

5.10 Socioeconomics

5.10.1 Introduction

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the Lodi Energy Center (LEC) project. Environmental justice issues are summarized in this section. A screening-level environmental justice analysis is provided in Appendix 5.10A.

5.10.2 Affected Environment

The facility will be located on land owned and incorporated by the City of Lodi, San Joaquin County, California, on a 4.4-acre parcel adjacent to the City of Lodi's White Slough Water Pollution Control Facility (WPCF) and the existing NCPA Combustion Turbine Project STIG (STIG Plant).

5.10.2.1 Population

San Joaquin County is bordered by Alameda and Contra Costa counties to the west, Sacramento County to the north, Stanislaus County to the south, and Calaveras and Amador counties to the east. There are 7 incorporated cities in San Joaquin County: Stockton, Tracy, Manteca, Lodi, Lathrop, Ripon and Escalon.

Lodi, with an estimated January 1, 2008 population of 63,360, is the fourth largest city in the county, after Stockton, Tracy and Manteca (California Department of Finance [DOF], 2008a). Historical, current and projected population for Lodi, San Joaquin County, and the State of California are summarized in Table 5.10-1. Annual average compounded population growth rates are summarized in Table 5.10-2. During the 1990s, San Joaquin County's population increased at an average annual rate of about 1.6 percent, while that of Lodi increased by about one percent (DOF, 2008b). The average annual growth rate so far for the current decade (2000 to 2008) was 1.5 percent for the city and 2.8 percent for the county. The City of Lodi's growth rate during this period was almost half that of the county and almost the same as that of the state (1.7 percent). San Joaquin County and California are expected to have their greatest population growth from 2000 to 2010. Population projections for Lodi were unavailable.

TABLE 5.10-1
Historical, Current, and Projected Populations*

Area	1990	2000	2008	2010(p)	2020(p)	2030(p)
City of Lodi	51,870	57,010	63,360	NA	NA	NA
San Joaquin County	480,630	563,600	685,660	747,150	989,460	1,229,760
California	29,758,210	33,873,090	38,049,460	39,246,770	43,851,740	48,110,670

Source: Department of Finance (DOF), 2008a; 2008b; 2008c.

* Population projections rounded to nearest 100.

(p) = projected

NA = Not Available

TABLE 5.10-2
Historical and Projected Annual Average Compounded Population Growth Rates

Area	1990-2000 Percent	2000-2008 Percent	2008-2010 Percent	2000-2010 Percent	2010-2020 Percent	2020-2030 Percent
City of Lodi	0.95	1.52	N/A	N/A	N/A	N/A
San Joaquin County	1.61	2.84	2.9	2.86	2.85	2.20
California	1.30	1.67	1.4	1.48	1.12	0.93

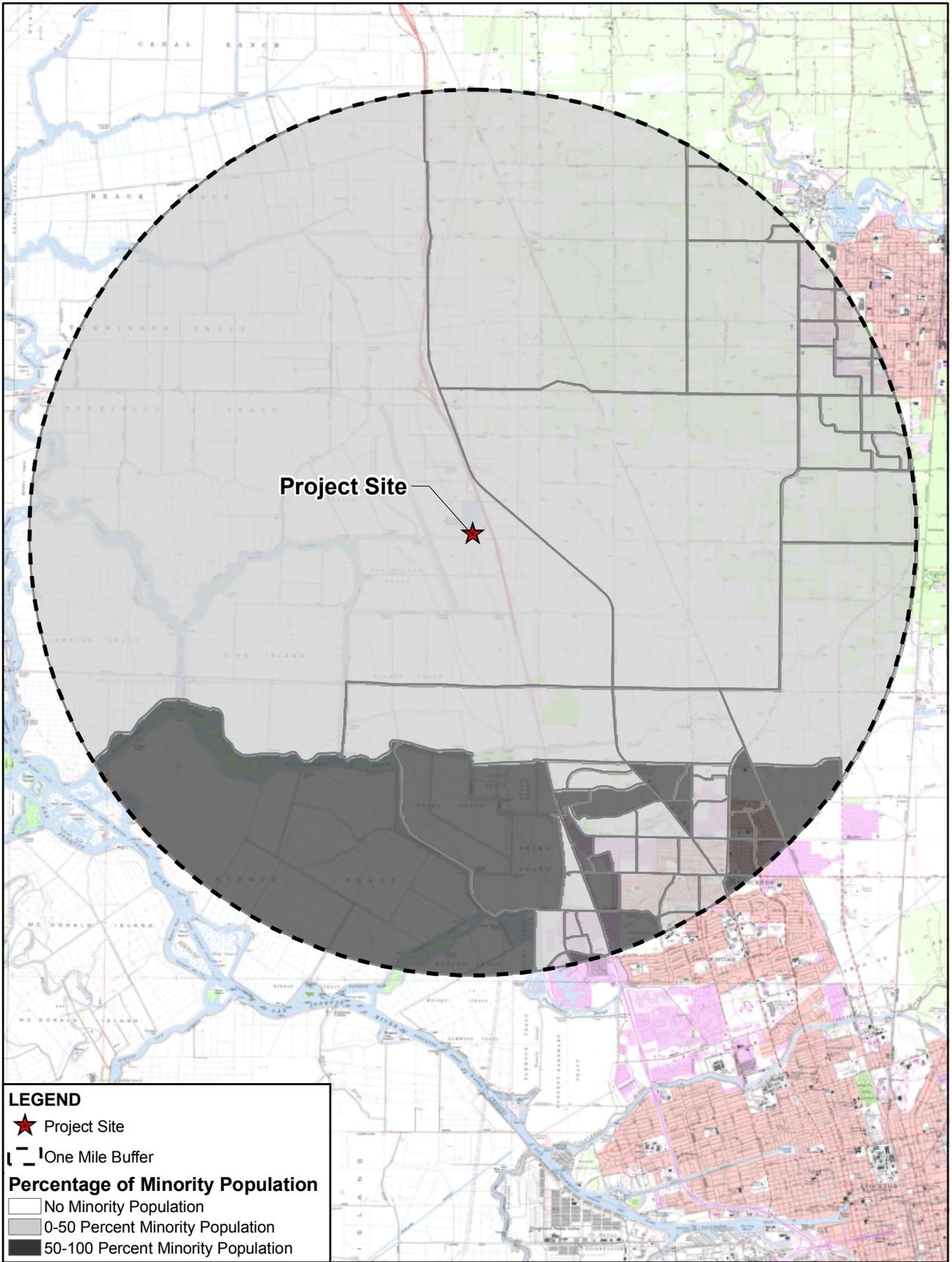
Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority (both racial and ethnic) as well as the low-income population distribution for the census block groups that are within a 6-mile radius of LEC. The minority and income data are from the 2000 U.S. Census data. Of the overall total population in the Census Block Groups within the 6-mile radius of 102,904, approximately 37 percent are racial minority while the ethnic minority (as represented by individuals of Hispanic origin¹) account for 19 percent (see Appendix 5.10A Table 5.10A-1). The distribution of low income population in the Census Block Groups within the 6-mile radius is 15.1 percent (see Appendix 5.10A Table 5.10A-2). This estimate is based on a total population for whom poverty status is determined, of about 101,454. According to the 2000 U.S. Census, the City of Lodi's population is 27 percent racial minority, 38 percent Hispanic, and 17 percent low-income. San Joaquin County's population is 42 percent racial minority, 31 percent Hispanic, and 18 percent low-income.

