

## 3.7 SOCIOECONOMIC CONDITIONS AND ENVIRONMENTAL JUSTICE

This section describes the existing socioeconomic conditions and environmental justice issues that pertain to the Proposed Project. Issues appearing in this section include population, housing, economy, employment, income, schools, property taxes, crime, minority communities, and income status. The description of existing socioeconomic conditions presented herein provides the baseline by which environmental impacts are measured. Environmental impacts are discussed in **Section 4.0**.

### 3.7.1 REGULATORY SETTING

#### *FEDERAL POLICY/REGULATORY CONSIDERATIONS*

Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*, as amended, directs Federal agencies to develop an Environmental Justice Strategy that identifies and addresses disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority populations and low-income populations. The Council on Environmental Quality (CEQ) has oversight responsibility of the Federal Government's compliance with Executive Order 12898 and National Environmental Policy Act (NEPA). The CEQ, in consultation with the United States Environmental Protection Agency (USEPA) and other agencies has developed guidance to assist Federal agencies with their NEPA procedures so that environmental justice concerns are effectively identified and addressed.

According to the CEQ's *Environmental Justice Guidance Under the National Environmental Policy Act* (1997) and the U.S. Environmental Protection Agency (USEPA, 1998), agencies should consider the composition of the affected area, to determine whether minority populations, low-income populations, or Indian tribes are present in the area affected by the proposed action, and if so whether there may be disproportionately high and adverse environmental effects. Communities may be considered "minority" under the executive order if one of the following characteristics apply:

- The cumulative percentage of minorities within the affected community is greater than 50 percent (primary method of analysis); or
- The cumulative percentage of minorities within the affected community is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis (secondary method of analysis).

In most cases, the primary method will suffice to determine whether a low-income community exists. However, when income maybe just over the poverty line or where a low-income pocket appears likely, the secondary method of analysis may be warranted.

Communities may be considered “low-income” under the executive order if one of the following characteristics applies:

- The median household income for a census tract is below the poverty line (primary method of analysis); or
- Other indications are present that indicate a low-income community is present within the census tract (secondary method of analysis). Examples may include limited access to health care, overburdened or aged infrastructure, and dependence on subsistence living.

According to the USEPA, either the County or the State can be used when considering the scope of the “general population.” A definition of “meaningfully greater” is not given by the CEQ or USEPA, although the USEPA notes that any affected area that has a percentage of minorities that is above the State’s percentage is potentially a minority community and any affected area with a minority percentage at least double that of the State is definitely a minority community under Executive Order 12898.

***CITY OF RICHMOND GENERAL PLAN***

***Land Use Element***

***Goals***

**Form and Appearance**

- A) Improve the aesthetic and economic value of individual sites, the adjacent properties, the neighborhoods and the entire City.

***Policies***

- A.1) Evaluate project proposals for their contribution to improving Richmond’s aesthetic and economic values.
- F) Create urban areas in both appearance and function where residents can live and work without commuting.

**Residential Areas**

- J) Meet future housing needs within the existing Planning Area through infill development already served by community facilities, utilities and transportation systems.

**Commercial Areas**

- M) Provide and maintain a broad range of commercial activities at a scale and intensity required to serve the business and shopping needs of the population.
- N) Increase the number of new permanent private sector commercial jobs available to City residents.

*Policies*

- N.1) Promote commercial development which creates maximum job opportunities for area residents.

***Economic Development Element***

*Goals*

**Employment**

- A) Maintain and increase the number of new permanent private sector jobs available to city residents; encourage new jobs with increased pay scales.

*Policies*

- A.1) Promote commercial and industrial development to create and maintain the maximum job opportunities for area residents.
- A.2) Revitalize the City Center and other areas, thereby generating short-term jobs in construction and long-term jobs in the new establishments.
- A.3) Expedite development of designated shoreline sites to generate additional jobs in construction and permanent employment.
- A.4) Promote equal opportunity and affirmative action programs for jobs and income production for City residents. Encourage business firms, developers and contractors to meet the City's Affirmative Action Plan goals and objectives and provide them with supportive programs and services.
- A.6) Expand and improve the various job training programs, to enable Richmond residents to hold meaningful and well paying jobs.
- A.8) Enhance Richmond's employment base by reducing the out-migration of Richmond's work force through providing professional-level employment opportunities, and creating employment opportunities for blue-collar workers impacted by plant closures.

