



**Concord**  
Community Reuse Plan



13.

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**Population,  
Housing, and  
Employment**



## 13 Population, Housing, and Employment

This chapter describes existing conditions with respect to population, housing, and employment, and evaluates the impacts that would occur with implementation of any of the seven alternative concepts.

The population, housing, and employment data reported in this chapter was obtained from the American Community Survey documentation (U.S. Census Bureau, 2006); the American Community Survey is a service of the U.S. Census Bureau. Additional information was taken from the Association of Bay Area Governments' (ABAG's) *Projections 2007* (ABAG, 2007), which contains projections of population, jobs, and housing statistics. Additional State- and county-level data used in the development of this chapter were provided by the California Department of Finance (DOF).

The ABAG and DOF data, along with the 2006 American Community Survey data (U.S. Census Bureau, 2006), have been combined to create the most accurate picture of current and projected population growth in the Bay Area. As the chief regional planning organization, ABAG uses population figures, migration, building permit data, local general plans, and other detailed information to project local population and housing growth to the year 2035.

The 2002 Economic Census (DOF, 2002) presently offers the most recent available employment data, and provides a snapshot of jobs within Contra Costa County and the City of Concord. The DOF data supplement the ABAG projections.

It is important to recognize that population levels, housing, and jobs supply and demand tend to fluctuate with the regional economy. These fluctuations can be perceived as either positive or negative, depending on individual and collective values and viewpoints. Therefore, this analysis will report the projected changes relative to the region and the site, and discuss the impacts of managing the growing population, housing needs, and employment requirements within the Bay Area.

### 13.1 Existing Conditions

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#### 13.1.1 Population in Concord

As shown in Table 13-1, the population of Concord in 2006 was 121,753. There were 43,015 households, the majority of which were families who owned homes, and the average household size was 2.79 people. In 2006, Concord was the largest city in Contra Costa County, followed by Richmond with a population of 103,022, and then Antioch with a population of 98,330.

As seen in Table 13-2, Concord is expected to grow by 28,100 persons between 2005 and 2035. Concord's population is ethnically diverse, as shown in Table 13-3, with approximately 45 percent belonging to racial minorities. Of this total, 29 percent are of Latino origin, and Asians constitute 11 percent of the local population.

**Table 13-1:  
 Population and Households, 2006**

	City of Concord		Contra Costa County		Bay Area <sup>1</sup>	
Total Persons		121,753		1,024,319		6,923,401
Total Households		43,015		359,371		2,500,188
Household Size		2.79		2.81		2.71
<b>Household Type</b>		<b>Percent</b>		<b>Percent</b>		<b>Percent</b>
Families	27,945	65.0%	251,755	70.1%	1,608,139	64.3%
Non-Families	15,070	35.0%	107,616	29.9%	892,049	35.7%
<b>Tenure</b>						
Owner	26,479	61.6%	258,877	72.0%	1,495,802	59.8%
Renter	16,536	38.4%	100,494	28.0%	1,004,386	40.2%