Figures 5.10-1 and 5.10-2 show the percent distribution of minority and low-income populations by 2000 census block groups within a 6-mile radius of the proposed LEC site.

5.10.2.2 Housing

As shown in Table 5.10-3, housing stock for San Joaquin County as of January 1, 2008, was about 227,339 units. Single-family homes accounted for about 176,067 units, multiple-family dwellings accounted for 41,541 units, and mobile homes accounted for 9,731 units (DOF, 2008a). New housing authorizations for San Joaquin County in 2006 totaled about 3,642 units; about 94 percent were single-family units and 6 percent were multi-family units. These authorizations were valued at \$877.2 million (DOF, 2008d). The median home price in San Joaquin County in January 2007 was \$400,000 (DOF, 2008d). As of January 2008, median home price in San Joaquin County was down almost 30 percent to \$290,000 (DataQuick, 2008). The median home price in the City of Lodi in January 2008 was \$265,000, down from \$336,500 in January 2007 (DataQuick, 2008). This is a decrease in median home price of about 21 percent during the twelve-month period.

¹ Hispanics or Latinos are those people who classified themselves in one of the specific Spanish, Hispanic, or Latino categories listed on the Census 2000 questionnaire—"Mexican, Mexican Am., Chicano," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish/Hispanic/Latino." People who identify their origin as "other Spanish/Hispanic/Latino" may be of any race. Thus, the percent Hispanic should not be added to percentages for racial (i.e., minority) categories.



Notes:
 1. Source: American Fact Finder, Census 2000 Summary File 1 (SF 1) 100-Percent Data, U.S. Census Bureau, 2008