**Investment and Management**

- B) Increase the City's ability to provide needed services and facilities through an enlarged revenue base. In order to achieve this enlargement, increase and accelerate new development and private investment in Richmond; maintain existing investment values; and encourage intensified economic activity within the city.

*Policies*

- B.1) Emphasize efforts to attract commercial firms and activities which will, among other characteristics, enhance the City's revenue base (such as activities generating large sales tax volumes).

### **General Business Climate**

- D) Diversify the City's economic base.

### **Commercial Development**

- F) Increase and accelerate new commercial development in Richmond.

#### *Policies*

- F.1) Promote vital commercial areas and an adequate level of commercial establishments appropriately located and attractively designed, to serve Richmond residents and capture the maximum portion of the local and regional market.
- F.3) Make best use of shoreline areas designated for commercial development to improve the local economy, to the extent compatible with the city's open space, conservation, and community facilities policies.

### **Housing Development**

- I) Make available a wide range of housing types and residential densities to meet the needs of all age groups, income levels, and household sizes within the city's population.

#### *Policies*

- I.1) Promote a balance of housing types, tenures, densities, and price ranges.

### **Growth Management Element**

#### *Goals*

- E) Provide a reasonable opportunity for people to live and work within a defined area which generally encompasses the City's sphere of influence.

#### *Policies*

- E.2) Balance efforts to achieve a jobs/housing balance within the Planning Area with other community-wide objectives.
- E.3) Provide housing opportunities in a variety of structure and tenure types for all economic sectors and compositions of households.
- E.4) Balance goals and policies of the City's General Plan, especially its Housing and Economic Development Elements, when making decisions about employment generating or housing developments.

**Housing Element**

*Goals*

**Adequate and Affordable Housing**

- A) Make decent, safe, and affordable housing available to all existing and future Richmond residents.

*Policies*

- A.2) Require all residential developments of ten or more units to include an affordable housing component.
- A.4) Promote development of affordable housing on surplus, underused or vacant public lands where appropriate and where compatible with existing uses.
- B) Make available a wide range of housing types and residential densities to meet the needs of all age groups, income levels, and household sizes within the city’s population.

*Policies*

- B.7) Promote a mix of dwelling types and sizes in new residential areas; discourage the formation of new residential areas having a uniform housing type and size throughout.

**Housing Accessibility**

- C) Ensure that fair housing opportunities prevail for all city residents regardless of age, sex, family status, income or source of income, race, creed, national origin, or disabilities.

**3.7.2 GUIDIVILLE BAND OF POMO INDIANS**

**DEMOGRAPHICS**

The Guidiville Band of Pomo Indians (Tribe) has a total membership of 114 individuals. **Table 3.7-1** shows the population distribution and labor status of Tribal members. The majority of Tribal members are between the ages of 16 and 64. Of the 114 members, 79 are available for work, of which 16 percent are unemployed. Of the 84 percent employed, 83 percent earn a wage below the poverty threshold. The low wages earned by the Tribe correspond with the low education level of Tribal members. According to information provided by the Tribe, approximately 86 percent of the members have not graduated from high school.

**TABLE 3.7-1**  
GUIDIVILLE BAND OF POMO INDIANS -  
POPULATION AND LABOR FORCE ESTIMATES

	<b>Members</b>
Membership	114
Under age 16	21
Age 16 through 64	84
Over age 65	9
Available for Work (Total Workforce)	79
Employed	66
Not Employed	13 (16%)
Employed, but below poverty threshold	55 (83%)

Source: BIA, 2003.

### ***GOVERNMENT, OPERATIONS, AND ATTITUDES***

The Tribe has been unable to become economically self-sufficient, as is evident by the support of resources and grants being provided by the Federal government. The Tribe currently operates government programs including housing, health, and economic development, and is currently receiving assistance in securing a land base, and developing economic opportunities and social programs to serve Tribal members.

### **3.7.3 PROJECT SITE**

#### ***POPULATION***

The project site is located within the City of Richmond (City) in Contra Costa County (County). The County is located along the eastern shore of the San Francisco Bay (Bay) in Northern California within the San Francisco Bay Area (Bay Area), which is a major urban metropolis. The City encompasses about 56-square miles of the western portion of the County. The project site is located on a peninsula one and a half miles north of the eastern side of the Richmond San Rafael Bridge (Bridge). **Table 3.7-2** shows population statistics for the City, County, and the State of California (State). The City had a 2006 population of 102,120, approximately ten percent of the population of the County. Over the 16-year period from 1990 to 2006, the population of the County grew at a rate of 1.7 percent per year, which was slightly greater than the State average over the same period, while the City grew at a rate of 1.1 percent per year, a rate slightly less than the average for the State.