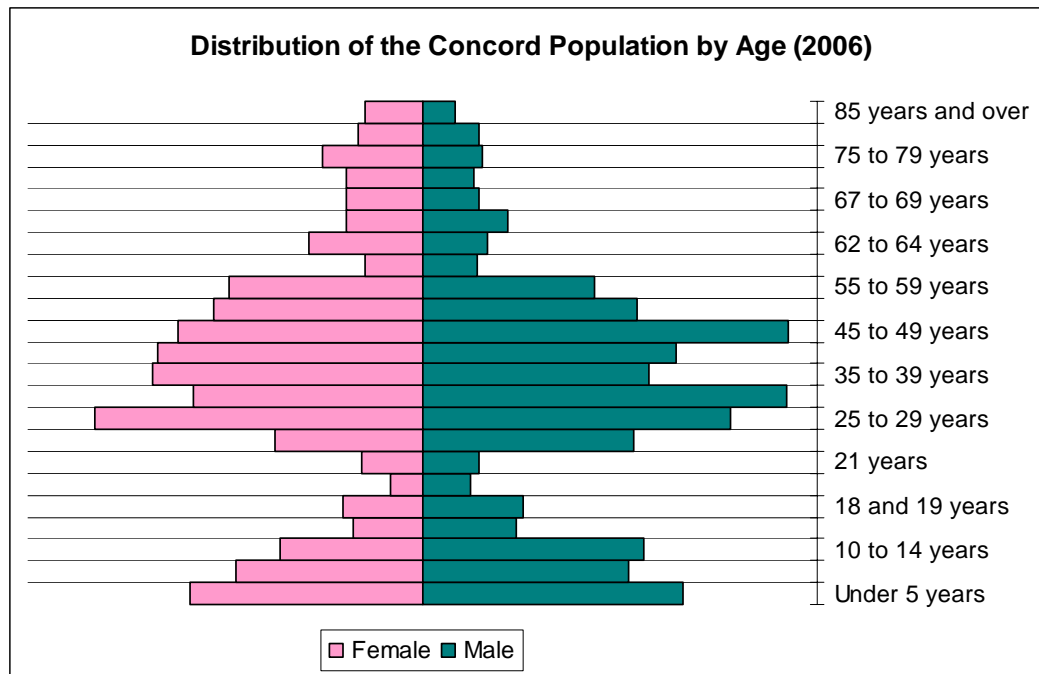
Note:

<sup>1</sup> Includes the entire nine-county Bay Area.

Source: U.S. Census Bureau, 2006.

According to Figure 13-1, 48 percent of the population of Concord is between 25 and 55 years old, and 23 percent are under the age of 18, indicating that families represent a predominant segment of the population in Concord. Those above the age of 65 account for only 10 percent of the population.

**Figure 13-1: Population Distribution**



Source: U.S. Census Bureau, 2006.

**Table 13-2:  
 Regional Population, Housing, and Job Projections, 2005 to 2035 <sup>1</sup>**

	2010	2015	2020	2025	2030	2035	Total Change 2005 – 2035	% Change 2005 – 2035
<b>Concord</b>								
Population	125,800	129,400	135,400	142,000	148,400	153,900	28,100	22.3%
Households	45,700	47,500	50,080	52,720	55,490	57,850	12,150	26.6%
Jobs	64,670	70,110	76,260	81,740	88,950	96,360	31,690	49.0%
<i>Jobs – Housing Ratio</i>	1.42	1.48	1.52	1.55	1.60	1.67		
<b>Contra Costa County</b>								
Population	1,061,900	1,107,300	1,157,000	1,208,200	1,255,300	1,300,600	238,700	22.5%
Households	385,400	405,420	425,480	446,590	466,430	485,240	99,840	25.9%
Jobs	403,100	436,970	472,910	510,930	551,530	591,650	188,550	46.8%
<i>Jobs – Housing Ratio</i>	1.05	1.08	1.11	1.14	1.18	1.22		
<b>Bay Area <sup>2</sup></b>								
Population	7,412,500	7,730,000	8,069,700	8,389,600	8,712,800	9,031,500	1,619,000	21.8%
Households	2,696,580	2,819,030	2,941,760	3,059,130	3,177,440	3,292,530	595,950	22.1%
Jobs	3,693,920	3,979,200	4,280,700	4,595,170	4,921,680	5,247,780	1,553,860	42.1%
<i>Jobs – Housing Ratio</i>	1.37	1.41	1.46	1.50	1.55	1.59		

**Notes:**

<sup>1</sup> The ABAG data do not precisely match the American Community Survey data.

<sup>2</sup> Includes the entire nine-county Bay Area.

Source: ABAG, 2007.

**Table 13-3:  
 Race and Ethnicity in Concord (2006)**

	City of Concord		Contra Costa County	
	Number	Percent	Number	Percent
Hispanic	35,618	29.3%	224,134	21.9%
Non-Hispanic				
White only	67,190	55.2%	530,288	51.8%
Black or African American only	1,533	1.3%	92,863	9.1%
American Indian and Alaska Native only	221	0.2%	2,720	0.3%
Asian only	13,713	11.3%	135,351	13.2%
Native Hawaiian and Other Pacific Islander only	342	0.3%	4,316	0.4%
Other race only	1,216	1.0%	5,785	0.6%
Two or more races	1,920	1.6%	28,862	2.8%
<b>Total</b>	<b>121,753</b>	<b>100%</b>	<b>1,024,319</b>	<b>100%</b>

Source: U.S. Census Bureau, 2006.