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

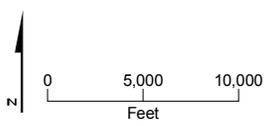
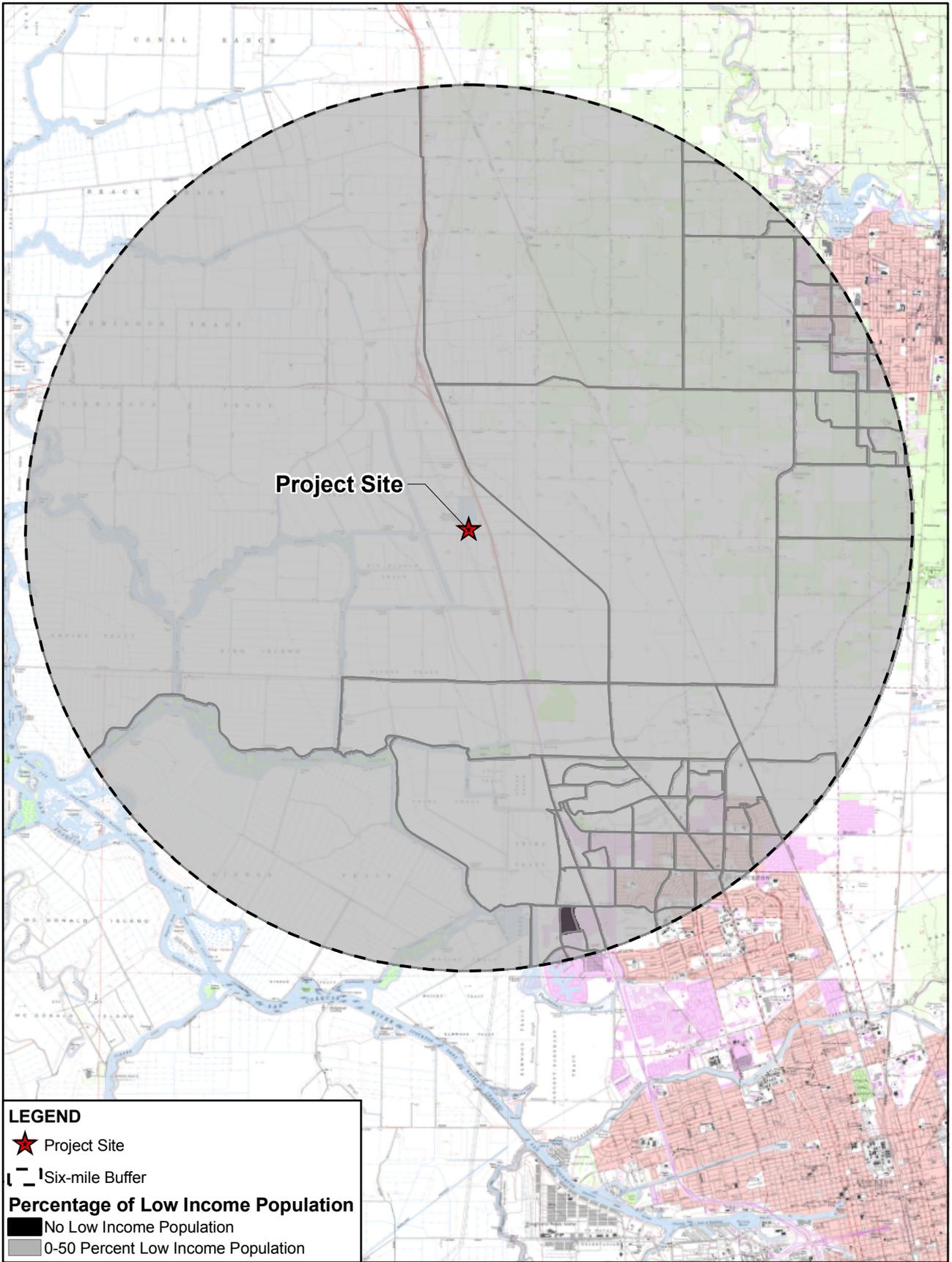


FIGURE 5.10-1
MINORITY POPULATION DISTRIBUTION BY
CENSUS BLOCK GROUPS WITHIN 6 MILES
LODI ENERGY CENTER
LODI, CALIFORNIA



LEGEND

- ★ Project Site
- ⊖ Six-mile Buffer

Percentage of Low Income Population

- No Low Income Population
- 0-50 Percent Low Income Population

Notes:
 1. Source: American Fact Finder, Census 2000 Summary File 1 (SF 1) 100-Percent Data, U.S. Census Bureau, 2008

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

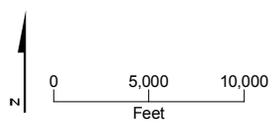


FIGURE 5.10-2
LOW INCOME POPULATION DISTRIBUTION
BY CENSUS BLOCK GROUPS WITHIN 6 MILES
LODI ENERGY CENTER
LODI, CALIFORNIA

San Joaquin County's vacancy rate has declined from the more than 4 percent rate that existed in the 1990s to the most current (January, 2008) rate of 3.94 percent. The City of Lodi's vacancy rate has also improved slightly from the 3.4 percent rate that existed in the 1990s to the most current (January 2008) rate of 3.2 percent. As such, housing supply is limited in the city and county based on the federal standard vacancy rate of 5 percent.

TABLE 5.10-3
Housing Estimates by City, County, and State, January 1, 2008

Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
City of Lodi	23,353	16,614	6,274	465	3.21
San Joaquin County	227,339	176,067	41,541	9,731	3.94
California	13,444,455	8,678,120	4,171,373	594,962	5.88

Source: DOF, 2008a.

5.10.2.3 Economy and Employment

Between 2002 and 2007, employment in San Joaquin County or the Stockton Metropolitan Statistical Area (MSA) increased by 16,600 jobs, or about 8 percent. This 8 percent increase is higher than California's net increase (5 percent) during the 2002 to 2007 period (California Employment Development Department [CEDD] 2008a). As shown in Table 5.10-4, on a percent increase basis, wholesale trade experienced the largest increase in employment, followed by services. Although the percentage increase in the wholesale trade sector was the highest between 2002 and 2007, the contribution of this sector to the Stockton MSA economy remained small (3 to 5 percent). By contrast, during the same 5-year period, the workforce in the services sector increased by about 9,000 workers to a total of 71,200 workers. The jobs in the construction sector increased by only 200 during the 2002-2007 period. Employment losses were experienced in the agriculture and information sectors.

