

19.0 GROWTH-INDUCING EFFECTS

19.1 SIGNIFICANCE CRITERIA

Section 15126.2(d) of the California Environmental Quality Act Guidelines requires that Environmental Impact Reports provide a discussion of the growth-inducing impacts of the proposed project. Growth-inducing impacts could be caused by projects that foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts can also be caused by removing obstacles to population growth such as an expansion of a wastewater treatment plant. Growth-inducing impacts can result from population increases that require the construction of new community services facilities.

Typically, the growth-inducing potential of a proposed project would be considered significant if it would foster growth or a concentration of population above what is assumed in local and regional land use plans, or in projections made by regional utilities and transportation planning authorities. Significant growth impacts could also occur if the proposed project would provide infrastructure or service capacity to accommodate growth levels beyond those permitted by local or regional plans and policies.

19.2 ECONOMIC OR POPULATION GROWTH

The proposed project would not be expected to foster significant economic growth in the City of Pittsburg because it would not be responsible for expanding the size of local markets, nor for attracting additional economic activity to the area since such demographics are based largely on free-market dynamics and service opportunities in the public and private sectors.

Population increases resulting from the need for construction workers in the area would be very minor and temporary, if at all, and would not exceed projected/planned growth levels for the City of Pittsburg and/or Contra Costa County; therefore, potential impacts would be less than significant.

19.3 NEW EMPLOYMENT

The construction and operation of the proposed project would not substantially affect the employment patterns in the area. The proposed project would generate temporary employment during the 25-month construction period. A total of approximately 295 construction personnel, coming mostly from local contractors within 20 to 30 miles of the project site, would be employed. Therefore, no

growth in hotel services would be expected to occur. As phases of the work are completed, the workforce at the project site would gradually decline, as would the associated temporary employment opportunities. The job benefit during the 25-month construction timeframe would total approximately 295 direct jobs.

The proposed project is estimated to create a maximum of approximately 40 full-time direct jobs, which includes jobs associated with the WesPac Energy–Pittsburg Terminal (Terminal) and Rail Transload Operations Facility (Rail Transload Facility) operations, maintenance, and inspection. In addition, linkages among economic sectors would result in the creation of approximately 280 to 400 indirect jobs in related sectors (7 to 10 indirect jobs estimated for every one direct job), for a total of approximately 320 to 440 permanent jobs. Terminal and Rail Transload Facility operators, maintenance staff, and indirect suppliers would mostly come from local sources. Employment opportunities generated by Terminal and Rail Transload Facility operations would not exceed the projected/planned levels for the City of Pittsburgh given the size and nature of the regional economy relative to the number of workers associated with proposed project operations. The total labor force for the City of Pittsburgh is approximately 30,600 individuals, of which approximately 17.3 percent are unemployed. As such, the new jobs associated with the proposed project would not be considered substantial, or beyond what is assumed by local and regional land use plans.

19.4 EXTENDED ACCESS AND EXTENDED PUBLIC SERVICES

The proposed project would not be responsible for, nor contribute to, the expansion of urban utility services into a previously unserved area or an under-served area. The City of Pittsburgh has enough capacity to provide water to the project during construction and operation of the proposed project and an existing Pacific Gas and Electric Company (PG&E) gas connection would be used to provide gas to the project site.

A new substation would be constructed on-site to provide power to the Terminal. The substation would tie into PG&E's existing Pittsburg Power Plant 115 kV Substation and would not result in the need for PG&E to increase electrical capacity.

19.5 EXISTING COMMUNITY SERVICES

The proposed project would not contribute to promoting population growth that may further burden existing community services facilities. As noted in Chapter 11.0: Public Services and Utilities, the proposed project would not require the construction or expansion of fire or police protection facilities, hospitals, or schools. Therefore, over the long term, the proposed project would have a minimal and less-than-significant impact on population growth and community services.

19.6 NEW DEVELOPMENT

The proposed project would not be responsible for, nor substantially contribute to, construction of additional housing and would not affect the surrounding environment. As described elsewhere in this section, the construction workforce is minimal in number and would be largely recruited from the existing resident pool in the Pittsburg area. Similarly, any workforce personnel from outside areas would likely not become residents and, therefore, would not constitute a house-purchasing demographic. Lastly, proposed project facilities operations would only require a maximum of 40 full-time personnel and, therefore, would not represent a source of job creation and potential home buyers. As such, the proposed project would not be a factor driving the housing market in the City of Pittsburg or in the Greater San Francisco Bay Area.

19.7 REFERENCES

California Employment Development Department. 2011. *Contra Costa County Profile*. Online: <http://www.labormarketinfo.eddd.ca.gov>. Site visited December 6, 2011.

California Energy Commission. 2008. *Willow Pass Generating Station AFC Socioeconomics*. Online: http://www.energy.ca.gov/sitingcases/willowpass/documents/applicant/afc/Volume_01/. Site visited December 8, 2011.

City of Pittsburg. 2009. *General Plan Housing Element*. Online: <http://www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=3783>. Site visited August 31, 2011.