

13 POPULATION AND HOUSING, PUBLIC SERVICES, AND UTILITIES AND SERVICE SYSTEMS

13.1 INTRODUCTION

This chapter describes the existing conditions and potential project-related impacts to population and housing, public services, and utilities and service systems. Public services include fire and police protection, and public facilities, such as schools, parks, and hospitals. Utilities and service systems include power, natural gas, communications, water treatment and distribution, sewer and septic facilities, solid waste disposal, and local and regional water supplies. Pacific Gas and Electric Company's (PGandE) Delta Distribution Planning Area Capacity Increase Substation Project (project) will neither significantly impact the regional or local population, nor require the displacement of existing housing. In addition, no significant adverse impacts will occur to public services or utilities and service systems. The project will have a positive impact on electric utility services.

13.2 METHODOLOGY

Demographic and economic data were obtained from literature searches, statistical reports from the U.S. Census Bureau, and the California Employment Development Department. Public services, utilities, and service systems data were obtained from searches of local government websites, other local service informational resources, and personal communications with local public service providers. Thomas Brothers Guide maps and aerial photographs of the project area were also reviewed.

13.3 EXISTING CONDITIONS

This section describes the existing population and housing, public services, and utilities and service systems conditions in the project area.

13.3.1 Population and Housing

13.3.1.1 Population

According to state projections, California's population as a whole is projected to increase by approximately 30 percent in the next two decades. Just eight counties are expected to receive more than 60 percent of this growth, including Contra Costa County (County). The ninth most populated county in California, Contra Costa County's population grew in every city during the last decade. Population growth has been the strongest in unincorporated areas and in the eastern part of the County, particularly in the City of Antioch (City). The County's population is currently 1,003,909, which marks an almost 6 percent increase in population from the 2000 Census. Table 13-1 shows historical, current, and projected populations for Contra Costa County and the City of Antioch.

Table 13-1: Total Population

Geographic Region	2000	2004	2020 Projections
Contra Costa County	948,816	1,003,909	1,139,600
City of Antioch	90,532	100,590	115,800

Source: Antioch General Plan, 2003; Contra Costa County, 2004

13.3.1.2 Housing

Table 13-2 depicts the total housing units and vacancy rates for both Contra Costa County and the City of Antioch. As of the 2000 census, the County had 354,577 housing units and a 2.9 percent vacancy rate. In 2004, the total number of housing units in the County jumped to 371,731, a 5 percent increase over 2000.

The City of Antioch has two hotels, the Best Western Heritage Inn, which has 72 rooms, and the Ramada Inn Antioch, with 116 rooms. One hotel each is located in the surrounding cities of Brentwood and Oakley. Additionally, there are four mobile home parks within the City of Antioch.

Table 13-2: Total Housing Units and Vacancy Rates (2004)

Geographic Region	Total Housing Units	Vacancy Rate (%)
Contra Costa County	371,731	2.9
City of Antioch	33,248	2.6

Source: Contra Costa County, 2004

13.3.1.3 Employment and Income

Employment in Contra Costa County grew 0.6 percent in the second quarter of 2004 over the same time the year before. The unemployment rate for the County as a whole is below the state average of 5.7 percent; however, the City of Antioch has a much higher unemployment rate than the state average. Table 13-3 depicts August 2004 employment statistics.

According to 1999 data from the Bay Area Census Bureau, the median household income in Contra Costa County was more than \$63,000—well above the state average of \$47,493. The average household income in the City of Antioch was slightly lower at \$60,359.

Table 13-3: Employment (August 2004)

Geographic Region	Total Employment	Unemployment Rate (Percent)
Contra Costa County ¹	1,022,3001	4.6
City of Antioch	36,370	6.2

Source: California Employment Development Department, 2004

¹ Oakland Metropolitan Statistical Area. Includes Alameda County.

13.3.2 Public Services

13.3.2.1 Fire Protection Services

The City of Antioch is a part of the Oakley Fire Protection District, which includes four fire stations within the City. The closest fire station to the project site is Station #88, which is located at 4288 Folsom Drive. This station is more than 3 miles from the project site.