As depicted on Figure 13-1, the population narrows for ages 18 through 21, which may indicate the departure of youth from Concord for college or diverse work opportunities.

13.1.2 Population in the Region

In 2006, the population of Contra Costa County was 1.02 million, and the County is projected to grow 1.30 million by 2035. The county has similar household characteristics to Concord, with slightly more families and owned housing. While demographics are similar, Contra Costa County has a lower proportion of Latinos and higher proportion of Asian and multi-racial populations. The County as a whole is projected to increase by 22.5 percent by 2035, while the Bay Area as a whole is projected to increase by 21.8 percent. Future population growth in Concord is similar to that of the County, with a projected 22.3 percent increase between 2010 and 2035.

The rapid population growth of Contra Costa County reflects a general trend across California. Between 1990 and 2000, the population of the state increased 13.8 percent, from 29.76 million to 33.37 million. Counties such as San Benito, Placer, Madera, and Riverside grew at a rate of more than 30 percent. According to the DOF, Contra Costa County is among the 20 counties growing at the fastest rate in the California, meeting much of the need of additional population growth within the Bay Area.

These growth trends are predicted to continue. Based on the projections of the DOF, the population of California and Contra Costa County will continue to grow substantially in the next few decades as shown in Table 13-4. This growth in population is accompanied by associated increases in demand for new jobs and housing within the area. It should be noted that the Contra Costa population projections for 2020 and 2030 by DOF shown in Table 13-4 differ from those of ABAG presented in Table 13-2.

**Table 13-4:  
 California and Contra Costa County Population Projections**

	California	Contra Costa County
2010	39,135,676	1,075,931
2020	44,135,923	1,237,544
2030	49,240,891	1,422,840
2040	54,266,115	1,609,257
2050	59,507,876	1,812,242

Source: DOF, 2007.

### 13.1.3 Housing in Concord

In 2006, a total of 46,568 housing units existed within Concord, 92.4 percent of which were occupied. Of the occupied housing units, 61.6 percent were owner-occupied and 38.4 percent were renter-occupied. The mean value of owner-occupied units in 2006 was \$582,300 (U.S. Census Bureau, 2006).

While the Concord Naval Weapons Station was active, the Navy provided housing for enlisted personnel with families at an area along Olivera Road. That land was transferred to the U.S. Coast Guard, and the housing units are now occupied by Bay Area Coast Guard personnel. There is no other housing at the site.

#### 13.1.3.1 City of Concord Inclusionary Housing Ordinance

Concord has an Inclusionary Housing Ordinance to provide below-market-rate housing (both owned and rented) for all new residential development projects of five or more units. The ordinance requires developers to target specific income levels for rental or ownership development to achieve the provision of housing across varying income levels.

For rental projects, either 10 percent of the units are required to be affordable to households with incomes at 80 percent of the area median income, or 6 percent of the units are required to be affordable to households with incomes at 50 percent of the area median income. For ownership projects, either 10 percent of the units are required to be affordable to households with incomes at 120 percent of the area median, or 6 percent of the units are to be affordable to households with incomes at 80 percent of the area median (City of Concord, 2004).

#### 13.1.3.2 Homeless Needs Assessment

As required by federal law, in 2007, the City of Concord screened properties as part of a regional analysis of homeless needs, and found that housing opportunities on site are extremely limited because there is no “occupiable housing or facility infrastructure on the base” (City of Concord, 2007). The City conducted a needs assessment and documented a median homeless population of 1,527 around the study area. The assessment identified that the highest need was for multi family transitional housing with support service such as childcare. The survey study area included the cities of Concord, Walnut Creek, Pittsburg, Pleasant Hill, Martinez and united unincorporated portions of central Contra Costa County. Potential approaches identified in the report titled *Homelessness in the Concord Naval*

*Weapons Station Study Area: An Assessment of Homeless Needs, Services, and Trends* (City of Concord, 2007) for providing homeless assistance include:

1. Create or construct dedicated buildings for homeless housing and services at the site.
2. Dedicate a percentage of all housing and other benefits created at the site for homeless persons.
3. Provide off-site housing and/or services to address identified unmet homeless needs.
4. Create a fund for housing and services for homelessness that can be used onsite or offsite.