**TABLE 3.7-2**  
REGIONAL POPULATION

Location	1990 <sup>1</sup>	2006 <sup>2</sup>	Trend (% change per year)
Richmond	87,425	102,120	+1.1
Contra Costa County	803,732	1,024,319	+1.7
California	29,760,021	36,457,549	+1.4

Source: <sup>1</sup>U.S. Census Bureau, 1990.  
<sup>2</sup>U.S. Census Bureau, 2007.

### HOUSING

Residential uses are currently located throughout the City. Most of the residential development is located in the central area with lower residential densities located primarily east of Interstate Highway 80 (I-80). Many areas have mixed residential, commercial, and industrial uses. **Table 3.7-3** shows a comparison of 1990 and 2006 housing units and vacancy statistics for the City, County, and the State. In 2006, the City had 39,620 total units, of which 11.6 percent were vacant. Compared to the County and the State, which had vacancy rates of 7.6 and 7.8 percent respectively, the City had a substantially greater amount of vacant housing. Over the 16-year period, the total units in the County grew at a rate of 1.4 percent per year, which was slightly greater than the average growth of the State over the same period, while the City grew at a rate of 0.9 percent per year, a rate slightly less than average growth for the State. Over this period the vacancy rate in the County decreased at a rate of 0.9 percent per year, whereas vacancy rates slightly increased in the State while the vacancy rate of the City grew at a rate of 9.8 percent per year, a rate substantially greater than the average growth of the State and County.

**TABLE 3.7-3**  
REGIONAL HOUSING STOCK

Location	1990 <sup>1</sup>		2006 <sup>2</sup>		Trend (% Change per year)	
	Total Units	Vacant (%)	Total Units	Vacant (%)	Total Units	Vacant
Richmond	34,532	5.2	39,620	11.6	+0.9%	+9.8
Contra Costa County	316,170	5.0	387,358	3.5	+1.4%	-0.9
California	11,182,882	7.2	13,174,781	7.8	+1.1%	+1.7

Source: <sup>1</sup>U.S. Census Bureau, 1990.  
<sup>2</sup>U.S. Census Bureau, 2006.

**ECONOMY AND EMPLOYMENT**

According to 2007 data from the California Employment Development Department (EDD) major employers within the County are those that employ a minimum of 1,000 employees. A list of these employers is provided in **Table 3.7-4**. The employers are located throughout the County, especially in Walnut Creek, and in a variety of Industries, especially hospitals.

**TABLE 3.7-4**  
MAJOR EMPLOYERS IN CONTRA COSTA COUNTY

Employer Name	Location	Industry
BART	Richmond	Transit Lines
Big Blow Tyre Barn	Crockett	Real Estate Loans
Chevron Corp	San Ramon	Oil Refiners
Chevron Global Downstream, LLC.	San Ramon	Service+ Stations- Gasoline & Oil
Contra-Costa Regional Med Ctr	Martinez	Government Offices-County
Diablo Valley College	Pleasant Hill	Schools-Universities & Colleges Academic
Doctor's Medical Ctr	San Pablo	Hospitals
John Muir Physical Rehab	Concord	Rehabilitation Services
John Muir Physician Referral	Walnut Creek	Hospitals
Kaiser Permanente Medical Ctr	Walnut Creek	Hospitals
Kaiser Permanente Medical Ctr	Martinez	Health Plans
Muirlab	Walnut Creek	Laboratories-Medical
St. Mary's College-California	Moraga	Schools-Universities & Colleges Academic
USS-Posco Industries	Pittsburg	Steel Mills

Source: CEDD, 2007.

**Table 3.7-5** shows the 2000 and 2006 regional labor force and employment rates for the City, County, and State. The labor force is defined as those residents over the age of 16 that are employed and the unemployed who are actively seeking work. In 2006, the City had a labor force of 50,700, of which 7.2 percent were unemployed. Compared to the County and State, which had unemployment rates of 4.3 and 4.9 percent, the City's unemployment rate was substantially greater. Over the six year period from 2000 to 2006, the labor force in the County grew at a rate of 0.6 percent per year, which was less than average growth for the State, while the City grew at a rate of 0.7 percent per year, a rate also less than average growth for the State. Over this period the unemployment rate in the County increased by 4.2 percent per year, which was substantially greater than average growth for the State, while the City grew at a rate of 4.0 percent per year, a rate also substantially greater than the average for the State.



