.S. Census, 2006). In 2005, the jobs-to-household ratio for San Joaquin County was 1.0. San Joaquin Council of Governments expects this ratio to decrease in the future, based on its predicted number of jobs and housing units for the years 2010 and 2020 (SJCOG, 2008).

Alameda County

Alameda County has 14 incorporated cities. The civilian labor force in Alameda County in 2006 had 746,200 participants, of whom 4.5 percent were unemployed (EDD, 2008a). The unemployment rate that year was 0.4 percentage point lower than the same measure for the Five-County Study Area (Table 7.8-1). Caltrans expects the unemployment rate for Alameda County to hover around 4.3 percent to 4.4 percent in the future, during the period from 2010 to 2030 (Table 7.8-2). In 2006, the industries with the highest employment in Alameda County were trade, transportation, and utilities (19 percent); professional and business services (15 percent), manufacturing (11 percent); education and health services (11 percent); and local government (11 percent) (Table 7.8-1). The median household income was $64,424 (higher than the same measure for the Five-County Study Area) (U.S. Census, 2006).

In 2005, the jobs-to-household ratio for Alameda County was 1.3. Alameda County is the closest to San Francisco of the five counties in the Five-County Study Area, and has a relatively high job-to-housing unit ratio, indicating a job center, rather than a commuter town. ABAG expects the jobs-to-house ratio to increase in the future, to 1.4 in 2010 and 1.5 in 2020, based on its projections of jobs and households for those years (ABAG, 2006).

Solano County

Solano County has seven incorporated cities. In 2006, the industries with the highest employment in Solano County were trade, transportation, and utilities (21 percent); local government (14 percent); and educational and health care services (12 percent) (Table 7.8-2). The civilian labor force in 2006 in Solano County included 201,433 participants, of whom 7.8 percent were unemployed, on average (U.S. Census, 2006). Caltrans expects the unemployment rate to decrease to 4.6 percent by 2010, and increase to 5.0 percent in 2020, remaining at 5.0 percent in 2030 (Table 7.8-2). Farming employment represents one percent of Solano County employment. Solano County is among the top five producers of sheep, lambs, corn, and Sudan grass hay among California counties, and in total, produces 70 different agricultural commodities, including fruits, nuts, vegetables, grains, seed, nursery stock, and livestock (Solano County, 2008).

In 2006, the median household income was $61,533, which was slightly above average for the Five-County Study Area (U.S. Census, 2006). In 2005, the jobs-to-household ratio for Solano County was 1.1. ABAG expects this ratio to remain steady in the future, during the period from 2010 to 2020, based on its projections of number of jobs and households for 2010 and 2020 (ABAG, 2006).

Immediate Project Vicinity

Mirant Delta, LLC's retired PPP Units 1 through 4, an unused fuel #6 oil storage tank, administration building, and parking lot currently exist on the WPGS site. These structures would be demolished as part of the project. The WPGS site is bordered on the east and west by the PPP site, on the south by the PG&E switchyard, and on the north by Suisun Bay. Businesses closest to the PPP site include auto repair shops and retail establishments along Willow Pass Road/West 10th Street (Dorje, 2008). Manufacturing and storage facilities and dismantling yards are also located south of the PPP. Residential development and a boating marina are located directly east of the PPP site.

7.8.1.2 Construction Employment

Construction employment in Contra Costa County in 2006 was approximately 39,700 workers (Table 7.8-1; EDD, 2008a). The 2006 unemployment rate applied to the construction employment of 29,500 workers in 2006 results in an available construction workforce of approximately 1,270 in Contra Costa County (based on the County unemployment rate of 4.3 percent). Using the same method for the other counties in the Five-County Study Area, an estimated 7,100 construction workers in the Five-County Study Area are available to work.

Four large trade organizations operate in a region that includes the Five-County Study Area. The Sacramento, Yolo, Amador, Nevada, Placer, El Dorado, and Sierra Building and Construction Trades Council has approximately 25,000 members, the majority of whom reside in Sacramento County (Kelly, 2008). The Alameda Building and Construction Trades Council has approximately 40,000 members (Lupevisque, 2008). The San Joaquin, Calaveras, and Alpine Building and Construction Trades Council has 10,000 to 15,000 members (Thomas, 2008). The Solano and Napa Building and Construction Trades Council has approximately 46,000 members (Franchimon, 2008). One hundred labor unions exist in Contra Costa County, including the following (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 (Framchinon, 2008).

7.8.1.3 Population and Housing

Five-County Study Area

The population of the Five-County Study Area grew from 4.6 million in 2000 to 5.1 million in 2007, reflecting an annual average rate of growth of 1.5 percent, similar to the same measure for the State of California as a whole (Table 7.8-3). In 2007, the population in these five counties represented 14 percent of the population in California as a whole.

By 2010, the California Department of Finance (CDOF) expects the Five-County Study Area population to grow to 5.3 million, reflecting an annual average growth rate for the period 2007 to 2010 of 1.2 percent. The expected annual growth rate is 1.3 percent for the period from 2010 to 2020 and for the period from 2020 to 2030. These expected growth rates are slightly higher than the same measures for the State of California as a whole (Table 7.8-3; CDOF, 2008a).

Seventy percent of the 393,386 housing units in the Five-County Study Area in 2006 were single-family units. An additional 28 percent were multi-family units, and 2 percent of the units were mobile homes. The Five-County Study Area has relatively more single-family units and fewer multi-family units and mobile homes when compared to California as a whole (Table 7.8-4; CDOF, 2008a).

Contra Costa County

Contra Costa County was home to 1.0 million residents in 2007, representing 2.7 percent of California's population. Population growth has slowed from annual rates ranging from 1.4 to 1.7 for the period from 1990 to 2007, to 1.1 percent for the period from 2007 to 2010 (Table 7.8-3). CDOF expects that the Contra Costa County population will grow approximately 1.4 percent per year between 2010 and 2030. Growth in future decades will be slightly faster than the population growth in both the Five-County Study Area as a whole, and California as a whole (Table 7.8-3).

Also in 2007, 393,386 housing units existed in Contra Costa County. The percentage of single-family units (75 percent) was higher than average for the Five-County Study Area and California. Multi-family homes were less common in Contra Costa County compared to the Five-County Study Area and California. Mobile homes comprised 2 percent of total home units (Table 7.8-4; CDOF, 2008a). Contra Costa County has approximately 39 hotels or motels, with a total of 3,972 rooms. Average occupancy rates vary over the year, ranging from 38 to 48 percent in autumn and winter, and 95 to 100 percent in spring and summer (Hagle, 2008).

City of Pittsburg. Pittsburg had 63,004 residents in 2007, reflecting an increase of 1.8 percent per year between 1990 and 2000, and 1.5 percent per year between 2000 and 2007. ABAG expects that the population growth rate will remain constant during the period from 2007 to 2010, and decrease to 0.7 percent annually for the period from 2010 to 2020, and 1.0 percent annually for the period from 2020 to 2030 (Table 7.8-3; ABAG, 2008). Pittsburg has relatively more single-family housing units when compared to the Five-County Study Area, and also more mobile home units. ABAG expects the number of households to grow to 20,770 in 2010, 22,860 in 2020, and 27,130 in 2035 (ABAG, 2008). Four hotels or motels with a total of 277 rooms exist in Pittsburg. The average occupancy rate is 90 percent (Joyce, 2007).

City of Antioch. In 2007, 100,150 people lived in the City of Antioch. Antioch's population grew quickly during the 1990s, at 3.8 percent per year. During the period from 2000 to 2007, the growth rate in population slowed to 1.5 percent, similar to the City of Pittsburg population growth rate for the same period. ABAG expects the Antioch population to grow 1.9 percent per year between 2007 and 2010. The same measure slows to 0.9 percent per year for the period from 2010 to 2020, and slows further to

0.7 percent annually for the period from 2020 to 2030 (Table 7.8-3; ABAG, 2008). Antioch has relatively more single-family housing units (82 percent) when compared to the Five-County Study Area, and to the State of California as a whole. Mobile homes represented 1 percent of housing units in 2006 in Antioch (CDOF, 2008a). The City of Antioch has approximately nine hotels or motels with a total of more than 500 rooms. The average occupancy rate is 92.5 percent (Cynthia, 2007).

