

March 2, 2010

MEMORANDUM TO: Robert G. Schaaf, Chief
Environmental Projects Branch 3
Division of Site and Environmental Reviews
Office of New Reactors

FROM: Laura M. Quinn, Project Manager */RA/*
Environmental Projects Branch 2
Division of Site and Environmental Reviews
Office of New Reactors

SUBJECT: TRIP REPORT: INTERVIEWS WITH THE PUBLIC REGARDING
SOCIOECONOMIC AND ENVIRONMENTAL JUSTICE ISSUES IN
THE AREAS NEAR THE CALVERT CLIFFS UNIT 3 SITE

Enclosure 1 provides a summary of all meetings held with local public officials regarding the topics of socioeconomics and environmental justice related to UniStar's application to construct and operate a new nuclear unit on the Calvert Cliffs site in Calvert County, Maryland. Those conducting interviews during the March 2008 meetings include Daniel Mussatti, a member of the U.S. Nuclear Regulatory Commission (NRC) staff, and Tom Secrest, a member of the Pacific Northwest National Laboratory (PNNL) staff. Those conducting interviews during June 2007 included Dan Mussatti, Tom Secrest, and Mike Scott, also a member of the PNNL staff. Collectively, the interviewers are referred to as "NRC staff."

Docket No.: 52-016

Enclosures:
As Stated

cc: See next page

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NRO-002

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**Calvert Cliffs Unit 3 Combined License Application Discussions Regarding
Socioeconomic and Environmental Justice--Interviews with the Public**

Thomas J. Secrest, Daniel Mussatti, and Michael J. Scott
June 2007 and March 2008

Discussion summary: The discussions summarized below include face-to-face and telephone interviews, which were conducted by Daniel Mussatti, a member of the Nuclear Regulatory Commission (NRC) staff, and Thomas I. Secrest, a member of the Pacific Northwest National Laboratory (PNNL) staff, during the week of March 17, 2008, in conjunction with the site audit and scoping meetings. Following these summaries are summaries of pre-application interviews, which were conducted in June 2007 by Daniel Mussatti, Thomas Secrest, and Michael Scott, also a member of the PNNL staff. Collectively, the interviewers are referred to as "NRC staff."

Face-to-Face Interviews

Calvert County Meeting

Robert Brady, Director, Calvert County Public Safety

Bobby Fenwick, Division Chief, Calvert County Emergency Management

Mike Evans, Sheriff, Calvert County

Calvert County officials stated during the meeting that Department of Homeland Security (DHS) conducted a gap analysis about 4 years ago and recommended that greater resources are needed for emergency response. However, the DHS resources for Maryland are allocated by the State to other areas. Mr. Evans expressed interest in the ability to do background checks on construction workers. He stated there is difficulty obtaining sufficient resources from the county due in part to the low crime rate for serious crimes and low awareness. Mr. Evans stated he believes there will be a similar number of activity/calls, which will be restricted to Solomons, and it is likely that his current force will be able to respond. The U.S. Nuclear Regulatory Commission (NRC) staff was informed that the Chesapeake Bay is policed by the U.S. Coast Guard and Maryland Natural Resource Police. The Calvert County Fire Department is all-volunteer and lacks the infrastructure to respond to multiple alarms. Mr. Brady thought the roads, even without improvement, would adequately support evacuation. The ambulance and emergency medical services are the highest in the south end of the county. The Ashbury community has a large, extended care component and White Sands is largely low and middle income. The greatest concentration of the minority population is South of Huntington. Mr. Brady expressed concern about the supply of housing for workers, but did not feel that the workforce would crowd out tourism. He stated the greatest source of pressure on housing is immigration from the Washington, DC area.

St. Mary's County Meeting

Bob Schaller, Director, St. Mary's County Department of Economic and Community Development

Denis Canavan, Director, St. Mary's County Department of Land Use and Growth Management

Mr. Schaller and Mr. Canavan stated Calvert County is a bedroom community to Washington, DC, and to a much lesser extent St. Mary's County, explained by the fact that three out of four workers commute from Calvert County, whereas three out of four workers live and work in St. Mary's County. Hotel occupancy is usually 80 percent. The agriculture and mobile home communities are being crowded out.