13.3.2.2 Police Protection Services

One police station serves the City of Antioch. The City has 105 sworn police officers and is supplemented with reserve officers and support personnel. The police station is approximately 7.5 miles from the project site.

13.3.2.3 Schools

There are 31 schools in the City of Antioch. The project area is located entirely within the Antioch Unified School District, which consists of 23 schools, none of which are located within 1 mile of the project. The closest school to the project site is the private Heritage Baptist Academy, which is located at 5200 Heidorn Ranch Road, more than 1 mile from the project site. Heritage Baptist Academy has an enrollment of approximately 175 students.

13.3.2.4 Parks and Recreational Facilities

The City of Antioch, Public Works Department oversees approximately 30 parks covering 187 acres. The closest park to the project site is the 5-acre Williamson Ranch Park at Lone Tree Way and Hillcrest Avenue.

13.3.2.5 Hospitals

There are two convalescent hospitals and one main hospital, Sutter Delta Medical Center, in the City of Antioch. With 111 beds, Sutter Delta Medical Center is the only hospital facility in the City with an emergency room. Located at 3901 Lone Tree Road, it is approximately 4.5 miles from the project site. The closest convalescent hospital is Lone Tree Convalescent Hospital, which is approximately the same distance.

13.3.3 Utilities and Service Systems

13.3.3.1 Utilities

Telephone services are provided by SBC and cable services are provided by AT&T Broadband. PGandE provides all natural gas and electric needs in the City of Antioch.

13.3.3.2 Water and Sewer

The Contra Costa Water District (CCWD) is the major water agency serving the City of Antioch. The City receives both wholesale treated water and raw water from the CCWD, which draws its water from the Sacramento-San Joaquin Delta under a contract with the federal Central Valley Project. The City of Antioch's water treatment plant, run by the Public Works Department, produces and distributes the water to all residents. In 2003, the City treated more than six billion gallons of water, which was then distributed through more than 30,000 service connections. The City maintains 12 storage reservoirs and numerous pumping stations.

Sewer/wastewater treatment services are provided to the City by the Delta Diablo Sanitation District. The treatment plant is located on the Pittsburg-Antioch Highway in Antioch, as well as a recycled water facility, which provides up to 8.6 acre-feet per year of tertiary treated recycled water to two power plants operated by Calpine Corporation and 20 acres of parks and landscaped areas.

13.3.3.3 Garbage Services and Landfills

The Pleasant Hill Bayshore Disposal in Pacheco provides solid waste and recycling collection services to the City of Antioch. Waste disposal facilities providing service to the City are the Contra Costa Transfer and Recovery Station, a recycling station near Martinez, and the Keller Canyon Landfill Company, a Class II landfill located in Pittsburg. The Keller Canyon Landfill Company, which has 244 acres of land that are permitted for disposal, now handles 2,500 tons of waste per day, although the permit allows for up to 3,500 tons per day.

13.4 IMPACTS

13.4.1 Significance Criteria

Standards of significance were derived from Appendix G of the California Environmental Quality Act Guidelines.

13.4.1.1 Population and Housing

Project impacts to population, housing, and employment are considered significant if they:

- induce substantial population growth in the project area, either directly (by proposing new homes and businesses) or indirectly (through extension of roads or other infrastructure),
- displace a large number of existing residences, requiring replacement housing to be constructed elsewhere, or
- displace a substantial number of people, necessitating the construction of replacement housing elsewhere.

13.4.1.2 Public Services

Impacts to public services are considered significant if they result in the need for new or altered government services, such as fire and police protection, schools, parks, or other public facilities.

13.4.1.3 Utilities and Service Systems

Impacts to utilities and service systems are considered significant if they:

- exceed wastewater treatment requirements of the Regional Water Quality Control Board,
- result in the need for new or altered water or wastewater treatment facilities or drainage facilities,
- result in the need for construction of new stormwater drainage facilities,
- result in the need for a new or expanded water supply,
- result in the extension of a sewer trunk line with capacity to serve new development,
- result in inadequate access to a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, or
- cause a breach of published national, state, or local standards relating to solid waste.