City of Concord. In 2007, 123,519 people lived in Concord. The Concord population grew 0.9 percent per year during the 1990s, and 0.2 percent per year during the period from 2000 to 2007. ABAG expects the Concord population to grow 0.6 percent per year between 2007 and 2010. The same measure increases to 0.7 percent per year for the period from 2010 to 2020, and 0.9 percent per year for the period from 2020 to 2030 (ABAG, 2008). Concord has fewer single-family housing units (66 percent) when compared to the Five-County Study Area and to Contra Costa County as a whole. Higher percentages of multi-family homes and mobile homes exist in Concord when compared to the Five-County Study Area (Table 7.8-3; CDOF, 2008a). The City of Concord has three major hotels with a total of 634 rooms (Hotel Information, 2008).

Sacramento County

Sacramento County had 1.4 million residents in 2007, reflecting growth of 1.6 percent annually during the 1990s, and 2.0 percent annually for the period from 2000 to 2007. In future years, CDOF expects the average annual rate of population growth in Sacramento County to grow approximately 1.0 percent (Table 7.8-3; CDOF, 2008a). The percentage of single-family homes in Sacramento County is 71 percent, slightly higher than average for the Five-County Study Area. Multi-family units are slightly less common, and mobile homes are slightly more common, compared to the Five-County Study Area (Table 7.8-4; CDOF, 2008a). Sacramento County has 82 hotels or motels with a total of 8,620 hotel rooms. The average occupancy rate is approximately 75 percent (Dennis, 2008).

San Joaquin County

In 2007, 679,687 people lived in San Joaquin County. The San Joaquin County population growth rate was 1.6 percent during the 1990s, and 2.7 percent during the period from 2000 to 2007. Growth from 2000 to 2007 was the fastest of the five counties in the Five-County Study Area (Table 7.8-3; CDOF, 2008a). CDOF expects the relatively quick growth to continue at 2.9 percent per year from 2007 to 2010. The population growth rate for San Joaquin County is expected to be 2.7 for the period from 2010 to 2020, and 2.2 for the period from 2020 to 2030 (Table 7.8-3). The relatively large expected growth rates are likely due to the location, near the Bay Area, and the relative affordability of housing compared to other Bay Area counties.

The percentage of single-family homes in San Joaquin County is 77 percent, higher than average for the Five-County Study Area and California. Multi-family units are less common, and mobile homes are more common, compared to the Five-County Study Area (Table 7.8-4; CDOF, 2008a). San Joaquin County has approximately 33 hotels or motels and a total of 2,746 rooms. The average occupancy rate ranges from 70 percent for the period from January to October, to 30 percent for the period from November to December (Vang, 2008).

Alameda County

Alameda County had 1.5 million residents in 2007, reflecting growth of 1.2 percent annually during the 1990s, and 0.8 percent annually for the period from 2000 to 2007. CDOF expects annual rates of population growth in Alameda County to range from 0.5 percent to 0.7 percent in future years (Table 7.8-3; CDOF, 2008a). Alameda County's breakdown of housing units by type reflects the urban nature of this county relative to the other counties in the Five-County Study Area. The percentage of

single-family homes is ten percentage points less than the same measure for the Five-County Study Area, and 5 percentage points less than the same measure for California. Multi-family units are more common, and mobile homes are less common, compared to the Five-County Study Area, and California as a whole (Table 7.8-4; CDOF, 2008a). Alameda County has approximately 81 hotels or motels, with a total of 8,744 rooms. The average occupancy rate ranges from 75 percent to 100 percent depending on the season (Woodard, 2008; Roadside America, 2008).

Solano County

The population of Solano County in 2007 was 424,823. Population grew 1.5 percent per year during the 1990s, and 1.0 percent per year during the period from 2000 to 2007. CDOF expects future growth rates to range from 1.3 percent to 1.6 percent (Table 7.8-3; CDOF, 2008a). The percentage of single-family homes in Solano County is 76 percent, higher than average for the Five-County Study Area and California. Multi-family units are less common, and mobile homes are more common, compared to the Five-County Study Area (Table 7.8-4; CDOF, 2008a). Solano County has approximately 22 hotels or motels and a total of 1,751 hotel rooms. The average occupancy rate is approximately 60 percent from January to March and ranges from 70 to 80 percent from March to December (Davis, 2008).

Immediate Project Vicinity

The population within a 6-mile radius of the project site was approximately 176,000 in 2000. The census tracts in which the WPGS site is located (3141.02, 3141.03, and 3090) extend beyond the project site westward and eastward, and were home to 13,691 residents in 2000 (U.S. Census Bureau, 2000c).

7.8.1.4 Public Services and Utilities

Schools

The WPGS site is within the boundaries of the Pittsburg Unified School District (PUSD). PUSD has seven elementary schools, two middle schools, one high school, one alternative school, and one continuation school. During the 2006-2007 school year, student enrollment in the PUSD was 9,490, representing 6 percent of Contra Costa County public school enrollment (CDOED, 2008).

Students living near the WPGS site attend Parkside Elementary School (985 West 17th Street), Central Junior High School (1201 Stoneman Avenue), and Pittsburg High School (250 School Street). The PUSD has recently added two new schools and will undergo boundary changes effective at the beginning of the 2008-2009 school year. The schools closest to the WPGS site are Saint Peter the Martyr School (private; 425 West 4th Street, 845 feet southeast of the WPGS site), Riverside High School (1025 Black Diamond Street, 0.7 mile east of the site), Parkside Elementary School (985 W. 17th Street, 1.9 miles south of the site), Independent Study School (1025A Black Diamond Street, 0.7 mile east of the site), and Willow Cove Elementary School (1880 Hanlon Way, 2.1 miles southwest of the site) (PUSD, 2008b).

Beginning in the 2008-2009 school year, students living near the WPGS site will attend Marina Vista Elementary School (50 East Eighth Street, 0.8 miles east of the site), Rancho Medanos Middle School (2301 Range Road, 1.4 miles southwest of the site), and Pittsburg High School (250 School Street, 2.2 miles east of the site) (PUSD 2008a; Cammarota 2008). PUSD schools are at capacity (Table 7.8-5; Cammarota, 2008). The two new schools PUSD is building (Marina Vista Elementary School and Rancho Medanos Middle School) will provide space for additional students. The California Department of Education expects total enrollment in Contra Costa County to continue increasing during the periods from 2007 to 2010 and 2010 to 2015, but at a lower rate of increase when compared to the period of 2000 to 2007 (CDOF, 2008b).

Utilities

Electricity and Gas

PG&E currently delivers natural gas to the project area. The existing electrical system and natural gas service is discussed in Chapter 2. PG&E provides natural gas and electrical 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

The City of Pittsburg provides domestic (water and sewer) services to the project area. The City obtains raw water from the Contra Costa Water District (CCWD) and treats it at the City's water treatment plant. The City supplements its CCWD water supply with water extracted from two wells located in Pittsburg. While the water treatment plant has a design capacity of 32 million gallons per day (mgd), it currently operates at 16 to 18 mgd (City of Pittsburg, 2004). Treated water (i.e., potable water) is distributed throughout the city via a system of pipelines, pump stations and reservoirs. The eight distribution reservoirs have a capacity of 16.9 million gallons. The current average daily water demand is 10.3 mgd. Water treatment staff are located at the City's Water Treatment Plant, at 300 Olympia Drive (Peas, 2008).

The City also maintains and owns the local sewage collection system. This system consists of approximately 95 miles of sewer lines and one sewage lift station, and conveys sanitary wastewater to the Delta Diablo Sanitation District Wastewater Treatment Plant (DDSD WTP).

DDSD provides wastewater, recycled water, and household hazardous waste service to the area surrounding the project site. DDSD has a series of projects identified in its Five-Year Capital Improvement Program (CIP). As stated in the CIP, DDSD has a policy "to maintain a capital program which will provide collection, treatment, and disposal capacity to meet existing and future needs, while simultaneously providing for necessary renewal, replacement, and process upgrades." The CIP states that the DDSD has capacity to serve through 2032 (DDSD, 2008).