**TABLE 3.7-5**  
REGIONAL EMPLOYMENT

Location	2000		2006		Trend (% Change per year)	
	Labor Force	Unemployment Rate (%)	Labor Force	Unemployment Rate (%)	Labor Force	Unemployment Rate
Richmond	48,700	6.0	50,700	7.2	+0.7	+4.0
Contra Costa County	500,700	3.5	518,500	4.3	+0.6	+4.2
California	16,857,500	4.9	17,901,900	4.9	+1.0	+0.8 <sup>1</sup>

Notes: <sup>1</sup> Reflective of actual unemployment. 2000 and 2006 unemployment rates are rounded values.

Source: CEDD, 2007.

### **INCOME**

**Table 3.7-6** shows the regional 2006 median household income for the City, County, and State. The median household income varied substantially among these three locations. The median household income for the State was \$56,645, while the median household income for the City was slightly less at \$49,358. The median household income for the County was substantially greater at \$74,241. Given the significant difference in median household income for the County and the City, it is evident that the City is in an economically different state from the remainder of the County, although relatively similar to the State's median household income. While the City's median income is similar to the State's, the cost of living in the Bay Area is one of the highest in the United States (San Francisco Chamber of Commerce, 2005). Therefore, earning a wage similar to the City's or County's in another region of the State or United States would provide greater spending power for consumer goods and housing.

**TABLE 3.7-6**  
REGIONAL 2006 MEDIAN HOUSEHOLD INCOME

Location	Median Household Income
Richmond	\$49,358
Contra Costa County	\$74,241
California	\$56,645

Source: U.S. Census Bureau, 2006.

### **FISCAL**

The project site has been assigned a Contra Costa County Tax Assessor's Parcel number of 561-100-008. The total assessed value of the parcel as of January, 1 2007, is \$30,008,671, which includes the land value and the value of improvements made to the parcel (Contra Costa County, 2007a).

**CRIME**

Law enforcement services within the unincorporated portions of the County are provided by the Contra Costa County Sheriffs Department. The City of Richmond Police Department provides law enforcement services to the City. Further information about these departments can be found in *Section 3.10 Utilities and Public Services*. **Table 3.7-7** shows 2005 crime rate statistics (per 100,000 people) as reported by the Richmond Police Department, the County's Sheriffs Department, and for the State. The crime rates include robbery, aggravated assault, murder, forcible rape, burglary, larceny, and motor vehicle theft (Federal Bureau of Investigation, 2004). Larceny and motor vehicle theft were the crimes reported with the greatest rate of occurrence by the Richmond Police Department. Larceny was the crime reported with the greatest rate of occurrence by the County's Sheriffs Department and for the State. Larceny is considered as the unlawful taking, carrying, leading, or riding away of property from the possession of another, except for motor vehicle theft. Crime rates reported by the Richmond Police Department were substantially higher than those of the County's Sheriffs Department and the State for all listed categories.