In 1991, trailer houses accounted for 15 percent of residences, but were only 6 percent in 2007. The low-income segments are concentrated in the three remaining trailer parks near the Patuxent Naval Air base (PAX), and they are being converted to single-family homes. The occupants are expected to relocate to the south end of the county and to Charles County. PAX employs about 2,200 workers and has become the Navy Research, Development, Test, and Evaluation center, which has helped transform St. Mary's County from a rural, agricultural based economy. Since the early 1990s about 10,000 new jobs have come to St. Mary's County, and since 2000 there has been a lot of growth due to permanent residents replacing commuters. St. Mary's County has not felt a significant housing pinch because of construction activity. However, the county is planning to limit the number of new dwelling units to match the growth of the infrastructure, and this may impact available housing for Calvert Cliffs Nuclear Power Plant (CCNPP) construction workers. St. Mary's, Calvert, and Charles Counties work together very closely through the Tri-County Council. The bridge that connects St. Mary's and Calvert Counties is at capacity and traffic bottlenecks there. Overall, Mr. Schaller and Mr. Canavan did not foresee any infrastructure and public service impacts but were concerned about impacts on roads and housing.

St. Mary's Social Service Meeting

Ella May Russell, Director, St. Mary's County Department of Social Services

Ms. Russell commented that the high cost of electricity, gasoline, and food has increased the demand for assistance. Her department administers welfare, Medicaid, food stamps, and other programs. Affordable housing has been absorbed with the Base Realignment and Closure (BRAC) influx. She thinks the next couple of years are critical to attract restaurant and retail type employment. Some low-income segments live in hotels (including teachers and policemen); others live in a trailer park (40 occupants, half Caucasian and half African American) that is closing. Two other trailer parks are slated to close soon. A systematic and routine bus service is lacking, which would be an issue for any low-income workers working at CCNPP. Any subsistence fishing taking place is in the Hispanic population, which lives in very crowded conditions. The Priest of the Immaculate Heart of Mary is a good contact for the Hispanic Community. Ms. Russell's department is trying to push for subsidized jobs, and if they are not successful she would like to at least attract business and have the social service organizations increase their contact with employers. The vocational programs in the county are oriented to the Naval Center.

United Way Meeting

Kelly Chambers, President, United Way of Calvert County

Ms. Chambers stated Constellation has supported the United Way financially and Ms. Julie Sickles (Constellation) sits on the United Way board. She has the impression that the share of

minority employment in Calvert County is in the same proportion to their share in the population. She stated that the county lacks low and moderate priced housing and the lowest income individuals live in White Sands, Ranch Estates, and North Beach areas. There is some homelessness as about 300 nightly beds per month are used at the homeless shelter. More than 60 percent of Calvert County residents out-commute to PAX and Washington, DC daily.

Calvert County Meeting

Maureen Hoffman, Director, Calvert County Department of Community Services
Wayne Boyle, Executive Director, Housing Authority of Calvert County

Ms. Hoffman and Mr. Boyle stated Calvert County currently has two trailer parks, 85 percent of residential housing is owner-occupied, and 15 percent are rental units. They thought the availability of rental housing was insufficient to supply an influx of 3,000 workers. It would crowd out the Section 8 low-income voucher housing. This type of housing is already insufficient with a 600-1,000 voucher wait list. They think the county is in need of low-income subsidized housing. Approximately 60-65 percent of workers work outside the county. The growth in the county during the 1990s was due to an in-migration of Caucasian residents from Prince George's County combined with the inexpensive housing and lifestyle found in Calvert County. The county has instituted a growth-management program with development tied to school capacity. Neither Ms. Hoffman nor Mr. Boyle thought there were much subsistence activities occurring. Those in need within the Hispanic and Vietnamese communities go to the food pantries located throughout the county.