Waste

Allied Waste provides solid waste and recycling services to the PPP. 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 which 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 Contra Costa County Fire Protection District (CCCFPD) provides fire protection service to the project site. The CCCFPD operates 30 stations, staffed by approximately 325 full-time employees, and serving a population of 600,000 in nine cities and unincorporated areas.

CCCFPD Station No. 84, located at 200 East 6th Street, is approximately 1 mile east of the project site, and is the station closest to the site. Station No. 85, located at 2555 Harbor Street, is approximately 2.4 miles southeast of the project site, and is the second-closest station to the site. Each of these stations is staffed with one firefighter, one engineer, and one captain/paramedic at all times. Equipment at Station No. 84 includes a Quint truck, consisting of a 500-gallon water tank, hose, a 100-foot aerial ladder and paramedic response equipment, and an inflatable rescue boat. The estimated response time to the project site from Station No. 84 is 2 minutes. Equipment at Station No. 85 includes one Type 1 engine and one Type 3 engine. Type 3 engines are primarily used for "wildlands." The estimated response time to the project site from Station No. 85 is 4 minutes (Walker, 2008).

Law Enforcement

The Pittsburg Police Department (PPD) provides law enforcement services to the site. Seventy-one sworn officers and 50 records, code enforcement, community service, and administrative personnel staff the PPD. The PPD operates from one central location, at 65 Civic Avenue, approximately 1.6 miles south of the WPGS site. The typical response time for a Priority One call from the project site would be less than 1 minute. Several beat units exist in the area that would respond to a call at the site. Priority Two calls, such as trespassing, would have a response time ranging from 1 minute to 10 minutes. Officers would respond to a Priority Three call (e.g., the need to take a report on a car break-in) as soon as an officer is available (Zbacnik, 2008).

Emergency Response and Medical Facilities

The CCCFPD contracts with American Medical Response (AMR) to provide paramedic services to the project site. An AMR unit consists of one to two emergency medical technicians and one to two paramedics. AMR typically has up to 30 units available during the day and 17 to 20 units available at night. The maximum response times to the Pittsburg/Antioch area are 7 minutes for the fire first responder, and 11 minutes 45 seconds for an ambulance (Kovaleff, 2008).

The hospital closest to the project site is Sutter Delta Medical Center, which is located at 3901 Lone Tree Way in Antioch, approximately 7.4 miles southeast of the project site. The estimated drive time from the project site to Sutter Delta Medical Center is approximately 14 minutes. Sutter Delta Medical Center operates 119 beds and typically is at or near capacity (Rodriguez, 2007).

Other nearby hospitals are the John Muir Medical Center – Concord, located at 2540 East Street in Concord, approximately 11 miles southwest of the project site, and the Walnut Creek campus of John Muir Medical Center, located at 1601 Ygnacio Valley Road, approximately 14 miles southwest of the project site. The Contra Costa Regional Medical Center is located at 2500 Alhambra Avenue in Martinez, approximately 17 miles west of the project site. Kaiser Medical Center is located 19 miles southwest of the project site, at 1425 S. Main Street in Walnut Creek.

7.8.1.5 Public Finance and Fiscal Issues

The Contra Costa County adopted budget for the 2008-2009 fiscal year is $1.502 billion. The County's actual revenue for fiscal year 2006-2007 was $1.509 billion (CCB, 2008). The largest sources of revenue

expected for the 2008-2009 fiscal year are intergovernmental revenue (47 percent); taxes (22 percent); charges for services (15 percent); and other revenue (12 percent) (Table 7.8-6; CCB, 2008). Contra Costa County approved and adopted approximately $1.557 billion in expenditures for the 2008-2009 fiscal year. Largest expected expenditure categories include public assistance (29 percent) and public protection (29 percent) (Table 7.8-7; CCB, 2008; CFR, 2006). The sales and use tax rate in Contra Costa County is 8.25 percent. Taxable sales in Contra Costa County in 2007 were $3,263,355,000 (CBOE, 2008a).

The City of Pittsburg's adopted budget for the 2007-2008 fiscal year was $89,567,513. The City's projected 2006-2007 fiscal year total revenue was $103,338,754 and its 2007-2008 adopted revenue is $89,567,513. The largest sources for revenue in the 2007-2008 adopted budget are general fund and enterprise funds. Table 7.8-8 shows these sources of revenue. Table 7.8-9 shows the City's 2006-2007 fiscal year and approved 2007-2008 fiscal year expenditures. The City's largest expenditure category during the 2006-2007 fiscal year was enterprise funds (PB, 2008). The sales and use tax rate for the City of Pittsburg is 8.25 percent. The 2007 total taxable sales for the City were $172,366,000 (CBOE, 2008a).

Project Tax Authority

The WPGS site is located within the City of Pittsburg; thus, the County currently has tax authority over the project. The taxable assessed value for the project site is based on the State Board of Equalization's assessed value for the site. Taxes collected on the Assessor's Parcel that makes up the project site (Assessor's Parcel Number [APN] 085-010-014, also on record as APN 986-006-109[1]) were $984,810. The assessed value of this parcel is $84,627,704 (CBOE, 2008b; CCCT, 2008). The project site is within Tax Rate Area 86006. The allocation of the 1.1212 percent property tax for the project site is shown in Table 7.8-10.

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 project site. In recent environmental justice analyses, the CEC has used consistent methodology under U.S. Environmental Protection Agency (U.S. EPA) guidelines U.S. EPA. 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 tracts within a 6-mile radius of the project site. In 2000 in Contra Costa County, 8 percent of the population were at or below the poverty level, and 42 percent of the population were considered minority in 2000. Potential environmental justice populations are defined as areas where the minority population

[1] Contra Costa County lists the assessed value information for parcel number 085-010-014 under parcel number 986-006-109. The State Board of Equalization assigned the number 1109-1109-7-2 (parcel 1) to this parcel.

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-nine 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, 16 census tracts were identified as having a total minority population greater than (1) 50 percent of the total population, or (2) 10 percent greater than the percentage of minority population for Contra Costa County as a whole (42 percent). Figure 7.8-2 shows that these 16 census tracts are centered in and around the project site.

The percentage of the population at or below the poverty level in 2000 was found to be greater than 10 percent of the countywide average (8 percent) for five census tracts. Figure 7.8-2 shows the locations of these 5 census tracts.

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 will occur over a period of approximately 34 months, from October 2009 to July 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 enhance the construction schedule. In the peak construction month (month 21, June 2011), there will be an estimated peak of 390 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 7,500 construction workers were unemployed on average in the Five-County Study Area, and the peak construction employment could have employed approximately 5 percent of these unemployed construction workers, if project construction took place in 2006.

To the extent practical, 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

proposed project site and would not relocate (Fieere, 2008). The applicant estimates that the construction employment expenditures will total $117 million during the 34-month construction period (this amount and all subsequent references are in 2008 U.S. dollars). This estimate excludes payroll taxes and burdens. The applicant estimates that the cost of locally purchased materials and supplies will be approximately $23.4 million during construction, including materials and other consumables.

Plant Operation

The applicant estimates that operation and maintenance of the project would require 20 skilled full-time employees (see Table 7.8-13). All 20 of these employees would be full-time WPGS employees. 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 WPGS will be capable of operation 7 days per week, 24 hours per day. However, the Flex Plant 10 (FP10) 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 the 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 proposed project will be approximately $3.5 million in the first year of operation. On average, the estimated budget for the proposed project would be $7.8 million annually for operations and maintenance. Approximately $300,000 of the operations and maintenance materials will be purchased within the Five-County Study Area.