**TABLE 3.7-7**  
2005 CRIME RATE PER 100,000 PEOPLE

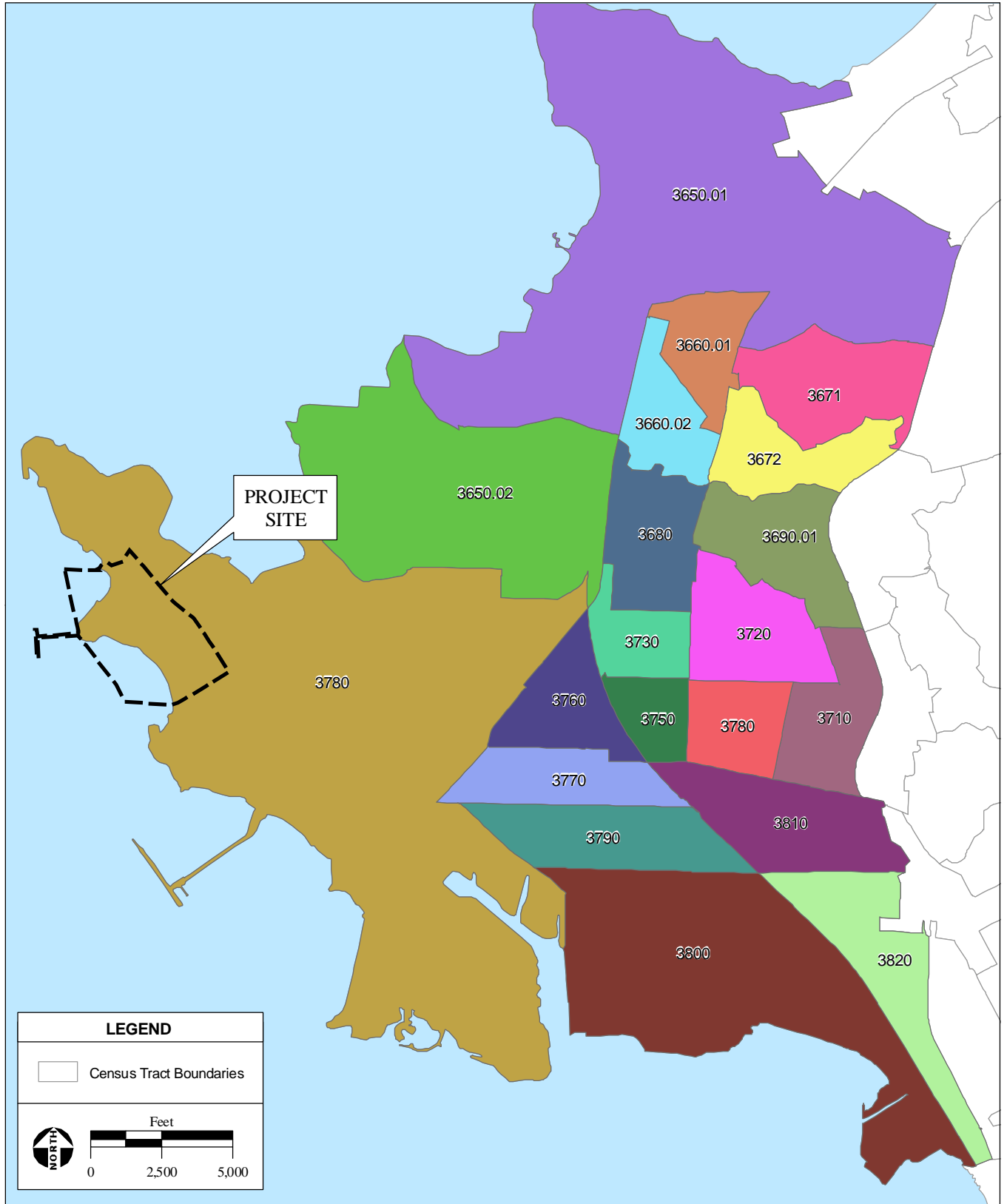
Area	Population Coverage	Robbery	Aggravated Assault	Murder	Forcible Rape	Burglary	Larceny	Motor Vehicle Theft
Richmond Police Department	102,997	510.7	556.3	38.8	34.0	1,031.1	2,281.6	2,326.3
Contra Costa County Sheriffs Department	158,029	100.6	271.5	7.0	24.0	644.8	1,702.2	17.7
State of California <sup>1</sup>	36,132,147	176.1	317.3	6.9	26.0	693.3	1,916.5	712.8

Notes: <sup>1</sup> Based on data from all reporting agencies and estimates for unreported areas.

Source: Federal Bureau of Investigation, 2004.

**ENVIRONMENTAL JUSTICE – POTENTIALLY AFFECTED COMMUNITIES**

To determine whether a proposed action is likely to have disproportionately high and adverse effects on a population, agencies must identify a geographic scale for which they will obtain demographic information. Census tracts are a small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Therefore, statistics of census tracts provide an accurate representation of a community's racial and economic composition. The project site is located within Census Tract 3780. Other census tracts considered for this analysis include those adjacent or relatively close to Census Tract 3870 (**Figure 3.7-1**).



SOURCE: United States Census Bureau, 2004; AES, 2008

Point Molate Mixed-Use Tribal Destination Resort and Casino /204536 ■

**Figure 3.7-1**  
Environmental Justice - Potentially Affected Communities

### ***Minority Communities***

- The following races are considered minorities under Executive Order 12898;
- American Indian or Alaskan Native;
- Asian or Pacific Islander;
- Black, not of Hispanic origin; and
- Hispanic.

**Table 3.7-8** summarizes the Census 2000 data on the racial composition of the census tracts identified in **Figure 3.7-1**, as well as for the City, County, and State. Census 2000 data represents the most current census tract racial composition data available.