#### 13.1.4 Housing in the Region

Table 13-5 illustrates the U.S. Census Bureau housing estimates within Contra Costa County and the Bay Area. In 2006, there were 389,134 and 2,687,022 housing units, respectively. In each case, 92 to 93 percent of the units were occupied. The Bay Area as a whole had a slightly lower percentage of owned housing (60 percent) than did Contra Costa County (72 percent), and the median home price was estimated at \$690,800 in the Bay Area as compared to \$641,900 in Contra Costa County.

##### 13.1.4.1 ABAG Regional Housing Needs Allocation

On a regional policy level, ABAG sets growth strategies and footprints for the nine counties in the Bay Area. ABAG's *Smart Growth Strategy* sets out a plan to encourage "development that revitalizes central cities and older suburbs, supports and enhances public transit, promotes walking and bicycling, and preserves open spaces and agricultural lands" (ABAG, 2002). This document also states that "Smart growth seeks to revitalize the already-built environment and, to the extent necessary, to foster efficient development at the edges of the region, with the goal of creating more livable communities with sufficient housing for the region's workforce." This includes smarter suburbs "at higher densities than the current norm and with a better balance of jobs and housing than is typical of existing or planned new suburbs" (ABAG, 2002).

The goal for sufficient housing is set by the State of California, which requires each county to identify a sufficient amount of land for development to accommodate its "fair share" of affordable housing. To meet these requirements, ABAG gives each city and county a number representing the amount of housing needed for all income groups, based on the existing need and projected population growth. This Regional Housing Needs Allocation (RHNA) process requires each city or county to issue a predetermined number of construction permits to meet the housing needs of various income brackets. Table 13-6 identifies the target housing needs for both the County and Concord from very low to above moderate income levels.

*Projections 2007* (ABAG, 2007) indicates that both Concord and Contra Costa County have over-allocated permits for above moderate price housing, and have failed to meet their RHNA goals for lower incomes. Table 13-7 shows the percentage of the allocation permitted, issued by income bracket.

**Table 13-5:  
Housing, 2006**

	2000		2006	
	Number	Percent	Number	Percent
<b>Concord</b>				
Total housing units	45,083	100.00%	46,568	100.00%
Occupied housing units	44,020	97.60%	43,015	92.40%
Owner-occupied housing units	27,542	62.60%	26,479	61.60%
Renter-occupied housing units	16,478	37.40%	16,536	38.40%
Vacant housing units	1,063	2.40%	3,553	7.60%
1 unit, detached housing	26,882	59.80%	28,011	60.20%
Median value owner occupied unit (\$)	\$233,700	NA	\$582,300	NA
Median gross rent (\$)	\$880	NA	\$1,150	NA
<b>Contra Costa County</b>				
Total housing units	354,577	100.00%	389,134	100.00%
Occupied housing units	344,129	97.10%	359,371	92.40%
Owner-occupied housing units	238,449	69.30%	258,877	72.00%
Renter-occupied housing units	105,680	30.70%	100,494	28.00%
Vacant housing units	10,448	2.90%	29,763	7.60%
1 unit, detached housing	232,050	65.40%	260,967	67.10%
Median value owner occupied unit (\$)	\$267,800	NA	\$641,900	NA
Median gross rent (\$)	\$898	NA	\$1,176	NA
<b>Bay Area <sup>1</sup></b>				
Total housing units	2,552,402	100.00%	2,687,022	100.00%
Occupied housing units	2,466,019	96.60%	2,500,188	93.00%
Owner-occupied housing units	1,423,958	57.70%	1,495,802	59.80%
Renter-occupied housing units	1,042,061	42.30%	1,004,386	40.20%
Vacant housing units	86,383	3.40%	186,834	7.00%
1 unit, detached housing	1,376,911	53.90%	1,460,443	54.40%
Median value owner occupied unit (\$)	\$353,500	NA	\$690,800	NA
Median gross rent (\$)	\$968	NA	\$1,180	NA

Note:

<sup>1</sup> Includes the entire nine-county Bay Area.