TABLE 5.10-4
Employment Distribution in Stockton MSA, 2002 to 2007

Industry	2002		2007		2002-2007	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	15,900	7.6	14,800	6.5	-6.9	-1.2
Natural Resources, Mining	200	0.1	200	0.1	0.0	0.0
Construction	13,500	6.4	13,700	6.0	1.5	0.2
Manufacturing	20,800	9.9	22,600	10.0	8.7	1.4
Wholesale Trade	7,200	3.4	10,400	4.6	44.4	6.3
Retail Trade	24,800	11.8	27,000	11.9	8.9	1.4
Transportation, Warehousing and Utilities	12,700	6.0	13,900	6.1	9.4	1.5

TABLE 5.10-4
Employment Distribution in Stockton MSA, 2002 to 2007

Industry	2002		2007		2002-2007	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Information	3,100	1.5	2,500	1.1	-19.4	-3.5
Financial Activities	9,400	4.5	9,900	4.4	5.3	0.9
Services	62,200	29.6	71,200	31.4	14.5	2.3
Government	40,100	19.1	40,400	17.8	0.7	0.1
Total Employment	210,000	100.0	226,600	100.0	7.9	1.3

Source: CEDD, 2008a

Table 5.10-5 provides detail on the characteristics of the County labor force. It shows 2007 employment data for San Joaquin County and the City of Lodi compared to California. While the City of Lodi's unemployment rate is slightly less than that of the state average, San Joaquin County's unemployment rate is higher than the state average. CEDD does not project future unemployment rates.

TABLE 5.10-5
Employment Data, 2007

Area	Labor Force	Employment	Unemployment	Unemployment Rate (%)
City of Lodi	32,000	30,000	2,000	6.1
San Joaquin County	295,000	270,800	24,200	8.2
California	18,188,100	17,208,900	979,200	5.4

Source: CEDD, 2008b.

5.10.2.4 Fiscal Resources

Local agencies with taxing power include San Joaquin County and the City of Lodi. San Joaquin County's expenditures and revenues are presented in Table 5.10-6. The County's revenues increased by 2.2 percent from fiscal year (FY) 2006-07 to FY 2007-08 and are expected to decrease by about eight percent during the current fiscal year (FY 2008-09). About a quarter of the total revenues are from taxes. Of these, property taxes comprise the majority (over 80 percent).

TABLE 5.10-6
San Joaquin County Revenues and Expenditures (\$ Million)

	FY 2006-07 Actual	FY 2007-08 Adopted	FY 2008-09 Recommended
Expenditures:			
General Government	\$266.6	\$192.5	\$76.2
Public Protection	\$236.5	\$261.5	\$272.1
Public Ways & Facilities	\$85.8	\$97.7	\$101.4
Health	\$143.5	\$160.6	\$168.6
Public Assistance	\$354.6	\$362.8	\$380.5
Education	\$6.3	\$7.0	\$6.8
Recreation	\$5.1	\$5.7	\$6.2
Contingency Reserve	\$31.1	\$45.9	\$38.9
Total Expenditures	\$1,129.5	\$1,133.8	\$1,050.8
Revenues:			
Taxes	\$226.6	\$255.9	\$237.9
Property Taxes	\$188.9	\$219.2	\$210.3
Sales and Use Taxes	\$18.2	\$17.3	\$15.8
Other Taxes	\$19.6	\$19.3	\$11.8
Licenses, Permits & Franchises	\$7.5	\$7.7	\$6.4
Fines, Forfeitures, and Penalties	\$10.0	\$12.5	\$9.2
Revenue from Use of Money and Property	\$7.3	\$10.2	\$8.4
Aid from Other Government Agencies	\$535.1	\$561.9	\$574.3
Charges for Service	\$80.6	\$82.8	\$79.5
Miscellaneous Revenues	\$3.0	\$2.5	\$2.2
Other Financing Sources	\$152.0	\$108.3	\$46.4
Total Revenue	\$1,022.1	\$1,044.7	\$964.3

Source: San Joaquin County, 2008
Numbers may not add up due to independent rounding.

As shown in Table 5.10-7, the General Fund revenue for the City of Lodi has been growing somewhat steadily over the last few fiscal years. Taxes are the major contributor to the City's revenues. Tax revenues have averaged 63 percent of the City's General Fund revenues during the period shown in the table.

TABLE 5.10-7
City of Lodi General Fund Revenues and Expenditures

	FY 2006-07 Actual	FY 2007-08 Adopted	FY 2008-09 Recommended
Expenditures:			
General government	\$8,893,677	\$13,461,968	\$11,329,772
Public Protection	\$21,775,531	\$23,782,809	\$25,490,413
Public Works	\$3,871,311	\$3,589,858	\$3,521,483
Parks & Recreation	\$3,597,718	\$3,589,858	\$2,297,451
Debt Service	\$315,287	\$448,732	\$465,344
Total Expenditures	\$40,041,238	\$44,873,225	\$43,104,463
Revenues:			
Taxes	\$20,594,293	\$31,635,407	\$29,754,005
Other Revenue	\$16,301,941	\$5,858,956	\$5,467,800
Operating Transfers-In		\$4,046,837	\$5,432,983
Operating Fees	\$1,854,575	\$2,567,745	\$1,700,775
Fines & Forfeitures	\$1,241,051	\$365,000	\$409,400
Investments, Licenses & Permits	\$464,339	\$399,280	\$339,500
Total Revenues	\$40,456,199	\$44,873,225	\$43,104,463

Source: City of Lodi, 2008a; 2008b; 2008c.
Numbers may not add up due to independent rounding.