For the primary method of analysis all of the census tracts, except for Census Tract 3780, are considered minority communities, since they have a total minority composition greater than 50 percent. In each of these census tracts the largest minority groups are Hispanics or Latinos, Blacks and Asians. All of the census tracts considered in this analysis are located to the east of Census Tract 3780 (project site), which is located adjacent to the Bay. These census tracts generally contain dense residential areas with some mixed commercial and industrial areas. For the secondary method of analysis, the minority population in the general region is represented by the minority composition of the County. Under this method all of the census tracts, except for Census Tract 3780, are considered minority communities, since they have a total minority composition substantially greater than the County.

### ***Income and Poverty Status***

**Table 3.7-9** summarizes Census 2000 data for the income and poverty status of the census tracts identified in Figure 3.7-1, as well as for the City, County, and State. Census 2000 data represents the most current census tract median household income data available for census tract divisions.

For the primary method of analysis, a low-income community is identified by a poverty threshold. Poverty thresholds for Census 2000 income data are found in Table 1 of the U.S. Census Bureau's report *Poverty: 1999* (2003), which relates household income to household size rounded up to the nearest integer. Census 2000 average household size data is used to establish the poverty threshold of each census tract. Poverty thresholds for the identified census tracts range from \$10,869 for an average household of four to \$17,290 for an average household of two. For all of the census tracts considered in this analysis, the median household income is greater than the poverty threshold. Therefore, under the primary method of analysis no low-income communities are identified.

**TABLE 3.7-8**  
**RACIAL COMPOSITION OF CONTRA COSTA COUNTY AND PROJECT SITE VICINITY**

<b>Geographic Area</b>	<b>People</b>	<b>Hispanic or Latino (%)</b>	<b>Black (%)</b>	<b>American Indian /Alaska Native (%)</b>	<b>Asian (%)</b>	<b>Native Hawaiian /Pacific Islander (%)</b>	<b>Other (%)</b>	<b>Total Minority (%)</b>
State of California	33,871,648	32.4	6.4	0.5	10.8	0.3	0.2	50.6
Contra Costa County	948,816	17.7	9.2	0.4	10.8	0.3	3.7	42.1
City of Richmond	99,216	26.5	35.6	0.4	12.2	0.5	3.7	78.9
Tract 3780 (project site) (Richmond)	2,895	9.2	7.7	0.7	3.3	0.3	0.4	21.6
Tract 3650.01 (San Pedro)	4,045	11.4	45.3	0.2	16.4	0.3	4.5	78.1
Tract 3650.02 (North Richmond)	6,431	43.3	47.7	0.1	4.3	0.1	2.4	97.9
Tract 3660.01 (San Pedro)	5,519	36.6	20.3	0.3	22.0	0.6	4.2	84.0
Tract 3660.02 (San Pedro)	5,856	49.5	14.3	0.3	17.7	0.3	0.5	82.6
Tract 3671 (Rollingwood)	5,326	14.5	54.2	0.2	14.2	0.3	3.5	86.9
Tract 3672 (Rollingwood)	4,372	38.4	18.4	0.5	20.8	0.4	4.6	83.1
Tract 3680 (North Richmond)	9,324	63.5	11.6	0.4	10.6	0.2	3.0	89.3
Tract 3690.01 (Rollingwood)	4,632	28.6	24.1	0.5	18.7	0.8	5.2	77.9
Tract 3710 (E. Richmond Heights)	5,266	25.1	21.2	0.5	16.7	0.3	0.4	64.2
Tract 3720 (Richmond)	7,133	41.0	16.9	0.3	14.8	0.5	0.8	74.2
Tract 3730 (Richmond)	4,290	57.2	18.8	0.9	9.1	0.5	0.2	86.7
Tract 3740 (Richmond)	4,517	33.2	24.4	0.5	10.9	1.0	0.3	70.2
Tract 3750 (Richmond)	4,502	61.9	24.3	0.6	3.6	0.5	0.7	91.6
Tract 3760 (Richmond)	5,959	36.7	49.3	0.3	7.9	1.0	0.3	95.4
Tract 3770 (Richmond)	7,596	50.9	33.4	0.4	4.5	0.5	0.2	89.9
Tract 3790 (Richmond)	6,329	23.5	67.7	0.3	1.5	1.2	0.1	94.3
Tract 3800 (El Cerrito)	6,002	18.9	31.4	0.2	16.0	0.3	0.5	67.3
Tract 3810 (El Cerrito)	6,222	23.5	62.2	0.4	6.6	0.3	0.1	93.0
Tract 3820 (El Cerrito)	7,256	11.0	67.5	0.2	8.6	0.4	0.5	88.2

Source: U.S. Census Bureau, 2000.