Source: U.S. Census Bureau, 2006.

**Table 13-6:  
Regional Housing Needs Allocation, 2007**

	Concord	Contra Costa County
Very Low – less than 50% of median income	639	6,512
Low – less than 80% of median income	426	4,325
Moderate – less than 120% of median income	498	4,996
Above Moderate Income	1,480	11,239
Total	3,043	27,072

Source: ABAG, 2007.

**Table 13-7:  
 Housing Performance According to the Regional Housing Needs Allocation <sup>1</sup>**

	Concord	Contra Costa County
<b>Very Low &lt; 50%</b>		
RHNA Allocation	453	6,481
Permits Issued	171	2,852
% of Allocation Permitted	38%	44%
<b>Low &lt; 80%</b>		
RHNA Allocation	273	3,741
Permits Issued	115	3,480
% of Allocation Permitted	42%	93%
<b>Moderate &lt; 12%</b>		
RHNA Allocation	606	8,551
Permits Issued	76	7,076
% of Allocation Permitted	13%	83%
<b>Above Moderate</b>		
RHNA Allocation	987	15,937
Permits Issued	2,411	34,548
% of Allocation Permitted	244%	217%

Note:

<sup>1</sup> These RHNA are based on the 1999-2006 Regional Housing Allocation.

Source: ABAG, 2007.

13.1.5 Employment in the Region

Within the region, growth in the number of jobs in Contra Costa County is projected to increase by 46.8 percent (to 188,550 jobs) between 2010 and 2035. This projected increase, as shown in Table 13-2, is almost 5 percent more than that of the Bay Area as a whole, and is approximately equal to the job growth anticipated in the City of Concord (49 percent). The job composition in Contra Costa County, as seen in Table 13-8, is similar to that of Concord, with a relatively high percentage of employment in the professional, retail, and health care clusters.

13.1.6 Employment in Concord

In the past decade, Concord has served as a regional employment center. ABAG projects that this trend will likely continue, with an estimated increase in jobs of 49 percent from 64,670 jobs in 2010 to 96,360 jobs in 2035. As shown in Table 13-2, the jobs-to-housing ratio is projected to reach 1.67 by 2035. This signals a potential need for increased housing to meet the needs of local workers. In 2007, Concord had 66,300 employed residents and an unemployment rate of 5.1, which is slightly lower than the rate for California as a whole, as shown in Table 13-9 on page 13-10.

**Table 13-8:  
 Jobs by Sector, 2002**

Industry Sector	Number of Businesses	Number of Jobs	Percent of Jobs
<b>Concord</b>			
Manufacturing	136	3,872	5%
Wholesale trade	182	2,001	7%
Retail trade	445	8,062	18%
Information	110	3,039	4%
Real estate and rental and leasing	159	1,250	6%
Professional, scientific, and technical services	316	4,537	13%
Administrative and support and waste management and remediation service	196	4,650	8%
Educational services	24	191	1%
Health care and social assistance	389	4,810	15%
Arts, entertainment, and recreation	36	1,184	1%
Accommodation and food services	234	3,628	9%
Other services (except public administration)	295	2,214	12%
<i>Total</i>	<i>2,522</i>	<i>34,901</i>	<i>100%</i>
<b>Contra Costa County</b>			
Manufacturing	677	20,685	4%
Wholesale trade	1,114	13,218	7%
Retail trade	2,701	44,011	16%
Information	535	17,771	3%
Real estate and rental and leasing	1,236	7,115	7%
Professional, scientific, and technical services	3,280	26,086	19%
Administrative and support and waste management and remediation service	1,332	26,510	8%
Educational services	196	1,681	1%
Health care and social assistance	2,517	40,038	15%
Arts, entertainment, and recreation	305	6,786	2%
Accommodation and food services	1,608	24,450	9%
Other services (except public administration)	1,544	9,745	9%
<i>Total</i>	<i>17,045</i>	<i>238,096</i>	<i>100%</i>

Source: DOF, 2001.