5.10.2.5 Education

There are a total of 17 elementary, high school, and unified school districts in San Joaquin County. The LEC site is in the Lodi Unified School District. Current and historical enrollment figures for the Lodi Unified School District are presented in Table 5.10-8. Projected enrollment figures are not available.

TABLE 5.10-8
Historical and Current Enrollment by Grade

Grade Level	Lodi Unified School District			
	2004-05	2005-06	2006-07	2007-08
Kindergarten	2,257	2,338	2,436	2,437
First	2,230	2,369	2,386	2,559
Second	2,298	2,321	2,385	2,428
Third	2,236	2,383	2,354	2,455
Fourth	2,359	2,353	2,438	2,416
Fifth	2,322	2,481	2,397	2,456
Sixth	2,331	2,360	2,458	2,429
Seventh	2,424	2,449	2,377	2,448

TABLE 5.10-8
Historical and Current Enrollment by Grade

Grade Level	Lodi Unified School District			
	2004-05	2005-06	2006-07	2007-08
Eighth	2,383	2,455	2,482	2,398
Ninth	2,436	2,458	2,450	2,538
Tenth	2,324	2,429	2,438	2,410
Eleventh	2,280	2,321	2,366	2,352
Twelfth	2,212	2,194	2,299	2,285
Total	30,092	30,911	31,266	31,611

Source: CDE, 2008.

5.10.2.6 Public Services and Facilities

This section describes public services in the project area.

5.10.2.6.1 Law Enforcement

The LEC site comes under the jurisdiction of the San Joaquin Sheriff's Office (SJSO), which serves the unincorporated areas of San Joaquin County. The SJSO has one station, the headquarters, located at 7000 Michael Canlis Blvd., French Camp, California. The LEC is 22 miles from the headquarters. There are approximately 350 sworn officers. The SJSO's average response time to a call from the LEC would be about 20 minutes (Picone, 2008).

The California Highway Patrol (CHP) is the primary law enforcement agency for state highways and roads. Services include law enforcement, traffic control, accident investigation, and the management of hazardous materials spill incidents.

5.10.2.6.2 Fire Protection

The LEC site is within the Woodbridge Fire Protection District (WFPD) jurisdiction. The WFPD has a staff of 74 full time fire fighters including the fire chief and two division chiefs and a reserve staff of 39 fire fighters. The WFPD has a total of four stations. The closest station to the LEC site is Woodbridge Station No. 4, located at 6365 W. Capital Avenue. Station No. 4 is approximately 2.5 miles away from the LEC. The response time to an emergency from the project site from Station No. 4 is approximately 7 to 10 minutes (Kirkle, 2008; Martin, 2008).

5.10.2.6.3 Emergency Response

The San Joaquin County Office of Emergency Services operates and manages a county-wide Hazardous Materials (Haz Mat) Response Team. Woodbridge Station No. 4 has hazardous material (hazmat) response capabilities, with equipment and trained personnel.

Additionally, the Stockton Fire Department hazmat capabilities are located at Stockton Station No. 10, with trained hazmat personnel and equipment. Stockton Station No. 10 is approximately 10 miles from the project site (Baldwin, 2008; Foley, 2008).

5.10.2.6.4 Hospitals

The nearest hospital that has an emergency room (ER) is Lodi Memorial Hospital in Lodi, which is approximately 8 miles from the LEC project site. The Lodi Memorial Hospital, located at 975 Fairmont Avenue in Lodi, is a not-for-profit acute care hospital that is owned

by Lodi Memorial Hospital Association. It has 180 beds, about 20 physicians, and 1,100 full and part-time staff (Augusto, 2008). Specialty services at the hospital include 24-hour emergency, maternity, intensive care, acute-physical rehabilitation, surgical and medical care.

Hospitals with trauma centers are San Joaquin General Hospital in Stockton and UC Davis Medical Center in Sacramento. Lodi Memorial Hospital has a helipad to transport patients to both of these facilities.

5.10.2.7 Utilities

This section describes utilities in the area.

5.10.2.7.1 Electricity and Gas

The project will connect to the PG&E electrical transmission system via a transmission corridor that runs adjacent to the STIG facility. Construction power will be accessed from the adjacent STIG plant.

The project will connect to PG&E's existing high-pressure natural gas pipeline east of the site through a new 2.5 mile-long pipeline that will run adjacent to the existing pipeline for the STIG plant located to the immediate west of the LEC site.

5.10.2.7.2 Water

LEC's potable water will be provided via a new onsite well.

5.10.2.7.3 Wastewater Discharge

The LEC project will connect with the City of Lodi's White Slough Water Pollution Control Facility (WPCF) for supplies of recycled water for cooling through a utility corridor linking the power plant and wastewater treatment plant.

LEC's sanitary sewer connection will run in the utility corridor between the LEC and the City of Lodi's White Slough WPCF.

5.10.3 Environmental Analysis

This section assesses the potential environmental impacts of the project and linears.

5.10.3.1 Potential Environmental Impacts

Local environmental impacts were determined by comparing project demands during construction and operation with the socioeconomic resources of the region of influence (i.e., San Joaquin County). A proposed power-generating facility could impact employment, population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though most impacts would tend to be more local (city/county) than regional (outside the county).

