

4.15 SOCIOECONOMIC IMPACTS

This section assesses the potential social and economic impacts, including impacts to Population and Housing that would occur as a result of implementing the Proposed Project.

4.15.1 ENVIRONMENTAL SETTING

Population, growth, and employment trends are used to evaluate the socioeconomic characteristics of an area. A socioeconomic overview for the land area surrounding Gness Field Airport (DVO or Airport) identifies the patterns of growth and development.

Based on 2007 estimates by the U.S. Census Bureau, 51,233 people reside within the city of Novato. Housing units total 20,537. The racial makeup is roughly 76.1 percent White, 3.1 percent Black or African American, 0.8 percent Native American, 5.4 percent Asian, 11.9 percent from other races, and 2.7 percent from two or more races. Residents of any race who also identified themselves as Hispanic or Latino account for 19.8 percent of the population.

The average household size is 2.6. The median age is 41.4 years. The majority of the population is 18 years and older (78.2 percent). Persons aged 65 and older make up 13.0 percent of the population and those aged five and under make up 6.0 percent of the population. The median household income is \$78,895. The median family income is \$91,890. The per capita income for the city is \$37,605. Approximately 5.7 percent of families and 7.3 percent of individuals are below the poverty line.¹

POPULATION TRENDS

Population trends and forecasts for the DVO area, in comparison to the nine-county San Francisco Bay Area, and to the State of California as a whole are presented in **Table 4.15-1**. In addition, as shown in **Table 4.15-2**, the Marin County population of 248,794 in 2008 accounts for 4.0 percent of the population of the nine-county San Francisco Bay Area.²

¹ U.S. Census Bureau, *American Factfinder, Novato City, California, 2005-2007 Data Profile Highlights*.

² Association of Bay Area Governments, on-line at www.abag.ca.gov.

**Table 4.15-1
POPULATION AND PROJECTIONS**

AREA	2000 CENSUS	2008 CENSUS ESTIMATE	POPULATION PROJECTIONS		
			2010	2020	2030
State of California	33,871,648	36,756,666	38,067,134	42,206,743	46,444,861
9-County San Francisco Bay Area*	6,783,760	7,046,719	7,351,177	7,952,222	8,709,203
Marin County	247,289	248,794	253,682	260,305	273,151
Sonoma County	458,614	466,741	495,412	546,151	606,346
City of Novato	47,630	52,737	(Unavailable)**	66,400***	(Unavailable)

Notes:

- * Includes the counties of Marin, Sonoma, San Francisco, San Mateo, Napa, Alameda, Contra Costa, Solano, and Santa Clara. Marin County and Sonoma County are also listed separately in the table.
- ** The *Novato General Plan*, adopted March 8, 1996, projects approximately 27,000 households by 2015; the Plan also reports that the Association of Bay Area Governments projects a total of 25,750 households in Novato by the year 2010.
- *** Population projection from the Association of Bay Area Governments as reported in the *Novato General Plan*, adopted March 8, 1996.

Sources: U.S. Census Bureau, on-line at www.census.gov
 State of California, Department of Finance, *Population Projections for California and Its Counties 2000-2050*, Sacramento, California, July 2007. On-line at:
[http://www.dof.ca.gov/research/demographic/reports/projections/p-3/Marin Countywide Plan](http://www.dof.ca.gov/research/demographic/reports/projections/p-3/Marin%20Countywide%20Plan), adopted November 6, 2007.

**Table 4.15-2
SHARE OF REGIONAL POPULATION BY COUNTY
OF THE NINE-COUNTY SAN FRANCISCO BAY AREA**

COUNTY	TOTAL POPULATION (2008 ESTIMATE)	PERCENT SHARE OF POPULATION (2008 ESTIMATE)
Alameda	1,474,368	20.9%
Contra Costa	1,029,703	14.6%
Marin	248,794	3.5%
Napa	133,433	1.9%
San Francisco	808,976	11.5%
San Mateo	712,690	10.1%
Santa Clara	1,764,499	25.0%
Solano	407,515	5.8%
Sonoma	466,741	6.6%
Total	7,046,719	100.0%

Sources: U.S. Census Bureau on-line at www.census.gov, Landrum & Brown, 2009.