Based on the Economic Census (DOF, 2001), as seen in Table 13-8, retail and health care occupations constitute two of the main job clusters in Concord, at 18 and 15 percent, respectively. These occupations are followed by professional, scientific, and other services, which constitute a combined 13 percent of the labor force.

**Table 13-9:  
 Labor Force and Unemployment, 2007**

	California	Contra Costa County	Concord
Employed Residents	17,208,900	501,200	66,300
Total Labor Force <sup>1</sup>	18,188,100	526,100	69,900
Total Unemployment	979,200	24,900	3,600
<i>Unemployment Rate</i>	5.4%	4.7%	5.1%

Note:

<sup>1</sup> Annual average, not seasonally adjusted.

Source: California Employment Development Department, 2007.

13.2 Standards of Significance

Criteria for determining the significance of impacts on population, housing, and employment have been developed based on Appendix G of the California Environmental Quality Act (CEQA, 1970) Guidelines and relevant agency thresholds. For purposes of this environmental impact report (EIR), an alternative may have a significant impact on population, housing, and employment if it would:

- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating construction of replacement housing elsewhere.
- Fail to meet the requirements of the City's Inclusionary Housing Ordinance.

13.3 Potential Population, Housing, and Employment Impacts

This section begins with a description of assumptions that have been incorporated in the analysis of potential population, housing, and employment impacts. Then, impacts common (C) to all seven alternative reuse concepts are identified. Impacts that are considered to be significant are presented first, accompanied by an explanation of why the application of a standard resulted in a determination that the impact would be significant. When a significant impact has been set forth, mitigation measures to address that potential impact are also presented, along with a determination of whether the impact will continue to be significant after implementation of the mitigation measure. Next, impacts that are less than significant are presented. After the presentation of information about the impacts common to all of the seven alternative reuse concepts, information is then presented about potential population, housing, and employment impacts that are specific to Alternative Concepts 1

through 7. Potentially significant impacts and mitigation measures are presented first, followed by impacts that are considered to be less than significant. The section concludes with a description of the potential impacts of the “No Project” (NP) Alternative.

#### 13.3.1 Assumptions about Potential Impacts with Respect to Population, Housing, and Employment

Following are the assumptions that have been applied in the analysis of potential population, housing, and employment impacts of the alternative reuse concepts. The assumptions are based on information gathered during the planning process to develop the seven alternative reuse concepts. This information has been incorporated into all the reuse concepts as ways to avoid or minimize their environmental consequences.

- The population of California and the Bay Area is growing, and is projected to continue growing. It is assumed that all seven alternative reuse concepts would provide housing for residents in Concord, and would meet requirements for affordable housing set in the City’s housing ordinance; this will allow the accommodation of residents at all income levels within the urban core, and thus in close proximity to jobs, infrastructure, and services.
- All seven alternative reuse concepts will assist in accommodating the projected increase in population in Concord, providing for at least 14,700 people on the site (Alternative 7) and at most 30,600 on site (Alternative 2).
- None of the alternatives would displace existing housing units, because there are no housing units at the site. In addition, none of the alternatives would displace any people necessitating the construction of replacement housing elsewhere.
- By federal law, this project is required to accommodate needs for the homeless; thus, it is assumed that there will be no impact on homeless populations and other minorities as a result of any of the alternative reuse concepts.
- The alternative reuse concepts address the environmental justice policies of the California Environmental Protection Agency (<http://www.calepa.ca.gov/EnvJustice/>) by providing a mix of housing to accommodate workforce housing for low- and moderate-income residents in accordance with the City’s Inclusionary Housing Ordinance.
- All seven alternative reuse concepts provide a jobs/housing balance.

#### 13.3.2 Population, Housing, and Employment Impacts Common (C) to all Seven Alternative Reuse Concepts

##### 13.3.2.1 Common Potentially Significant Population, Housing, and Employment Impacts

None identified.

13.3.2.2 Common Population, Housing, and Employment Impacts that are Less Than Significant

**Impact Population, Housing, and Employment C-1: Each of the seven alternative reuse concepts would assist in accommodating projected population increases and meeting housing demands in Concord and the surrounding area. This impact is considered to be less than significant.**

Concord is expected to grow by approximately 30,000 people (22.3 percent) by 2035 in a region that is anticipated to grow at an even faster rate. All seven alternatives would accommodate projected population increases in Concord. ABAG documents the existing housing shortfall in Concord at close to 3,000 units and 30,000 units in Contra Costa County, even without considering future increased population growth. Development on site would assist in meeting the existing and future housing needs of both Concord and Contra Costa County; thus, none of the alternatives is growth inducing. Based on these considerations, it has been determined that this impact is less than significant.