5.10.3.2 Significance Criteria

The criteria used to determine the significance of project-related socioeconomic impacts are as suggested in the CEQA Checklist. Project-related impacts from construction are determined to be significant if they:

- Induce substantial growth or concentration of population
- Displace a large number of people or impact existing housing

- Result in substantial adverse impacts to the local economy and employment
- Create adverse fiscal impacts to the community
- Result in substantial adverse impacts to educational facilities
- Result in substantial adverse impacts to the provision of utility services
- Result in substantial adverse impacts associated with the provision of public services

Other impacts may be significant if they cause substantial change in community interaction patterns, social organization, social structures, or social institutions; substantial conflict with community attitudes, values, or perceptions; or substantial inequities in the distribution of project cost and benefit.

5.10.3.3 Construction Impacts

The economic impacts from construction activities are considered in this section.

Actual construction will take place over 24 months, from first quarter 2010 to first quarter 2012. Personnel requirements will be minimal during the mobilization and site grading period (the first 3 months of the construction period) and during the startup and testing period (the last 3 months of the construction period).

There will be an average and peak workforce of approximately 168 and 305 respectively, of construction craft people, supervisory, support, and construction management personnel on site during construction.

5.10.3.3.1 Construction Workforce

The primary trades in demand will include boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Table 5.10-9 estimates construction personnel requirements for the plant. Total personnel requirements during construction will be approximately 4,029 person-months, or 336 person-years. Construction personnel requirements will peak at approximately 305 workers in month 16 of the construction period.

Available skilled labor in the San Joaquin County was evaluated by surveying local labor unions (Table 5.10-10) and contacting CEDD (Table 5.10-11). Both sources show that the workforce in the Stockton MSA will be adequate to fulfill LEC's construction labor requirements. Therefore, LEC construction will not place an undue burden on the local workforce. In addition, as shown in Table 5.10-4, the construction workforce within the County has been growing at an average annual rate of 0.2 percent per year. In 2007, the construction workforce was estimated at 13,700 workers. The LEC peak construction needs are about 2.2 percent of the total workforce. Therefore, project will have a less than significant impact on construction labor supply.

TABLE 5.10-9
Construction Workforce by Trade by Month

Craft/Trade	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	Total for 24 months	
I. Project Site																										
Boilermakers	0	0	0	0	5	8	19	25	23	24	47	44	45	45	41	40	41	31	23	15	4	0	0	0	480	
Carpenters	2	3	6	7	6	9	9	13	14	13	19	20	20	20	17	17	12	10	9	9	4	3	3	1	246	
Electricians	0	0	4	6	7	11	16	18	14	17	29	38	38	38	40	41	40	41	41	41	34	22	23	6	565	
Ironworkers	2	3	6	8	7	9	12	19	14	16	24	30	30	30	22	24	20	17	14	14	9	6	5	1	342	
Laborers	7	10	11	8	14	17	20	23	17	15	27	28	30	29	24	28	25	22	26	22	14	8	6	4	435	
Pipefitters	0	0	5	9	13	17	22	33	37	39	42	45	52	52	54	54	33	18	13	9	7	4	2	0	560	
Painters/insulation	0	0	0	0	0	0	0	0	0	0	0	0	8	20	24	28	30	31	35	33	29	17	14	6	275	
Bricklayers/masons	0	0	0	2	2	3	4	3	3	3	4	3	3	3	3	3	3	2	3	3	2	2	2	5	61	
Millwrights	0	0	0	0	0	0	3	3	8	9	10	12	12	12	14	18	18	16	14	13	12	11	9	6	200	
Operating engineers	2	4	4	6	9	8	11	10	12	12	12	16	18	18	18	18	18	17	18	14	14	9	6	5	279	
Contractor staff	6	10	11	9	13	16	20	17	25	27	29	31	31	31	32	31	32	30	27	24	24	16	11	7	510	
Total Site Staff	19	30	47	55	76	98	136	164	167	175	243	267	287	298	289	302	272	235	223	197	153	98	81	41	3,953	
II. Project Linear Facilities																										
Natural gas pipeline	0	0	0	0	0	3	6	6	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
Recycled water pipeline	0	0	0	0	0	3	6	6	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
Transmission line	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	3	0	0	0	0	0	0	0	0	16	
Total Linear	0	0	0	0	0	6	12	12	12	12	6	0	3	5	5	3	0	0	0	0	0	0	0	0	76	
Total Workforce	19	30	47	55	76	104	148	176	179	187	249	267	290	303	294	305	272	235	223	197	153	98	81	41	4,029	

TABLE 5.10-10
Labor Union Contact

Labor Union	Contact	Phone Number
San Joaquin, Calaveras, Alpine Building and Construction Trades Council	Dave Thomas, Secretary/Treasurer	(209) 467-1849

TABLE 5.10-11
Available Labor by Skill in Stockton Metropolitan Statistical Area (MSA), 2004 to 2014