Table 4.15-3 shows the pattern of workers commuting to Marin County from counties within the San Francisco Bay Area. In 2000, over 43,953 people (35.8 percent of the Marin County workforce) commuted to Marin County from outlying counties.³ Over half of the work force (64.2 percent) commutes from within Marin County.

**Table 4.15-3
DAILY COMMUTER TOTALS TO MARIN COUNTY**

ORIGINATING COUNTY	PERSONS COMMUTING TO MARIN COUNTY	PERCENT OF PERSONS COMMUTING TO MARIN COUNTY
Marin	78,681	64.2%
Sonoma	18,336	14.9%
San Francisco	6,450	5.3%
San Mateo	973	0.8%
Napa	894	0.7%
Alameda	3,745	3.1%
Contra Costa	6,803	5.5%
Solano	4,418	3.6%
Santa Clara	578	0.5%
All other areas outside Bay Area	1,756	1.4%
<i>Total from outside Marin County</i>	<i>43,953</i>	<i>35.8%</i>

Sources: *County to County Worker Flow Files, 2007*, US Census Bureau.
U.S. Census Bureau, 2000 Census Data, on-line at www.census.gov

ECONOMIC GROWTH AND EMPLOYMENT

The city of Novato's current labor force is 24,300 as of May 2009.⁴ Major employers include the Fireman's Fund Insurance Company, the Buck Institute for Age Research, small biotech firms, such as Biosearch Technologies and BioMarin Pharmaceutical, and several small technology companies, including 2K Marin, Radiant Logic, Imagemovers Digital, and Sonic Solutions. The former Hamilton Air Force Base, decommissioned and closed in 1974, was designated a discontinuous Historic District in 1998.⁵ Current uses of the former Hamilton site include parks, open space, wetlands, single family homes, office buildings, light industrial, and retail uses.⁶ Today, the Hamilton Wetlands Restoration Project, led by the U.S. Army Corps of Engineers (USACOE), the California State Coastal Conservancy, and the San Francisco Bay Conservation and Development

³ *County to County Worker Flow Files, 2007*, US Census Bureau.

⁴ Labor Force and Unemployment Rate for Cities and Census Designated Places, *California Employment Development Department*, online at www.labormarketinfo.edd.ca.gov

⁵ National Park Service. On-line at: www.nps.gov/nr/travel/aviation/ham.htm Retrieved September 14, 2009.

⁶ *Novato General Plan*, adopted March 8, 1996.

Commission, is working to return the 988-acre former airfield and north antenna to their natural tidal wetland state, along with 1,600-acres of additional adjacent lands located in the Bel Marin Keys area.⁷

The workforce in Marin County has decreased from 137,700 in 2000 to 128,400 in 2007.⁸ This reflects a seven percent decrease in the total number of Marin resident workers. **Table 4.15-4** lists the most recent information available on industry sectors, and number of employees in each sector for the San Francisco-San Mateo-Redwood City Metropolitan Area (MA), which includes Marin County. The Service Providing sector comprises the largest share of workforce in the area. The largest growth has been in the Professional, Scientific and Technical Services sector with a 14.0 percent increase between 2003 and 2007. The most significant decrease has been in the number of people employed in the Durable Goods sector with a 40.0 percent decrease between 2003 and 2007.⁹ **Table 4.15-5** highlights the top private employers in Marin County in 2009.

According to the California Employment Development Department, the occupations with the fastest projected job growth between 2006 and 2016 in the San Francisco-San Mateo-Redwood City MA are Biomedical Engineers, Network Systems and Data Communication Analysts, Medical Scientists and Biochemists. Biomedical Engineers has the largest projected percentage increase from 530 employees to 850 employees, approximately 60.0 percent.¹⁰

⁷ Hamilton Wetlands Restoration Project. On-line at: www.hamiltonwetlands.org/. Retrieved September 14, 2009.

⁸ Labor Force and Unemployment Rate for Cities and Census Designated Places, *California Employment Development Department*, online at www.labormarketinfo.edd.ca.gov

⁹ *California Employment Development Department*, online at www.labormarketinfo.edd.ca.gov.