Maryland Emergency Management

Teresa Chapman, Regional Administrator, Maryland Emergency Management Agency

Ms. Chapman stated that Tri-County growth is driven by water, affordability, clean air, and traffic. Recently the increase in traffic has become more of an issue for emergency management. She said the minority population of Charles County is increasing due to in-migration from Prince George County. In regards to UniStar, Ms. Chapman has not worked with them on the new reactor, but she has worked with Constellation. She stated that the funds to support the community's tactical force are not forthcoming to meet the needs of a third reactor. A DHS assessment placed CCNPP tactical needs at approximately \$23 million, of which approximately \$400 thousand a year in DHS funds is provided. The most economically challenged areas are Lusby and White Sands.

Calvert County Finance & Budget Meeting

Terry Shannon, Director, Calvert County Department of Finance & Budget
Tammy McCourt, Deputy Director, Calvert County Department of Finance & Budget

The Calvert County Department of Finance & Budget stated the public utility tax structure changed in 2008. Regulated utility properties such as transmission lines are assessed by the State, and non-regulated utility property is classified either as real or personal property. Regulated property tax rate is \$2.23 per \$100 dollars of valuation. Real property tax rate is \$0.892 per \$100 of valuation, assessed at market value. Personal property (e.g., equipment) tax rate is \$2.23 of valuation, assessed book value (including

improvements) less depreciation. The county gets about \$3 million in real property tax and \$13 million from personal property tax from CCNPP. Deregulation has provided a 50 percent exemption for improvements to personal property, which offsets the depreciation allowance.

Calvert County's share of revenue from CCNPP has declined from 50 percent to 8 percent with income and real estate taxes making up the difference. The county has granted a 15 year, 50 percent tax credit on the new reactor. County growth is managed to one percent annually, which has reduced demands on the infrastructure. North Beach and Chesapeake Bay pay lower county taxes. CCNPP is regarded as being a good neighbor.

Union Meeting

Brad Karbowsky, International Representative for the United Association of Plumbers, Steamfitters, and Pipefitters

Currently, Calvert Cliff's operations workforce is represented by the local International Brotherhood of Electrical Workers, so the new construction workforce is expected to be union. Mr. Karbowsky stated there are enough skilled crafts workers in the local jurisdiction (from the coast of Maryland, through Washington, DC, into the western part of Virginia); therefore, he does not think there will be a lot of workers in-migrating full time. He thought some may bring a travel trailer and stay the week and go home on the weekends, depending on the work schedule. The loaded wage (including retirement and benefits) for a journeyman pipefitter is about \$50 per hour. This should be very similar to the rate for journeyman electricians and slightly higher than that for ironworkers, carpenters, and millwrights. The loaded rate for unskilled union workers (laborers and teamsters) is lower than that of the above-mentioned journeymen.

Telephone Interviews

Some contacts were unavailable during the site audit week for a face-to-face meeting; therefore, they were interviewed by telephone. Their interviews are summarized below.

Linda Vassallo, Director, Calvert County Department of Economic Development

Ms. Vassallo is Calvert County's contact for CCNPP. The county does not have any concerns and is overall happy with the new design of Unit 3 because it will use less water from the Bay. A revenue estimate from the new plant is not available yet, but is reported to be in the \$3.5 billion range.

Dawn Tucker, Calvert County Minority Business Alliance (CCMBA),

There are 425 African American owned businesses in Calvert County, according to Dunn & Bradstreet numbers. St. Mary's has more minority businesses due to the proximity of PAX and BRAC, but minority businesses are prospering in Calvert County due to the proximity to PAX and Washington, DC. The Tri-County County Minority Business Coalition and other organizations have been meeting since 2007 to help small minority businesses grow.

Minority business types include government contractors, real estate, construction, health, and consulting. CCMBA does not have a Constellation or UniStar representative on its Board. UniStar is co-sponsoring a small business workshop in the community soon.

Pre-Application Interview Notes

During the week of June 4, 2007 (June 4-8); Dan Mussatti, a member of the U.S. Nuclear Regulatory Commission (NRC) staff, Michael Scott, and Thomas Secrest, members of the Pacific Northwest National Laboratory (PNNL) staff (collectively NRC staff), conducted a series of interviews in Calvert County, Maryland, regarding UniStar's potential license application submission to construct and operate a new nuclear reactor, Unit 3, on the Calvert Cliffs Nuclear Power Plant site. The topics covered during these interviews included regional socioeconomic issues and issues related to environmental justice. Some of the interviewees were visited again during the formal site audit process in March 2008. The following summarizes the interviews conducted in June 2007.