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2004	2014			
Carpenters	2,410	3,050	640	26.6	2.4
Cement Masons & Concrete Finishers	640	830	190	29.7	2.6
Millwrights	100	120	20	20.0	1.8
Painters, Construction & Maintenance	890	1,100	210	23.6	2.1
Sheet Metal Workers	220	290	70	31.8	2.8
Electricians	1,230	1,550	320	26.0	2.3
Welders, Cutters, Solderers, & Brazers	970	1,120	150	15.5	1.4
Industrial Truck & Tractor Operators	2,600	3,060	460	17.7	1.6
Operating Engineers and Other Construction Equipment Operators	590	710	120	20.3	1.9
Helpers, Construction Trades	600	760	160	26.7	2.4
Construction Laborers	2,300	2,570	270	11.7	1.1
Plumbers, Pipefitters, & Steamfitters	1,190	1,560	370	31.1	2.7
Administrative Services Managers	230	290	60	26.1	2.3
Mechanical Engineers	110	140	30	27.3	2.4
Electrical Engineers	60	70	10	16.7	1.6
Engineering Technicians	310	370	60	19.4	1.8
Plant and System Operators	430	510	80	18.6	1.7

Source: CEDD, 2008c.

5.10.3.3.2 Population Impacts

It is anticipated that most of the construction workforce will be drawn from San Joaquin, County. Construction workforce could also be drawn from other nearby counties especially those in the Bay Area or from out of state, if necessary. For the purposes of our analysis, because of the size of the local construction workforce, we have assumed that 60 percent of

the construction workers will be from the local area. Since most workers are expected to commute to the project site, they will not contribute to an increase in the population of the area. Therefore, the project will result in a less than significant impact to the local population.

5.10.3.3.3 Housing Impacts

The construction workforce will most likely commute daily to the project site; however, if needed, there are about 68 hotels/motels with 4,518 rooms in San Joaquin County (Smith Travel Research, 2008) to accommodate workers who may choose to commute to the project site on a workweek basis. The average daily room rate is \$71. Hotel occupancy rates for the period June 2007 through May 2008 averaged about 59 percent (Smith Travel Research, 2008). Since Lodi is close to the Bay Area, some of the workers could choose to seek accommodation in the Bay Area. In addition to the available hotel/motel accommodation, there are a few recreational vehicle (RV) parks close to City of Lodi. As a result, construction of the proposed project is not expected to increase the demand for housing. Therefore, the project will have a less than significant impact on housing.

5.10.3.3.4 Impacts to the Local Economy and Employment

The cost of materials and supplies required by the project during construction of the LEC is estimated at approximately \$275 million. The estimated value of materials and supplies that will be purchased locally is between \$2 million and \$4 million (in 2008 dollars).

LEC will provide an estimated \$26.8 million in construction payroll, at an average salary of approximately \$75 per hour. The anticipated payroll for employees, as well as the purchase of materials and supplies during construction, will have a slight beneficial impact on the area. Assuming, conservatively, that 60 percent of the construction workforce will reside in San Joaquin County, it is expected that approximately \$16.08 million will stay in the local area during the 24-month construction period. These additional funds will cause a temporary beneficial impact by creating the potential for other employment opportunities for local workers in other service areas, such as transportation and retail. All cost estimates are in constant 2008 dollars as are the economic benefits noted in this section.

Indirect and Induced Economic Impacts from Construction from Single Phased

Construction. Construction activities would result in secondary economic impacts (indirect and induced impacts) within San Joaquin County. Indirect and induced employment effects include the purchase of goods and services by firms involved with construction, and induced employment effects include construction workers spending their income within the county. In addition to these secondary employment impacts, there are indirect and induced income effects arising from construction.

Indirect and induced impacts were estimated using an IMPLAN Input-Output model of San Joaquin County. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within San Joaquin County would be 29 and 61 jobs, respectively. These additional jobs result from the \$2² million in annual local construction expenditures as well as the \$5.63 million in spending by local construction workers. The \$5.63 million represents the disposable portion of the annual local construction payroll

² Annual portion of the \$4 million construction expenditure = \$4 million / (24 months/12 months) = \$2 million in 2008 dollars.

(assumed to be 70 percent of \$8.04³ million in annual construction payroll spent locally). Assuming an average monthly direct construction employment of 249, the employment multiplier associated with the construction phase of the project is approximately 1.4 (i.e., $[249 + 29 + 61]/249$). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$1,110,040 and \$2,105,910, respectively. Assuming a total annual local construction expenditure (payroll, materials, and supplies) of about \$6.63 million (\$5.63 million in payroll + \$1 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.4 (i.e., $[\$7,628,000 + \$1,110,040 + \$2,105,910]/\$7,628,000$).

Assuming that annual local construction expenditures are only \$1 million instead of \$2 million and that annual local construction workforce expenditures are the same (\$5.63 million), the indirect and induced employment estimates within San Joaquin County are 15 and 57 jobs, respectively. Based on the same average construction employment of 249, the construction phase employment multiplier is approximately 1.3.

Indirect and induced income impacts based on the total annual construction expenditure of \$6.63 million (\$5.63 million in payroll + \$1 million in materials and supplies) were estimated at \$555,020 and \$1,978,540, respectively. Based on these estimates, the construction phase income multiplier was estimated at approximately 1.4.