¹⁰ Occupations with Fastest Job Growth (percent change), *California Employment Development Department*, online at www.labormarketinfo.edd.ca.gov

**Table 4.15-4
ESTIMATED EMPLOYMENT BY SECTOR, SAN FRANCISCO-SAN MATEO-
REDWOOD CITY METROPOLITAN AREA (INCLUDES MARIN COUNTY)**

SECTOR	2003	2004	2005	2006	2007	NET CHANGE 2003-2007
Service Providing	98,800	97,700	97,200	97,600	98,300	-0.5%
Trade, Transportation and Utilities	20,300	19,200	18,800	18,300	18,500	-8.8%
Professional and Business Services	17,700	18,600	18,500	19,600	19,700	11.2%
Retail Trade	16,200	15,100	14,900	14,300	14,500	-10.4%
Educational and Health Services	15,700	15,500	15,600	15,800	15,900	1.3%
Government	14,800	14,400	14,700	1,500	15,000	1.4%
Leisure and Hospitality	12,700	12,700	12,600	12,700	13,100	3.1%
Health Care, Social Assistance	12,500	12,300	12,400	12,600	12,500	0.0%
Local Government	12,100	11,700	1,200	12,300	12,400	2.5%
Goods Producing	11,600	11,200	11,000	10,400	10,500	-9.5%
Accommodation and Food Service	10,000	10,100	10,000	10,200	10,300	3.0%
Professional, Scientific and Technical Services	9,700	10,500	10,700	11,200	11,100	14.4%
Financial Activities	9,700	9,400	9,300	9,200	8,900	-8.2%
Finance and Insurance	6,900	6,500	6,500	6,400	6,300	-8.7%
Administrative and Support and Waste Services	6,100	6,100	5,600	6,100	6,400	4.9%
Other Services	4,700	4,900	4,600	4,800	4,900	4.3%
Information	3,300	3,300	3,100	2,200	2,400	-27.3%
Educational Services	3,200	3,100	3,200	3,100	3,300	3.1%
Manufacturing	3,100	2,600	2,500	2,400	2,100	-32.3%
Real Estate and Rental and Leasing	2,800	2,900	2,800	2,800	2,600	-7.1%
Wholesale Trade	2,800	2,800	2,600	2,700	2,800	0.0%
Arts, Entertainment, and Recreation	2,600	2,600	2,600	2,500	2,700	3.8%
Management of Companies and Enterprises	1,900	2,000	2,200	2,300	2,200	15.7%
State Government	1,800	1,800	1,800	1,800	1,900	5.5%
Nondurable Goods	1,600	1,300	1,300	1,200	1,200	-25.0%
Durable Goods	1,500	1,300	1,200	1,200	900	-40.0%
Transportation, Warehousing and Utilities	1,400	1,300	1,400	1,300	1,200	-14.2%
Federal Government	900	900	900	900	700	-22.2%
Total Farm	600	700	600	700	600	0.0%
Total	279,500	275,900	263,600	263,000	278,300	-0.4%

Note: Column totals might not sum due to rounding.

Source: California Employment Development Department, online at www.labormarketinfo.edd.ca.gov.

**Table 4.15-5
TOP PRIVATE EMPLOYERS IN MARIN COUNTY IN 2009**

COMPANY	NATURE OF BUSINESS	LOCAL FULL-TIME EMPLOYMENT
Kaiser Permanente	Health Care	1,311
Autodesk	Software Developer	1,028
Marin General Hospital	Health Care	975
Fireman's Fund Insurance	Insurance	947
BioMarin Pharmaceutical	Pharmaceutical	632
Comcast	Telecommunications	619
Safeway	Grocery Retailer	452
Macy's	Department Store	445
Dominican University	Education	370
MHN	Health Care	350
Guide Dogs for the Blind	Nonprofit	287
Brayton Purcell, LLP	Legal	275
Mollie Stones Market	Grocery Retailer	270
Wells Fargo Bank	Financial	265
Cotsco Wholesale	Retail	260
Kentfield Rehabilitation & Specialty Hospital	Health Care	229
W. Bradley Electric, Inc.	Electrical	227
Novato Community Hospital	Health Care	225
Ghilotti Bros, Inc.	Construction	224
Lucasfilm	Film Production	220
Longs Drugs	Drugstore	217
Nordstrom	Department Store	211
Coldwell Banker	Real Estate	207
Bank of Marin	Banking	200