**TABLE 3.7-9**  
INCOME AND POVERTY STATUS

<b>Geographic Area</b>	<b>Median Household Income</b>	<b>Average Household Size</b>	<b>Poverty Threshold</b>	<b>Below Poverty Threshold (%)</b>
State of California	\$47,493	2.9	\$13,290	14.2
Contra Costa County	\$63,675	2.7	\$13,290	7.6
City of Richmond	\$44,210	2.8	\$13,290	16.8
Tract 3780 (project site) (Richmond)	\$60,878	1.9	\$10,869	7.3
Tract 3650.01 (San Pablo)	\$45,990	2.3	\$10,869	9.0
Tract 3650.02 (North Richmond)	\$22,650	3.9	\$17,029	38.7
Tract 3660.01 (San Pablo)	\$47,104	3.6	\$17,029	20.5
Tract 3660.02 (San Pablo)	\$47,386	3.7	\$17,029	14.9
Tract 3671 (Rollingwood)	\$45,791	2.6	\$13,290	9.6
Tract 3672 (Rollingwood)	\$36,213	3.5	\$17,029	17.6
Tract 3680 (North Richmond)	\$39,764	4.0	\$17,029	19.5
Tract 3690.01 (Rollingwood)	\$29,826	2.6	\$13,290	15.6
Tract 3710 (E. Richmond Heights)	\$45,923	2.7	\$13,290	6.7
Tract 3720 (Richmond)	\$46,711	3.1	\$13,290	9.4
Tract 3730 (Richmond)	\$37,139	3.7	\$17,029	25.0
Tract 3740 (Richmond)	\$36,900	2.5	\$13,290	15.3
Tract 3750 (Richmond)	\$33,689	3.8	\$17,029	24.3
Tract 3760 (Richmond)	\$26,186	3.4	\$13,290	23.8
Tract 3770 (Richmond)	\$30,389	3.4	\$13,290	31.0
Tract 3790 (Richmond)	\$27,207	3.3	\$13,290	29.4
Tract 3800 (El Cerrito)	\$60,625	2.7	\$13,290	21.2
Tract 3810 (El Cerrito)	\$38,076	3.0	\$13,290	19.6
Tract 3820 (El Cerrito)	\$37,396	2.8	\$13,290	23.3

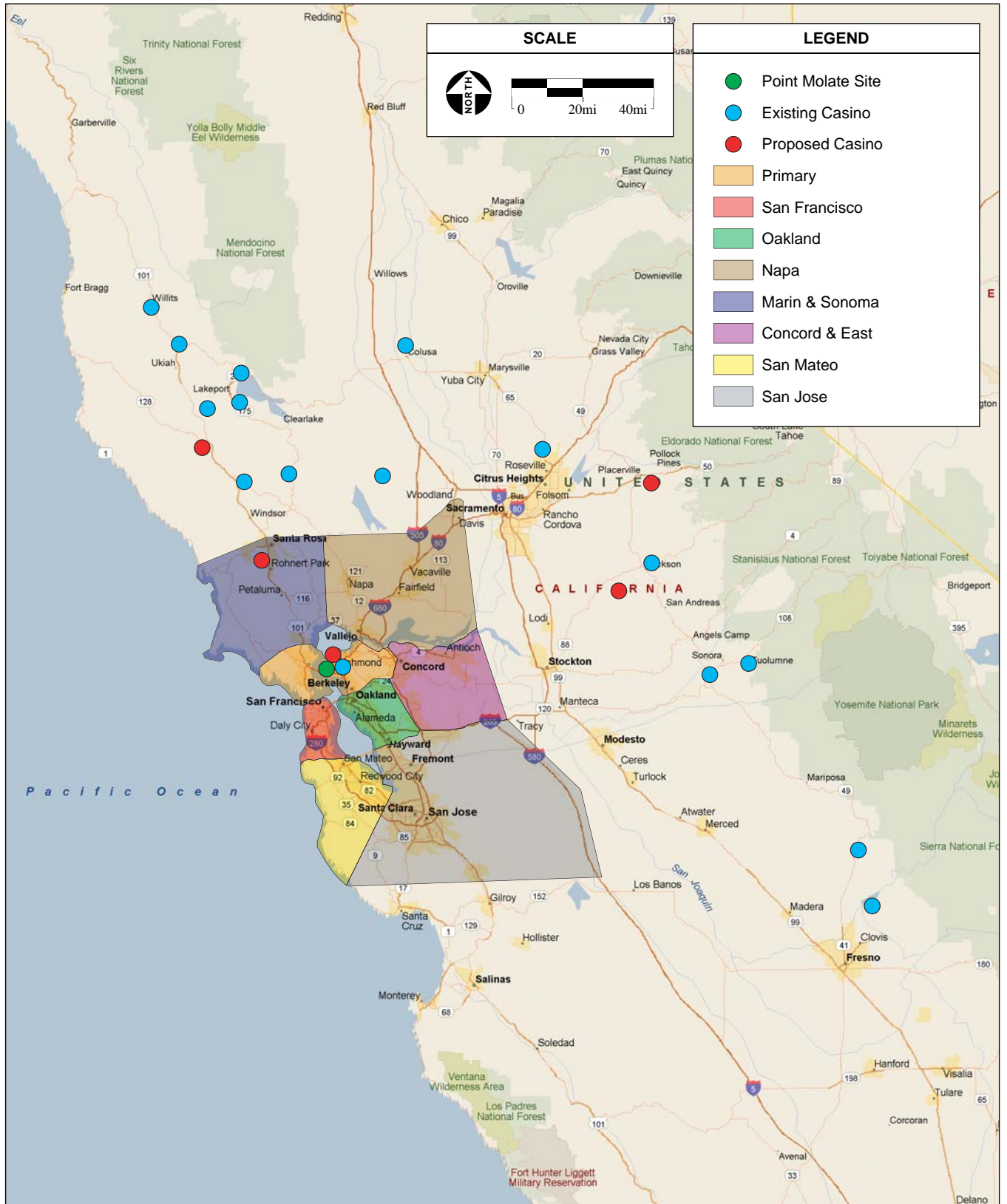
Source: U.S. Census Bureau, 2000.