13.4.2 Construction

This section describes potential impacts to population and housing, public services, and utilities and service systems during project construction.

13.4.2.1 Population and Housing

Because the project site is located on land owned by PGandE and the local land use is Open Space and Agricultural, no residences, businesses, or people will be displaced as a result of project construction. Since no displacement will occur, no new construction will be required elsewhere. Therefore, there will be no impacts to housing as a result of project construction.

Project construction will not have significant impacts to population, housing, or employment. Construction will require approximately eight months of activity over a ten to twelve month timeframe, during which time the necessary construction workforce, ranging from approximately 10 to 24 workers, will likely be employed from local and PGandE's labor force. At the peak of construction, approximately 24 workers will be employed at the substation site. Only during clearing, grading, and road construction will approximately 12 non-PGandE contract laborers be employed. These laborers will be employees of locally headquartered firms, likely to be already locally domiciled. PGandE employees living in the project vicinity will conduct the remaining construction effort. The construction workforce will commute to the project site and, therefore, the construction workforce will not have a significant impact on local housing or population. Although it is estimated that only 12 laborers will be employed for construction of the access road, construction will have a beneficial impact on local employment opportunities for workers who secure work on the access road.

13.4.2.2 Public Services

The project will neither increase demand for nor alter the level of local public services required because there will be no increase to the local population. No additional need for government or public services will be required because of the project. The City of Antioch fire and police departments and the hospital in the area are well equipped to handle any emergencies that may occur in the vicinity of the project. As a result, there will be no impacts to these public services.

No emergency service providers or hospitals are located on the primary route to the project site or on associated roadways, and all streets will remain open to emergency vehicles. As a result, project traffic will not affect emergency response times and there will be no impacts to emergency service providers.

The project will not affect school enrollment since the volume of new workers will be minimal relative to the local population. Thus, no new schools will be necessary as a result of the project.

The project will not result in the permanent closure of any parks, and no new parks or public facilities will be needed. Therefore, the project will have no impact on parks.

13.4.2.3 Utilities and Service Systems

Project construction will not result, either directly or indirectly, in new or expanded development. Thus, no new drainage facilities will be needed, and no wastewater treatment requirements will be exceeded. Construction activities will not increase the demand for public water supply because sufficient sources of water will be available. There will be no impact to natural gas services, phone communications, garbage services, and landfills during construction. As a result, there will be no impacts from construction of this project.

13.4.3 Operations and Maintenance

This section describes potential impacts to population and housing, public services, and utilities and service systems during project construction.

13.4.3.1 Population and Housing

The project will not require hiring new workers because operation and maintenance of the new substation will be performed by existing PGandE employees, and will, therefore, not result in increased population. Because no new employment will occur, no new housing will be needed. Consequently, there will be no adverse impacts resulting from project operations and maintenance.

Operations and maintenance of the new substation will not indirectly induce growth by creating new employment opportunities for local industry or commerce. The project is designed to increase capacity to meet existing and planned electricity demand. Therefore, the project will not be growth inducing (see Chapter 15: Growth-Inducing and Cumulative Impacts for more information).

13.4.3.2 Public Services

Population will not increase as a result of operations; therefore, no additional need for schools, hospitals, or parks will be required. However, operation of the substation could result in minor incidences, such as a fire, requiring responses from emergency public service providers. These incidences would be infrequent if they occur at all, and could be adequately handled by existing fire and police protection services. As a result, there will be no impacts to public services.

13.4.3.3 Utilities and Service Systems

Because this substation is being built to increase the capacity of electricity, the project will benefit electric utilities in the area. There will be no impact on natural gas and water services, phone communications, sewer and solid waste treatment, garbage services, and landfills, as a result of operations and maintenance. Therefore, there will be no adverse impacts resulting from project operations.

13.5 MITIGATION MEASURES

No mitigation measures are required because the project will not result in any significant impacts to population and housing, public services, utilities, or service systems.

13.6 REFERENCES

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