Source: North Bay Business Journal *Private Sector Employers, Marin County 2009* accessed on-line at <http://lists.northbaybusinessjournal.com>

4.15.2 ENVIRONMENTAL IMPACTS AND MITIGATION

4.15.2.1 Significance Criteria

According to California Environmental Quality Act (CEQA) Guidelines, Appendix G, a project would result in a significant impact to population and housing if it would:

- Induce substantial growth in an area, either directly or indirectly. Direct growth would include proposing new homes, for example. Indirect growth would include extending roads or other infrastructure, for example;
- Displace a substantial number of existing housing that would necessitate construction of replacement housing elsewhere; or
- Displace a substantial number of people, which would necessitate construction of replacement housing elsewhere.

CEQA Guidelines (§15382) also state that an economic or social change by itself is not considered a significant effect on the environment. However, physical impacts associated with social or economic changes may be considered significant.

In addition, based on the guidance provided in the Marin County Environmental Impact Review (EIR) Guidelines,¹¹ significant fiscal/economic impacts of a project would occur if:

- The project would result in a fiscal surplus or deficit; or
- The project would result in blighting or abandonment of existing development.

4.15.2.2 Environmental Impacts of the Proposed Project

Impact 4.15-1: There would be no direct or indirect substantial growth induced as a result of the Proposed Project (Less than significant).

No new homes, businesses, or roadway extensions are proposed nor would the proposed project require the extension of any urban services or roadway. Therefore, no direct growth would be induced. The Proposed Project itself would extend the existing infrastructure of the Airport (existing runway/taxiway, levee and drainage ditch systems), but would not require any additional infrastructure or roadway development beyond what is proposed and analyzed in this EIR. Therefore, no indirect growth would be induced and the impact is deemed less-than-significant.

Mitigation: None required.

Impact 4.15-2: The proposed project would not displace any existing housing necessitating construction of replacement housing elsewhere (Less than Significant).

The proposed project may require the acquisition of a small portion of land or an easement south of the existing runway safety area. The property that may need to be acquired or an easement obtained is vacant. All other improvements are on airport property. Therefore there will be no impact on existing housing.

Mitigation: None required.

Impact 4.15-3: There would be no people displaced necessitating construction of replacement housing elsewhere as a result of the Proposed Project (Less than Significant).

The proposed project may require the acquisition of a small portion of land or an easement south of the existing runway safety area. The property that may need to be acquired or an easement obtained is vacant. All other improvements are on airport property. Therefore there will be no displacement of people as a result of the proposed project.

Mitigation: None required.

¹¹ Marin County, Environmental Impact Review Guidelines (EIR Guidelines: Policy and Procedures for Implementation of the California Environmental Policy Act, May 17, 1994.

Impact 4.15-4: The Proposed Project would not result in a fiscal surplus or deficit (Less than significant).

The Proposed Project may require acquisition of 0.1 acres of land, or an easement, to the southeast of the runway for the extension of the runway safety area to the south. This property is part of a 37 acre parcel that is located immediately off the southern end of the runway. For tax purposes, the value of the 37 acre parcel is estimated to be \$483,253 and the portion of the parcel to be acquired is estimated to be valued at \$915. The loss in tax revenue would be approximately \$10.43 annually. This loss in tax revenue would not be considered substantial and is unlikely to cause a budget deficit. Therefore, the Proposed Project would result in a less-than-significant impact on the local tax base for Marin County.

Mitigation: None required.

Impact 4.15-5: The Proposed Project would not result in blighting or abandonment of existing development (No Impact).

The Proposed Project involves an extension of the existing runway at the Airport. The Airport would not move from its present location and therefore, no existing development would be abandoned as a result of the Proposed Project.

Mitigation: None required.

4.15.3 CUMULATIVE IMPACTS OF THE PROPOSED PROJECT

Since the Proposed Project would not result in displacement of housing, people, or businesses, and would not result in a budget deficit or abandonment of existing development, there would be no socioeconomic impacts. Therefore, no cumulative impacts are anticipated.