For the secondary method of analysis, the difference in the median household income and poverty threshold was compared to regional values, and the percentage of persons below the poverty threshold was evaluated. All of the census tracts are not considered low-income communities, except Census Tracts 3650.02, 3760, and 3750, since the median household income is at least twice the poverty threshold. In Census Tracts 3750 and 3760, 24.3 and 23.8 percent of the population earned wages below the poverty threshold, respectively. Since these percentages are substantially greater than those for the City and the County, these census tracts are considered low-income communities. The median household income in Census Tract 3650.02 is \$5,621 greater than the poverty threshold. This small difference is supported by 38.7 percent of the population earning a wage less than the poverty threshold. This census tract is identified as a low-income community, and contains the community of North Richmond. From an evaluation of only the percentage of wages earned below the poverty threshold, Census Tracts 3730, 3790, 3770 and 3820 yield respective percentages of 25.0, 29.4, 31.0 and 23.3, which are substantially greater than the percentages for the City and the County. Therefore, these three census tracts are also identified as low-income communities. As discussed in the Income section, the Bay Area has one of the highest costs-of-living in the United States. Therefore, wages earned within the County, including the identified census tracts, would provide persons with less spending power than those earning a similar wage in another region of the State or United States.

#### ***NORTHERN CALIFORNIA GAMING MARKET***

Indian Tribes that could be impacted by the proposed project are limited to those that operate other gaming facilities within the competitive gaming market for a facility at the project site. The competitive gaming market for a project at the Point Molate site was determined considering variations among both the demographic and psychographic composition, access to the proposed facilities as well as competing facilities, and the availability of other (non-gaming) entertainment related activities. The competitive gaming market for the project site includes the Greater San Francisco area, Greater Sacramento area, and other Northern California areas. The Greater San Francisco area represents the primary competitive gaming market because it encompasses the project site and has the potential to contribute the largest source of gamers to the project site (**Figure 3.7-2**).

The primary local market of the Greater San Francisco market includes the northeastern portion of the County, northern portion of Alameda County, and southern portion of Marin County, which is located on the opposite side of the Bridge. Other local market areas include San Francisco, Oakland, Napa, Marin and Sonoma, Concord and the East Bay, San Mateo, and San Francisco. The total population of the Greater San Francisco gaming market was approximately 6.7 million people in 2006, of which approximately 70 percent were 21 years of age or older (Gaming Market Advisors, 2008). The abundance in population in the competitive gaming market can be attributed to the existence of two major metropolitan areas, San Francisco/Oakland and San Jose. **Figure 3.7-2** shows the location of casinos within the entire competitive gaming market for the project site.



SOURCE: Microsoft Streets & Trips, 2004;  
Gaming Market Advisors, 1/2008; AES, 2008

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**Figure 3.7-2**  
Northern California Gaming Market