7.8.2.3 Indirect and Induced Economic Impacts

Project Construction

Construction activity would result in secondary 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 effects of construction that would occur within the Five-County Study Area would be approximately: an additional 739 person-years of employment, $35 million in labor income, and $104 million in economic output.[2] These impacts would be temporary, occurring over the 34-month construction period, and would lag behind the direct effects of construction by approximately 6 to 12

[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. The project team used the IMPLAN Social Accounting Matrices (SAM) multiplier for this analysis. Mirant estimated local versus non-local splits for workers and non-labor spending. The construction employment multiplier was relatively high because earnings-per-worker and output-per-worker for this particular project are high relative to the industry standard in the Five-County Study Area.

months. On an annualized basis, these secondary impacts would average 269 jobs, $12.9 million in labor income and $38 million in economic output. As a result, these temporary impacts would be less than significant.

Project Operation

Similar to construction, operation of the proposed project would result in 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.

Estimated indirect and induced effects of annual operation that would occur within the Five-County Study Area would result in approximately: 19 additional jobs, $883,000 in labor income, and $2.7 million in output.

7.8.2.4 Summary of Direct, Indirect, and Induced Economic Impacts

Project Construction

During the 34-month construction period, total estimated direct, indirect, and induced effects would result in the addition of 896 jobs, $141 million in payroll, and $233 million in economic output in the Five-County Study Area. On an annualized basis, these temporary impacts average approximately 326 jobs, $51 million in labor costs (including payroll), and $85 million in economic output. These effects would be temporary, with the indirect and induced effects lagging behind the direct effects by 6 to 12 months.

Project Operation

During project operations, total estimated direct, indirect, and induced effects would result in 39 additional permanent jobs, $4.4 million in labor income (including payroll), and $6.5 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 PPP is 1.12 percent. The current assessed value of the PPP site is $84,627,704 (CCCT, 2008). Taxes collected on the assessor's parcel that makes up the project site were $984,810.

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 $585 million to the current assessed value of $85 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 $6.6 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, 2008).

Based on the current allocation of taxes for the project site tax rate area, Contra Costa County (89 percent) and PUSD (8 percent) would be the biggest beneficiaries of the property tax revenue (CCCAO, 2008), as shown in Table 7.8-10.

Sales and Use Taxes

Sales tax revenues in the Five-County Study Area 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 $23.4 million of construction materials purchases. These local purchases would generate as much as $1.9 million in taxable sales (8.25 percent sales tax multiplied by $23.4 million worth of locally purchased materials) during project construction. Most of this revenue, $1.46 million (6.25 percent) would go to the State of California. An estimated $468,000 (two percent) would be retained within the Five-County Study Area.

In addition, Contra Costa County would receive a portion of the use tax revenue from purchases of materials that occur outside of Contra Costa County. Of the remaining $445 million in construction materials that are purchased non-locally, the majority would consist of items imported into the United States. The applicant would pay use tax to the State of California on construction purchases made outside California (including purchases made outside the U.S.). The use tax rate is the same as the sales tax rate, for each California county. The use tax rate for WPGS construction materials would be 8.25 percent (the sales and use tax for Contra Costa County) because the materials would be installed or consumed in Contra Costa County (Prasad, 2008).[3]

If materials are purchased in a California county (other than Contra Costa County), where the sales and use tax rate is lower than in Contra Costa County, the sales tax revenue would first accrue to the County where the purchase occurred.[4] The applicant would then pay the difference to Contra Costa County, in use tax (Prasad, 2008). This difference would represent additional revenue to the districts with taxing authority in Contra Costa County.

With respect to operational sales tax, it is estimated that the project would generate approximately $25,000 in tax annually (8.25 percent sales tax on $300,000 worth of locally purchased materials) during its first year of operation. Most of this revenue, ($19,000), would go to the State of California. An estimated $6,000 would be retained within the Five-County Study Area. Similar to construction, Contra Costa County would receive a portion of use tax revenues due to purchases for project operations that occur (1) outside California; and (2) within California counties with sales and use tax rates lower than Contra Costa County's sales and use tax rate (Prasad, 2008).

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.

[3] If materials purchased outside the U.S. are held outside California for 90 days or more, payment of use tax to California would not be required.
[4] If the materials or equipment is shipped to Contra Costa County (i.e., the point of possession is in Contra Costa County), the full use tax would be paid only to Contra Costa County.

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 0.3 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 34-month construction period.

Project Operation

The project would require 20 full-time employees working at the plant during 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 project operation, 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 population impacts are anticipated during operations.

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 7.8.1.3. 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 relocate. 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 will generate hazardous waste, including asbestos-containing material and lead-based paint from PPP Units 1 through 4 and the equipment and pipeline insulation associated with Tank 7. Additional hazardous waste generated from demolition activities will include boiler brick, stack gunite lining, light ballast, fluorescent tubes, and mercury switches. Liquid hazardous wastes will also be generated during construction, such as waste oil and other lubricants from machinery operations, solvents used for cleaning and materials preparation, waste paints, and other material coatings. A description of the types and quantities of hazardous wastes that are likely to be generated is given in Section 7.12, Hazardous Materials Handling, and listed 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 WPGS 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 heat recovery steam generator (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, combustion turbine generator (CTG), and steam turbine generator. 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 laws, ordinances, regulations, and standards (LORS). A description of the types and quantities of hazardous wastes that are likely to be generated during operation is given in Section 7.12, Hazardous Materials Handling, and shown in Table 2.5-7.

Hazardous waste will be stored in a new building that would be constructed within the PPP site. The building would store hazardous waste for both existing PPP operations as well as future WPGS operations. All waste materials from existing PPP operations and the WPGS will be segregated and regulated independently.

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 will 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 discussed in Section 7.13, landfills near the project site have adequate recycling and disposal capacities.

All wastes will be collected by authorized haulers and disposed of in appropriate offsite facilities that 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 from the DDSD WTP. Two new offsite water lines, approximately 5 miles in length, will be constructed to bring recycled water from, and return wastewater to, the DDSD WTP. The City of Pittsburg will supply potable water from an existing onsite potable water line on the PPP site. 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 provided by PG&E. Natural gas will be delivered to the WPGS via a new 12-inch-diameter pipeline, which will be constructed to carry natural gas from the existing PPP metering station to the WPGS site. The natural gas interconnection is discussed further in Chapter 5, Natural Gas Supply. 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.

Electricity

The project includes two units that are expected to operate 40 to 50 percent of the year. 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

Fire Protection

The CCCFPD would provide fire protection services to the project. CCCFPD would be able to adequately serve the additional population associated with project construction and operation (Walker, 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 primary source of fire protection water will be the existing PPP fire protection system. The system will include a fire protection water system, carbon dioxide fire suppression systems for the CTGs, and portable fire extinguishers.

Law Enforcement

The PPD would provide law enforcement services to the project. PPD would be able to adequately serve the additional population associated with project construction and operation (Zbacnik, 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.

Medical Facilities

Several hospitals are within a 30-mile radius of the project site. The medical facilities listed in Section 7.8.1.4 could accommodate the temporary increase in demand for services associated with the construction workforce. Section 7.7, Worker Safety and Health provides 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. Because only a small number of employees would relocate for the project, the impacts to medical facilities would be less than significant.

Schools

The PUSD was at capacity during the 2007-2008 school year. However, PUSD is not expected to experience a significant impact due to project operation or construction, because 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 PUSD would be less than significant.

PUSD currently charges a fee of $0.36 per square foot for commercial and industrial developments (Cammarota, 2008). Based on an estimated 119,235 square feet of covered and enclosed space for the plant, PUSD would charge the applicant a one-time school impact fee of $42,925 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-nine 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, 16 were identified to have a total minority population greater than 50 percent of the total population or 10 percent greater than the countywide average: 3072.01, 3072.02, 3090, 3100, 3110, 3120, 3131.01, 3131.02, 3131.03, 3132.01, 3132.02, 3141.02, 3141.03, 3141.04, 3142, and 3552. These census tracts qualify as environmental justice populations. Five census tracts were identified as having a 10 percent greater than the countywide average for percentage of the population at or below the poverty level in 2000: 3050, 3072.02, 3100, 3120, 3141.04. These census tracts qualify as environmental justice populations.