**Mitigation Measure Population, Housing, and Employment C-1: None required.**

**Impact Population, Housing, and Employment C-2: Each of the seven alternative reuse concepts would result in an increase in housing supply. This impact is considered to be less than significant.**

All seven alternative reuse concepts would result in the construction of new housing units; however, rather than inducing growth, development on site would manage growth by directing infill within an existing urban area. The potential development at the site is consistent with ABAG's growth projections and addresses the regional housing objectives for the City and County.

The increase in housing supply may also yield more housing units for low- to middle-income families. Based on Concord's Inclusionary Housing Ordinance, all new developments over five units will be required to meet the City's target of 10 percent for rental or owned housing at varying degrees of the area median income. Based on these considerations, it has been determined that this impact is less than significant.

**Mitigation Measure Population, Housing, and Employment C-2: None required.**

**Impact Population, Housing, and Employment C-3: Each of the seven alternative reuse concepts would result in an increase in employed residents. This impact is considered to be less than significant.**

The alternative reuse concepts would increase the number of jobs available to residents of Concord, allowing those who live in Concord to work in close proximity to their jobs. This is consistent with ABAG's *Smart Growth Strategy*, and allows individuals to live, work, and play within their neighborhoods and immediate communities. Based on these considerations, it has been determined that this impact is less than significant.

**Mitigation Measure Population, Housing, and Employment C-3: None required.**

**Impact Population, Housing, and Employment C-4: The seven alternative reuse concepts would result in phased construction work. This impact is considered to be less than significant.**

Development of the site could have impacts on temporary construction wage earners and unions, with phased construction over a 30-year period. However, the development would be phased over a long period, causing no shortage of available contractors throughout the region. The site already has strong transportation ties to regional networks for the skilled labor and specialized materials necessary to execute such projects; and individual developers would decide to employ union or non-union labor based on their own practices and local regulations. Based on these considerations, it has been determined that this impact is less than significant.

**Mitigation Measure Population, Housing, and Employment C-4: None required.**

13.3.3 Population, Housing, and Employment Impacts of Alternative Concept 1

13.3.3.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 1

None identified.

13.3.3.2 Population, Housing, and Employment Impacts of Alternative Concept 1 that are Less Than Significant

**Impact Population, Housing, and Employment 1-1: Alternative Concept 1 would result in an increase in population of 21,500, housing of 7,900 units, and employment of 17,700 jobs. This impact is considered to be less than significant.**

Alternative Concept 1 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 1 would accommodate new growth in a sustainable manner consistent with ABAG's goal of providing development "at higher densities... with a better balance of jobs and housing," while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 1 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 1-1: None required.**

13.3.4 Population, Housing, and Employment Impacts of Alternative Concept 2

13.3.4.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 2

None identified.

13.3.4.2 Population, Housing, and Employment Impacts of Alternative Concept 2 that are Less Than Significant

**Impact Population, Housing, and Employment 2-1: Alternative Concept 2 would result in an increase in population of 30,600, housing of 13,000 units, and employment of 29,000 jobs. This impact is considered to be less than significant.**

Alternative Concept 2 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 2 would accommodate new growth in a sustainable manner consistent with ABAG's goal of providing development "at higher densities... with a better balance of jobs and housing," while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 2 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 2-1: None required.**

13.3.5 Population, Housing, and Employment Impacts of Alternative Concept 3

13.3.5.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 3

None identified.

13.3.5.2 Population, Housing, and Employment Impacts of Alternative Concept 3 that are Less Than Significant

**Impact Population, Housing, and Employment 3-1: Alternative Concept 3 would result in an increase in population of 27,000, housing of 11,300 units, and employment of 23,000 jobs. This impact is considered to be less than significant.**

Alternative Concept 3 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 3 would accommodate new growth in a sustainable manner consistent with ABAG's goal to provide development "at higher densities... with a better balance of jobs and housing," while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 3 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 3-1: None required.**

13.3.6 Population, Housing, and Employment Impacts of Alternative Concept 4

13.3.6.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 4

None identified.