Calvert County Meeting

Linda Vassallo, Director, Calvert County Department of Economic Development

Greg Bowen, Director of Planning, Calvert County Planning and Zoning

Terry Carlson, Director, Calvert County Department of Public Works

Ms. Vassallo stated the County Commissioners are comfortable with the proposed new unit at the Calvert Cliffs site and the outreach from UniStar. County officials have been working with UniStar in regards to traffic, schools, and emergency planning. The County has authorized a 50 percent tax credit against the new investment in energy production. The credit will continue for 15 years from the time the plant starts production. They have seen considerable population growth in the last ten years. In the 1999 period, Calvert County was trying to get control over the rate of population growth and decided on a total increase in "build-out" of an additional 37,000 households as a final goal. To date, they have absorbed about 31,000 households. They are not trying to limit commercial development, since it provides amenities to the population and has a positive net impact on tax inflow without a corresponding increase in the demand for public services. The county's commercial growth is continuing, but most of the area's "big box" stores are in St. Mary's County. They have a strong agricultural preservation program with an aggressive 1 house per 20 acres in the areas assigned to agriculture. With two comprehensive down zonings and other actions, they have added 12,000 acres to their goal of 40,000 additional acres in preserved status. They now have 25,000 out of 55,000 acres total goal set aside, mostly along the Patuxent River and near the Calvert Cliffs Nuclear Power Plant. Their population growth rate was only 1.4 percent last year, down from 4.5 percent a few years ago. About 60 percent of the employed population commutes out of the county.

CCNPP Unit 3 would be compatible with the county's 3rd five-year economic development plan. The plan recognizes that the county does not have an advantage in warehousing or manufacturing (partly because they are not on an Interstate highway). Their three clusters are energy (a coal-fired plant in St. Mary's County, CCNPP, and Dominion's LNG facility, plus new expansions); tourism (expansion of Solomons Island and nearby activities, plus new ones); and support for the military (Patuxent Naval Air Station).

Due to the type of housing being built to address the Washington, DC commuter market, housing is becoming increasingly expensive. Housing numbers might be adequate to house the construction workforce, but may well be in the wrong types and price ranges. Much of the crowding on the roads is Washington, DC traffic headed north in the morning and south in the afternoon. There are very few problems with traffic near CCNPP currently, but there are choke points at the intersections in Prince Frederick and Dunkirk. One of the plans is to widen Route 4 to take out the medians and create six lanes through the Prince Frederick-Dunkirk area, which was supposed to start in the summer of 2007. They want to do something similar in Solomons. In addition, there are two major bridges in the county where four lanes narrow down to a two-lane bridge. They also want to widen those bridges. Finally, there are plans to widen U.S. 301 in Maryland and Virginia.

In general, the infrastructure is adequate and is being expanded continuously. Recent additions to facilities in Cove Point and Patuxent (St. Mary's County), interconnections, and exchange agreements have added to usable capacity. The current school system can handle the influx of construction-related people as can the police force.

Maryland Power Plant Research Program Meeting

Rich McLean, Energy Resource Administrator, Power Plant Research Program, Maryland Department of Natural Resources

Susan Gray, Power Plant Research Program, Maryland Department of Natural Resources

Peter Dunbar, Director, Power Plant Research Program, Maryland Department of Natural Resources

The Power Plant Research Program suggested taking a look at Maryland Department of Natural Resources cases to see their licensing issues. They thought that visual aesthetics (e.g., light, noise, and traffic) would be the biggest issues with the proposed addition of Unit 3 at the CCNPP site.

Maryland Department of Transportation Meeting

Lee Starkloff, Deputy Director, Office of Traffic and Safety, Maryland Department of Transportation

The NRC staff's discussion with Mr. Starkloff included the prospect of widening the bridge, but there are no real plans or conclusions for the bridge yet.

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