The WPGS site is on an existing industrial development site. The extensive waterfront portion of Contra Costa County has historically included 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. Air quality, noise, and public health impacts resulting from the project are estimated to be less than significant. As discussed in Section 7.5 (Noise) noise levels will not increase above the CEC significance standard (5 A-weighted decibel increase at the nearest residence). As discussed in Section 7.6 ,Public Health, health risks due to the project will be below the significance standards for increased cancer risk or increased risk in chronic and acute illness (increase of less than 1:1,000,000). As discussed in Section 7.1, Air Quality, the incremental impacts of project emissions would be below the federal Prevention of Significant Deterioration significant impact levels for all attainment pollutants. Non-attainment pollutants and their precursors, including NO_X, SO_X, volatile organic compounds, and particulate matter less than 10 microns in diameter, would be mitigated with offsets already owned by Mirant. As shown in Table 7.1-27 of Section 7.1, Air Quality, most of the offsets are located in Contra Costa County within 7 miles of the WPGS. Local environmental justice communities immediately adjacent to the WPGS (see Figure 7.8-2) would experience a less than significant increase in non-attainment air pollutants.

Because the project would not change the industrial nature of the project area, or result in significant noise, public health, or air quality impacts, 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. Several projects are located in the vicinity of the proposed project. These projects are listed in Table 7.8-14.

Seventeen of these developments (listed below) could temporarily deplete certain types of trade labor and equipment.

- Mariner Walk
- Vidrio
- Hampton Inn and Suites
- Markstein Distribution Center
- Vineyard Business Park Phase III
- Almondride East Plan 1 and 3
- Discovery Builders 16-unit residential planned development
- The Gardens at Harbor Park
- Los Medanos Village Apartments
- Baluyut Warehouse
- Carion Commerce Center
- Civic Tower, Marina Commercial Center
- North Park Commercial Center
- Empire Business Park II
- Dow MEI Expansion
- United Spiral Pipe Manufacturing Plant

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 the 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

The project will be constructed and operated in accordance with all LORS applicable to Socioeconomics. Federal, state, and local LORS applicable to the proposed 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 (U.S. EPA, 2000a;b). 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. 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 containing 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 the City of Pittsburg; Therefore, the project would be subject to LORS for Contra Costa County and the City of Pittsburg.

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. PUSD would charge the applicant a one-time school impact fee of approximately $42,925 for new industrial development.

The City of Pittsburg General Plan Economic Development Element envisions that a central role of the City of Pittsburg shall be "(p)romoting development that results in fiscal benefits to the City." (City of Pittsburg General Plan, 2004). 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 discussed further 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.

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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	State
Civilian Labor Force	519,000	679,800	746,200	211,200	288,300	17,907,200
Civilian Employment	496,700	647,300	713,000	200,900	266,800	17,029,900
Civilian Unemployment Rate	4.3%	4.8%	4.5%	4.9%	7.5%	4.9%
Percent of Employment, by Industry						
Farming	0.2%	0.5%	0.1%	1.3%	6.4%	2.4%
Natural Resources and Mining	0.3%	0.0%	0.0%	0.2%	0.1%	0.2%
Construction	8.5%	7.1%	6.3%	9.6%	7.1%	6.0%
Manufacturing	5.9%	5.1%	10.9%	7.4%	9.7%	9.6%
Trade, Transportation, and Utilities	17.3%	15.9%	19.3%	21.2%	22.6%	18.6%
Information	3.8%	2.4%	2.4%	1.2%	1.1%	3.0%
Financial Activities	9.3%	7.6%	5.2%	4.7%	4.4%	6.1%
Professional and Business Services	14.7%	12.4%	14.8%	8.8%	8.3%	14.5%
Educational and Health Care Services	12.4%	10.7%	11.2%	12.4%	11.7%	10.5%
Leisure and Hospitality	9.3%	8.6%	7.6%	10.0%	7.7%	9.8%
Other Services	3.4%	3.3%	3.4%	3.1%	3.0%	3.3%
Government	14.8%	26.3%	18.6%	19.9%	17.8%	15.9%
2006 Industry Employment Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: EDD, 2008a.

Table 7.8-2
Unemployment Rate Trends and Projections

Year	Contra Costa County	Sacramento County	San Joaquin County	Alameda County	Solano County	State
2000	3.5%	4.3%	7.0%	3.6%	4.6%	4.9%
2007	4.7%	5.5%	8.2%	4.8%	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, 2008.

Table 7.8-3
Population Trends and Projections

Year	City of Pittsburg	City of Antioch	City of Concord	Contra Costa County	Sacramento County	San Joaquin County	Alameda County	Solano County	State
1990	47,607	62,195	111,308	803,732	1,041,219	480,628	1,276,702	339,471	29,758,213
2000	56,769	90,532	121,872	948,816	1,223,499	563,598	1,443,939	394,930	33,873,086
AARG 1990-2000	1.8%	3.8%	0.9%	1.7%	1.6%	1.6%	1.2%	1.5%	1.3%
2007	63,004	100,150	123,519	1,042,341	1,406,804	679,687	1,526,148	424,823	37,662,518
AARG 2000-2007	1.5%	1.5%	0.2%	1.4%	2.0%	2.7%	0.8%	1.0%	1.5%
2010	65,900	106,000	125,800	1,075,931	1,451,866	741,417	1,550,133	441,061	39,135,676
AARG 2007-2010	1.5%	1.9%	0.6%	1.1%	1.1%	2.9%	0.5%	1.3%	1.3%
2020	71,000	116,000	135,400	1,237,544	1,622,306	965,094	1,663,481	503,248	44,135,923
AARG 2010-2020	0.7%	0.9%	0.7%	1.4%	1.1%	2.7%	0.7%	1.3%	1.2%
2030	78,100	124,000	148,400	1,422,840	1,803,872	1,205,198	1,791,721	590,166	49,240,891
AARG 2020-2030	1.0%	0.7%	0.9%	1.4%	1.1%	2.2%	0.7%	1.6%	1.1%

Source: CDOF 2008a, Source for city projections: ABAG, 2008.

Note:
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 Pittsburg	20,603	15,352	4,570	681	3.1
City of Antioch	33,781	27,651	5,861	269	2.6
City of Concord	46,328	30,633	14,318	1,377	2.4
Contra Costa County	393,386	293,213	92,550	7,623	3.0
Sacramento County	545,287	385,087	144,448	15,752	4.3
San Joaquin County	223,969	173,091	41,202	9,676	3.9
Alameda County	565,973	342,226	216,097	7,650	3.0
Solano County	151,054	114,981	31,418	4,655	4.1
State of California	13,312,456	8,603,213	4,117,587	591,656	5.9

Source: CDOF, 2008a.

Table 7.8-5
Pittsburg Unified School District Enrollment and Capacity Levels

Schools	PUSD 2007-2008 School Year Enrollment	School Capacity as of September 2007	Enrollment as percentage of Capacity
Elementary Schools			
Foothill Elementary School	619	619	100%
Heights Elementary School	610	610	100%
Highlands Elementary School	713	713	100%
Los Medanos Elementary School	659	659	100%
Marisa Vista Elementary School	0	650	0%
Parkside Elementary School	650	650	100%
Stoneman Elementary School	600	600	100%
Willow Cove Elementary School	724	724	100%
High Schools			
Central Junior High School	1,205	1,205	100%
Hillview Junior High School	1,046	1,046	100%
Rancho Medanos Middle School	0	1,050	0%
Pittsburg Senior High School	2,151	2,151	100%
Riverside High School (Continuation)	200	200	100%
Other Schools			
Independent Learning Center	96		
Total			

Sources: CDOED, 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 2008-2009 Revenues
Taxes	$323,704,532	$336,693,931
Licenses, permits, and franchise fees	37,035,679	33,347,365
Fines, forfeitures, and penalties	18,278,266	19,079,722
Use of money and property	32,577,709	13,472,785
Intergovernmental revenue	676,990,740	700,662,047
Charges for services	236,013,774	220,250,954
Other revenues	184,882,903	178,081,189
Total Revenue	**1,509,483,602**	**1,501,587,992**

Source: CCB, 2008.