13.3.6.2 Population, Housing, and Employment Impacts of Alternative Concept 4 that are Less Than Significant

**Impact Population, Housing, and Employment 4-1: Alternative Concept 4 would result in an increase in population of 22,000, housing of 8,900 units, and employment of 21,000 jobs. This impact is considered to be less than significant.**

Alternative Concept 4 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 4 would accommodate new growth in a sustainable manner consistent with ABAG's goal to provide development "at higher densities... with a better balance of jobs and housing," while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 4 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 4-1: None required.**

13.3.7 Population, Housing, and Employment Impacts of Alternative Concept 5

13.3.7.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 5

None identified.

13.3.7.2 Population, Housing, and Employment Impacts of Alternative Concept 5 that are Less Than Significant

**Impact Population, Housing, and Employment 5-1: Alternative Concept 5 would result in an increase in population of 22,300, housing of 10,000 units, and employment of 23,500 jobs. This impact is considered to be less than significant.**

Alternative Concept 5 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 5 would accommodate new growth in a sustainable manner consistent with ABAG's goal to provide development "at higher densities... with a better balance of jobs and housing," while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 5 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 5-1: None required.**

13.3.8 Population, Housing, and Employment Impacts of Alternative Concept 6

13.3.8.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 6

None identified.

13.3.8.2 Population, Housing, and Employment Impacts of Alternative Concept 6 that are Less Than Significant

**Impact Population, Housing, and Employment 6-1: Alternative Concept 6 would result in an increase in population of 18,100, housing of 8,000 units, and employment of 20,900 jobs. This impact is considered to be less than significant.**

Alternative Concept 6 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 6 would accommodate new growth in a sustainable manner consistent with ABAG’s goal to provide development “at higher densities... with a better balance of jobs and housing,” while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 6 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 6-1: None required.**

13.3.9 Population, Housing, and Employment Impacts of Alternative Concept 7

13.3.9.1 Potentially Significant Population, Housing, and Employment Impacts of Alternative Concept 7

None identified.

13.3.9.2 Population, Housing, and Employment Impacts of Alternative Concept 7 that are Less Than Significant

**Impact Population, Housing, and Employment 7-1: Alternative Concept 7 would result in an increase in population of 14,700, housing of 6,250 units, and employment of 18,100 jobs. This impact is considered to be less than significant.**

Alternative Concept 7 would provide additional housing and employment to meet the need for existing and projected population growth in Concord and the Bay Area. The site is currently not inhabited, but it is within existing urban service limits and is well connected to city and regional infrastructure. As a result, Alternative Concept 7 would accommodate new growth in a sustainable manner consistent with ABAG’s goal to provide development “at higher densities... with a better balance of jobs and housing,” while creating no risk of site-associated displacement. Thus, the impacts of new population and jobs created by Alternative Concept 7 would be less than significant.

**Mitigation Measure Population, Housing, and Employment 7-1: None required.**

13.3.10 Population, Housing, and Employment Impacts of “No Project” (NP)  
Alternative

13.3.10.1 Potentially Significant Population, Housing, and Employment Impacts of  
“No Project” Alternative

None identified.

13.3.10.2 Population, Housing, and Employment Impacts of “No Project”  
Alternative) that are Less Than Significant

**Impact Population, Housing, and Employment NP-1: The “No Project” Alternative would involve no growth in population, housing, or employment. This impact is considered to be potentially significant.**

The “No Project” Alternative would result in the continued dormancy of the site. No new housing or jobs would be provided, and the City and County would be required to evaluate other options to meet ABAG’s regional housing allocation target, and to meet existing and future population growth demands. This may be “sprawl” inducing, because additional housing and population demand would probably be met on “Greenfield” sites that could be outside existing transit and infrastructure service limits. This impact is potentially significant.

**Mitigation Measure Population, Housing, and Employment NP-1: None is identified at this time. This impact would be considered unavoidable.**

## 13.4 References

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