Table 7.8-7
Contra Costa County Expenditures

Financing Uses Classification	Fiscal Year 2006	Approved/Adopted 2008-2009
General government	$148,201,000	$157,485,255
Public protection	$494,005,000	$445,485,387
Health and sanitation	$191,505,000	$267,873,340
Public assistance	$418,521,000	$452,194,416
Education	$22,679,000	$28,412,741
Public ways and facilities	$107,005,000	$147,345,754
Recreation and cultural services	$1,439,000	$0
Debt service	$90,632,000	$58,357,483
Total Expenditures	**$1,473,987,000**	**$1,557,154,376**

Source: CFR, 2006; CCB, 2008.

Table 7.8-8 City of Pittsburg Major Revenue Categories		
Fund	**Projected 2006-2007 Revenues**	**Adopted 2007-2008 Revenues**
General Fund	$35,824,682	$34,980,429
Enterprise Funds	$34,035,539	$28,744,941
Special Revenues Funds	$30,144,200	$22,752,197
Debt Service Fund	$3,334,333	$3,089,946
Total Revenue	**$103,338,754**	**$89,567,513**
Sources: PB, 2008.		

Table 7.8-9 City of Pittsburg Expenditures		
Fund	**Projected 2006-2007 Expenditures**	**Adopted 2007-2008 Expenditures**
General Fund	$35,111,436	$34,976,916
Internal Service Funds	$7,375,388	$7,529,530
Enterprise Funds	$40,847,415	$23,265,652
Special Revenue Funds	$35,683,692	$21,717,819
Debt Service	$2,850,635	$3,089,946
Total Expenditures	**$121,868,566**	**$90,579,863**
Sources: PB, 2008.		

Table 7.8-10
Contra Costa County Allocation of Property Taxes for Tax Rate Area 86006, Fiscal Year 2007/2008

Fund	Percentage of Total
Countywide Tax	89%
Contra Costa Water Levy Land	0%
BART	1%
East Bay Regional Park Board	1%
Pittsburg Unified	8%
Community College	1%
TOTAL	**100**

Sources: CCCAO, 2008.

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	Minority Population in 2000	Minority Percentage, 2000	Population for Whom Poverty Status is Determined	Population Living Below Poverty Level in 1999	Percentage of Population Below Poverty in 1999
Large Areas						
Group of Census Tracts within 6-Mile Radius	176,145	92,498	53%	174,562	17,954	10%
Five-County Study Area	4,574,196	2,265,753	50%	4485954	526,612	12%
Alameda County	1,443,741	852,646	59%	1419998	156,804	11%
Contra Costa County	948,816	399,407	42%	938310	71,575	8%
Sacramento County	1,223,499	516,844	42%	1201917	169,784	14%
San Joaquin County	563,598	296,596	53%	547298	97,105	18%
Solano County	394,542	200,260	51%	378431	31,344	8%
City of Antioch	90,532	39,888	44%	90021	7,683	9%
City of Concord	121,780	47,661	39%	120411	9,151	8%
City of Pittsburg	56,769	39,072	69%	56276	6,480	12%
State of California	33,871,648	18,054,858	53%	33100044	4,706,130	14%
Census Tracts						
3050	6,480	3,161	49%	6466	1,277	20%
3060.01	8,166	2,680	33%	7957	1,003	13%
3060.02	3,208	1,135	35%	3189	101	3%
3071.01	4,443	1,363	31%	4419	273	6%
3071.02	5,018	2,302	46%	4979	748	15%
3072.01	3,029	1,656	55%	3002	488	16%
3072.02	4,493	2,986	66%	4433	906	20%
3072.04	4,443	1,680	38%	4423	372	8%
3072.05	7,162	3,084	43%	7126	802	11%
3080.01	7,552	2,534	34%	7494	427	6%
3090	2,496	1,593	64%	2411	101	4%
3100	4,510	3,654	81%	4481	896	20%
3110	4,976	4,127	83%	4907	498	10%

Source: U.S. Census Bureau, 2008

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

Geographic Unit	2008 Population Estimate	Minority Population in 2008	Minority Percentage, 2008	Population for Whom Poverty Status is Determined	Population Living Below Poverty Level in 1999	Percentage of Population Below Poverty, 1999
3120	2,617	2,353	90%	2577	520	20%
3131.01	7,030	4,412	63%	6976	1,066	15%
3131.02	3,922	2,346	60%	3805	304	8%
3131.03	5,912	3,032	51%	5888	334	6%
3132.01	7,975	6,017	75%	7890	999	13%
3132.02	9,012	5,478	61%	8948	1,204	13%
3141.02	5,727	3,990	70%	5677	552	10%
3141.03	5,468	4,229	77%	5431	692	13%
3141.04	7,272	4,982	69%	7153	1,756	25%
3142	6,270	4,117	66%	6250	1,038	17%
3150	3,596	1,695	47%	3558	208	6%
3331	8,014	2,323	29%	8001	377	5%
3551.01	15,237	6,796	45%	15092	356	2%
3551.06	10,572	4,763	45%	10496	447	4%
3552	3,840	2,510	65%	3840	97	3%
3553.04	7,705	1,500	19%	7693	112	1%

Notes:
[1] The minority percentage represents the number of residents that, in 2000, were included in the following race or ethnicity categories (defined by the U.S. Census): White Hispanic/Latino, Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Some Other Race, and Two or More Races.
[2] Low-income percentage represents the number of residents living below the poverty level, based on their 1999 income.
CT = census tract
Shaded cells in minority percentage column = individual census tracts with minority percentage (1) greater than 52%, which is 10 percentage points more than same measure for Contra Costa County, and (2) greater than 50%.
Shaded cells in low-income percentage column = individual census tracts with minority percentage greater than 18%, which is 10 percentage points more than same measure for Contra Costa County.
Source: U.S. Census Bureau, 2000b.

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	July
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**	**34**
Craft/Trade																																		
Laborer	4	18	28	36	28	20	21	22	24	25	18	17	10	7	4	2	3	4	4	3	2	1	–	–	–	–	–	–	–	–	–	–	–	–
Operating Engineer	3	11	19	23	17	7	1	1	2	4	5	3	1	0	0	0	1	1	1	1	0	0	–	–	–	–	–	–	–	–	–	–	–	–
Teamster	1	2	4	6	4	1	5	5	5	5	–	–	–	0	0	0	1	1	1	1	0	0	–	–	–	–	–	–	–	–	–	–	–	–
Cement Finisher	–	–	–	2	23	8	11	13	21	23	21	19	12	7	4	1	1	1	1	1	1	0	–	–	–	–	–	–	–	–	–	–	–	–
Carpenter	–	–	–	15	17	18	20	7	12	13	11	11	6	4	3	2	3	4	4	3	2	1	–	–	–	–	–	–	–	–	–	–	–	–
Ironworkers	–	9	9	1	3	5	8	13	25	35	40	30	14	5	3	1	1	1	1	1	1	0	–	–	–	–	–	–	–	–	–	–	–	–
Millwrights	–	–	–	–	–	–	–	–	–	–	3	8	11	16	19	25	29	36	46	45	50	43	45	32	21	16	13	6	–	–	–	–	–	–
Boilermakers	–	–	–	–	–	–	–	–	–	–	4	10	14	21	25	33	38	47	60	58	65	56	59	42	28	21	17	8	–	–	–	–	–	–
Pipefitters	–	–	–	–	–	9	13	4	4	4	10	27	37	55	67	89	101	127	162	156	175	150	157	112	74	56	45	21	–	–	–	–	–	–
Electricians	–	–	–	–	–	–	5	5	–	–	–	–	–	0	0	0	7	18	24	35	42	56	63	80	102	98	110	95	99	71	47	35	29	13
Painter	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	2	2	4	2	1	1	0	0	–	–
Insulator	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	2	3	4	3	4	4	5	3	2	1
Total Craft	8	40	60	83	92	68	84	70	93	109	112	125	105	115	125	153	185	240	304	304	338	307	324	268	229	196	193	135	104	76	52	38	31	14
Contractor Staff (see Table 2.7-1b in Chapter 2 for trade breakdown of 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	50	48	49	46	42	41	39	37	29	26	23
Total Site Staff	27	59	80	104	113	89	109	98	121	137	141	154	128	141	156	187	219	278	352	355	390	359	374	586	506	441	432	312	249	191	141	105	59	37

Peak manpower (traffic)	390
Average Manpower	179

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 Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 1 of 3)

Project Location	Project Description	Status
Recent and Proposed Zoning and General Plan Amendments		
City of Pittsburg		
Northwest of the City's previous jurisdictional boundary, south of the Contra Costa /Solano County border at Suisun Bay, north of Willow Pass Road, and east of the McAvoy Boat Harbor and the former Harris Yacht Club	General Plan and Zoning amendments to annex 1,091 acres composed of 17 parcels, including the PPP. Several General Plan diagrams were amended to include the proposed annexation area. The PPP was designated Industrial, a portion to the west was designated Utility/Right-of-Way, and the remaining portion of the annexation area was designated Open Space. The City of Pittsburg's Zoning Map was also amended to include the annexed land in the General Industrial, Limited Industrial, Governmental/Quasi-public, and Open Space zoning districts.	The annexation was approved in mid-June 2008. On June 19, 2006, the City Council had passed the following resolutions related to the annexation: Resolution no. 06-10565 adopting the Negative Declaration and amending the General Plan; Resolution no. 06-1264 introducing an ordinance to prezone the annexation area; and Resolution no. 06-10566 initiating the proceedings for annexation.
East Third Street (East of Harbor Street), Pittsburg (APN #073-020-004 and a portion of APN #073-010-013)	General Plan amendment to change the land use designations of two (a portion of one) properties totaling approximately 11.5 acres. The land use designations of approximately 8.7 acres were changed from Marine Commercial and Park to Industrial and approximately 2 acres was changed from Marine Commercial to Park. The amendment included removing the proposed industrial area from the Downtown sub-area of the General Plan and adding it to the adjacent Northeast River sub-area. The goals and policies of the Northeast River sub-area are oriented toward industrial uses and open space. As a result of the amendment, the zoning of the industrial area is now governed by the IG (General Industrial) Best Fit Zoning District.	Amendment adopted by the City Council on December 18, 2006 (Resolution no. 06-10685).

Table 7.8-14 Recent and Proposed Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 2 of 3)		
Pittsburg	Second phase of a City-initiated comprehensive amendment to the Pittsburg Municipal Code Title 18 (Zoning Ordinance) in order to bring the Zoning Ordinance including zoning maps into conformance with the General Plan (a comprehensive amendment to the General Plan was adopted on November 16, 2001). Amendments to the Land Use, Downtown, and Health Safety Elements of the General Plan were also included in order to reflect existing conditions and support private reinvestment in established neighborhoods throughout the City.	Amendment adopted by the City Council on May 21, 2007 (Resolution no. 07-1284).
West side of Railroad Avenue, north of East 8th Street, Pittsburg	A.F. Evans Development requested approval of General Plan Amendment, Zoning Amendment, Design/Architectural Review, and Major Subdivision (#05-225) applications for Vidrio, a mixed-use development including 37,855 square feet of restaurant and retail floor area and 195 dwelling units on 6 acres	Approved by the City Council on May 21, 2007, and the Planning Commission on May 29, 2007. Construction has commenced.
Discretionary Reviews		
City of Pittsburg		
SW Corner of Harbor & East 3rd Streets, Pittsburg	Discovery Builders requested approval of Administrative Design Review (#07-469) and Major Subdivision (#9149) applications for The Gardens at Harbor Park, which includes 120 single-family dwelling units on 9.28 acres	Application submitted and on hold.
East side of Carion Court, Pittsburg (APN #073-190-033)	Discovery Builders requested approval of Design/Architectural Review and Sign Review (#07-450) applications for the Carion Commerce Center, a 56,637 square foot commercial building on 4.41 acres	Approved by the Planning Commission on September 25, 2007. Construction has not commenced.
Northeast side of Marina Boulevard, Pittsburg	Palm Plaza Development requested approval of Variance and Design/Architectural Review applications (#07-461) for 22,861 square foot Marina Commercial Center on 9.73 acres	Approved by the Planning Commission on September 25, 2007, and entitlements revised on April 22, 2008. Construction has not been commenced.

Table 7.8-14
Recent and Proposed Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 3 of 3)

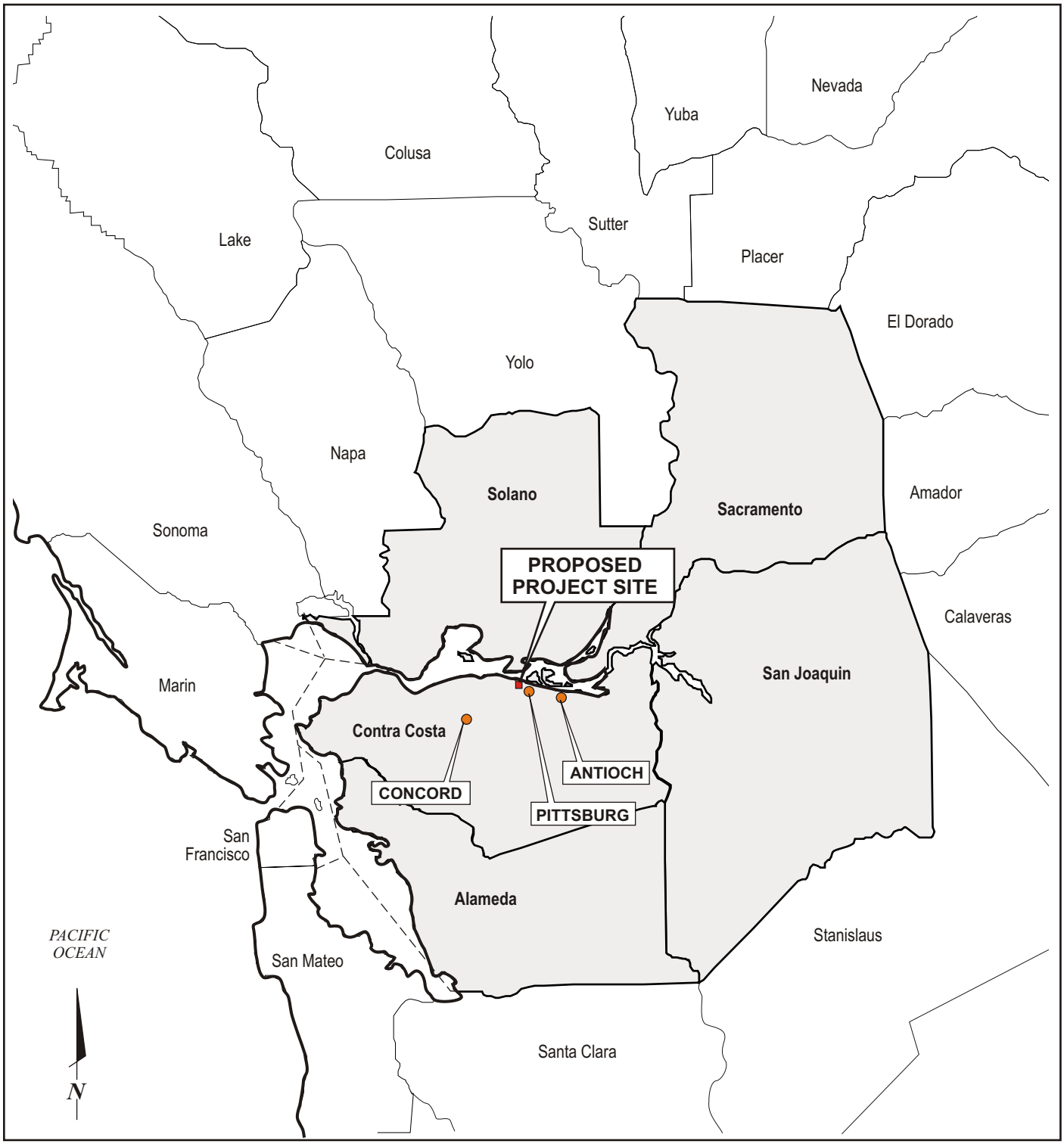
North Park Boulevard, Pittsburg	Discovery Builders requested approval of Conditional Use Permit, Variance, Design/Architectural Review, and Sign Review applications for 63,151 square foot North Park Commercial Center Expansion on 10.5 acres	Approved by the Planning Commission on June 26, 2007. Construction has not been commenced.
1300 Loveridge Road, Pittsburg (APN #073200015)	Roger Wilson, Architect requested approval of Conditional Use Permit and Design/Architectural Review applications (#06-339) for 82,611 square foot Mount Diablo Recycling Center on 11.05 acres	Approved by the Planning Commission on March 27, 2007. Construction has commenced.
570-610 West Tenth Street, Pittsburg (APN #085-270-025)	Trans Bay Cable, LLC requested approval of Development Agreement (#04-157) and Design/Architectural Review (#07-500) applications for 25,150 square foot Trans Bay Cable commercial development on 5.6 acres	City Council Certified EIR and approved the Development Agreement on January 29, 2007. Design/Architectural Review is pending.
2550 Pittsburg-Antioch Highway, Pittsburg (APN #073-230-037)	Delta Diablo Sanitation District requested approval of Conditional Use Permit, Variance, and Design/Architectural Review applications (#07-444) for 3,580 square foot addition for an expansion of the Delta Household Hazardous Waste Collection Facility on 5.09 acres	Approved by the Planning Commission on August 14, 2007. Construction has not commenced.
901 Loveridge Road, Pittsburg (APN #073-220-028)	Dow Chemical requested approval of Design/Architectural Review application (#05-283) to add equipment to Dow's existing Methyl Ester Intermediate (MEI) production plant	Approved by the Planning Commission on March 27, 2007 and the City Council on May 21, 2007. Construction has commenced.
900 East Third Street, Pittsburg (APN #073-030-015 and a portion of #073-210-031)	United Spiral Pipe, LLC requested approval of Conditional Use Permit, Variance, Design/Architectural Review(#07-445), and Minor Subdivision (#676-07) applications for 352,000 square foot United Spiral Pipe Manufacturing Plant on 44.8 acres	Approved by the Planning Commission on October 23, 2007. Construction has not commenced.

Table 7.8-15
Applicable Socioeconomic 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
Pittsburg Unified School District	The Pittsburg Unified School District will implement school impact fees based on the project's covered and enclosed space.	PUSD	Sections 7.8.5.3 and 7.8.2.7
The City of Pittsburg	The project is consistent with a central role of the City, stated in Pittsburg's General Plan Economic Development Element.	City of Pittsburg	Section 7.8.5.3

Table 7.8-16
Involved Agencies and 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	City of Pittsburg Police Department 65 Civic Avenue Pittsburg, CA 94565	Captain Zbacnik, Captain	(925) 252-4980
Police Service	Contra Costa County Sheriff's Office 651 Pine Street, 7th Floor Martinez, CA 94553	Lieutenant Hebel, Lieutenant	(925) 646-4461
Fire Service	Contra Costa County Fire Protection District 2010 Geary Road Pleasant Hill, CA 94523	Bill Walker, Representative	(925) 383-5007
County Tax	Contra Costa County Treasurer and Tax Collector 2530 Arnold Drive, Suite 100 Martinez, CA 94553	Corrie, Representative	(925) 957-2822
Sales and Use Tax	State Board of Equalization 21 Spear Street, Suite 460 San Francisco 94105	Robert Prasad, Representative	(800) 400-7115



FIVE-COUNTY STUDY AREA

Willow Pass Generating Station
Mirant Willow Pass, LLC
Pittsburg, California

June 2008
28067343

URS

FIGURE 7.8-1

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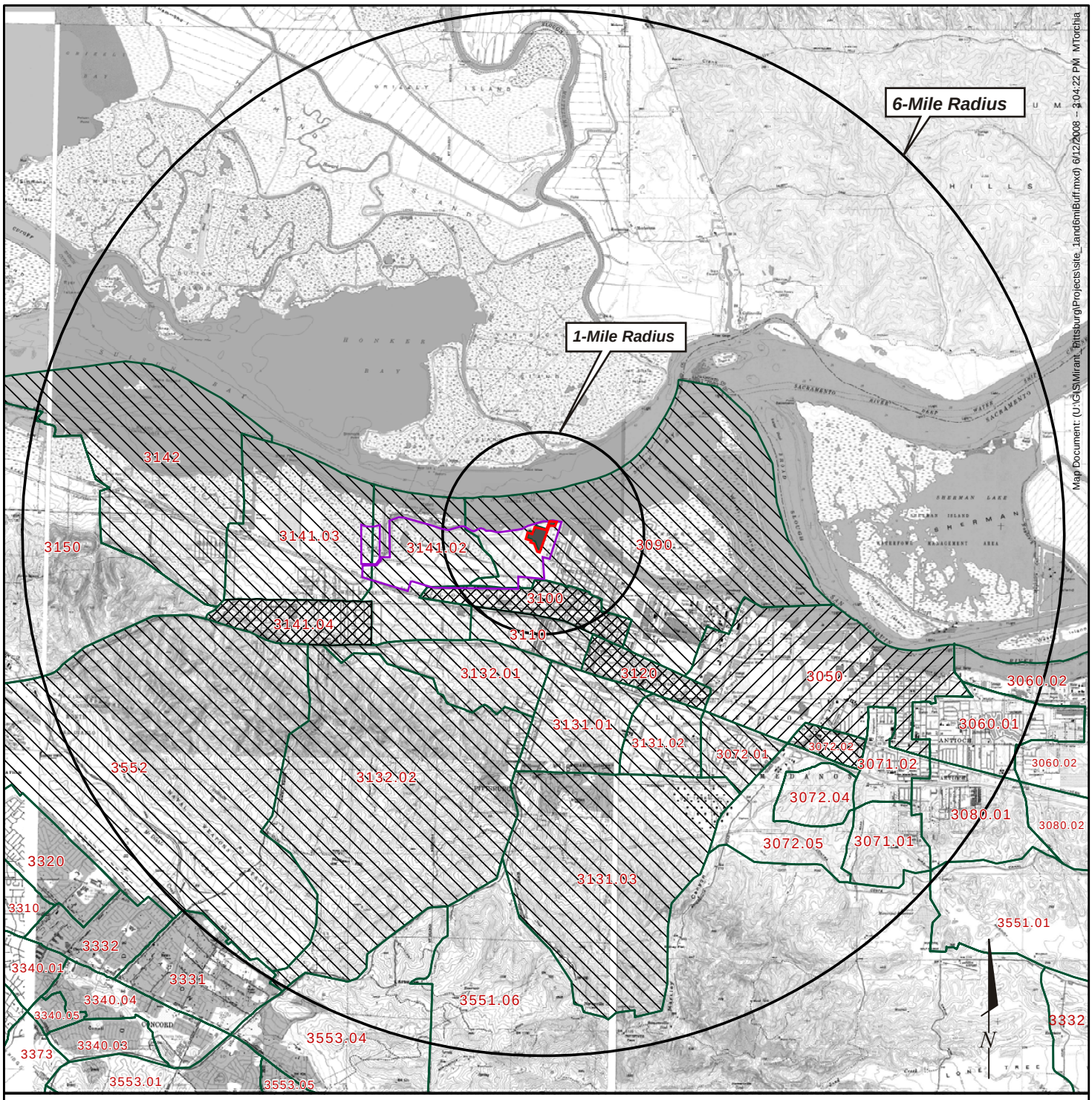

LEGEND

- Individual census tracts with minority percentage greater than 50%.
- Individual census tracts with low-income percentage greater than 18%, which is 10 percentage points more than the same measure for Contra Costa County.
- Pittsburg Power Plant Boundary
- Willow Pass Generating Station Site
- 6- and 1-Mile Radii
- Census Tract Boundary
- 3331 Census Tract Number

SOURCE:
ESRI Census Data, Copyright 1995-2008.

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

0 1 2
Scale in Miles

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

Willow Pass Generating Station
Mirant Willow Pass, LLC
Pittsburg, California

June 2008
28067343

URS

FIGURE 7.8-2

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