5.10.3.3.5 Fiscal Impacts

LEC initial capital cost is estimated to \$298 million; of this, materials and supplies are estimated at approximately \$275 million. The estimated value of materials and supplies that will be purchased locally (within San Joaquin County) is between \$2 million and \$4 million. The effect on fiscal resources during construction will be from sales taxes realized on equipment and materials purchased in the County and from sales taxes from expenditures. The sales tax rate in the City of Lodi, where the purchases are likely to be made, is 7.75 percent (as of July 1, 2008). Of this, 6.25 percent goes to the state; 0.25 percent goes to the County; 1 percent goes to the place of sale; and 0.25 percent goes to the special districts (BOE, 2008). The total local sales tax expected to be generated annually during construction is between \$77,500 and \$155,000 (i.e., 7.75 percent of local sales). Assuming all local sales are made in Lodi, the maximum sales tax the City could receive is between \$12,500 and \$25,000, annually. The total sales tax to be generated during the 24-month construction phase of the project is between \$155,000 and \$310,000. Of this amount, the total portion going to the county, the place of sale and the special district is between \$30,000 and \$60,000 while that going specifically to the place of sale and the special district is between \$25,000 and \$50,000. The remainder (between \$125,000 and \$250,000) is the portion that goes to the State.

³ Annual local portion of construction payroll = $(\$26.8\text{million} / (24\text{ months}/12\text{ months})) \times 60\% = \$8,040,000$. The disposable portion of the annual local construction payroll = $\$8,040,000 \times 70\% = \$5,628,000$.

5.10.3.3.6 Impacts on Education

The schools in the Lodi Unified School District are operating at or near capacity (Brum, 2008). However, there are plans in place to deal with these over capacity issues. Construction of LEC will not cause population changes or housing impacts to the region because most employees will commute to the site from areas within the County, as opposed to relocating to the area. As a result, LEC construction will not cause a significant increase in demand for school services. Nevertheless, the applicant will comply with the payment of all applicable school impact fees, as described in Section 5.10.7.

5.10.3.3.7 Impacts on Public Services and Facilities

The construction phase of the project may have minor impacts on police, fire, or hazardous materials handling resources. However, since the peak workforce is only 305 workers, it is not expected to place a burden on public service providers. Copies of the records of conversation with local agency staff are included in Appendix 5.10B. Typically, construction sites hold a higher risk of emergency due to the types of activities taking place. With construction companies putting an emphasis on safety, LEC construction is not expected to create significant adverse impacts on medical resources in the area since minor injuries could be treated at the Lodi Memorial Hospital.

5.10.3.3.8 Impacts on Utilities

LEC construction will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas. Water requirements for construction are relatively small. Given the number of workers and temporary duration of the construction period, the impact on the local sanitary sewer system would not be significant.

5.10.3.4 Operational Impacts

This section looks at the changes to the local economy as a result of bringing LEC online.

5.10.3.4.1 Operational Workforce

The proposed LEC facility is expected to begin commercial operation in first quarter 2012. In addition to the current 16-18 full-time employees at the STIG, the LEC is expected to have a workforce of 5 to 7 new full-time employees. Facility employees will be drawn from the local workforce. Consequently, no population increase is anticipated as a result of this project. There will be no significant impact on local employment.

5.10.3.4.2 Population Impacts

Some of the operational workforce may be drawn from the local population. However, it is anticipated that some of the operational workforce will be drawn from other cities in San Joaquin County or the neighboring counties. All workers would be expected to reside within commuting distance of the facility and would not be expected to require relocation. Consequently, plant operations will not create an influx of new workers to the community and would not result in a significant impact to the local population.

5.10.3.4.3 Housing Impacts

Due to the few operations staff required, significant impacts to housing are not anticipated. Hiring preferences will be given to workers living within Lodi and San Joaquin County, thus minimizing the need for new housing. Based on the housing vacancy data in Table 5.10-3, there are approximately 750 available housing units within the City of Lodi and 8,949 housing units in San Joaquin County. Thus, some employees who need to relocate

could choose to live within the City of Lodi or within the county. However, the new demand for housing would not be significant.

5.10.3.4.4 Impacts on the Local Economy and Employment

LEC operation will generate a small, permanent, but less than significant beneficial impact by creating secondary employment opportunities for local workers through local expenditures for materials, such as office supplies and services. There will be an annual operations and maintenance budget of approximately \$3.5 million, of which \$2.2 million is assumed to be spent locally, (i.e., within San Joaquin County). These additional jobs and spending will generate other employment opportunities and spending in the San Joaquin County area. All cost estimates are in constant 2008 dollars as are the economic benefits noted in this section.

Indirect and Induced Economic Impacts from Operations

The operation of the project would result in indirect and induced economic impacts that would occur within San Joaquin County. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts would result from annual operations and maintenance (O&M) expenditures.

Estimated indirect and induced employment within San Joaquin County would be 7 and 5 permanent jobs, respectively. These additional 12 jobs result from the \$2.55 million (\$350,000 in payroll, and \$2.2 million in operations and maintenance) in annual local operational budget. The operational phase employment multiplier is estimated at 3.4 (i.e., $[5 + 7 + 5]/5$) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$420,110 and \$177,140, respectively. The income multiplier associated with the operational phase of the project is approximately 1.2 (i.e., $[\$2,550,000 + \$420,110 + \$177,140]/\$2,550,000$) and is based on a Type SAM model.

5.10.3.4.5 Fiscal Impacts

The annual operations and maintenance budget is expected to be approximately \$3.5 million (in 2008 dollars), of which \$2.2 million is assumed would be spent locally within San Joaquin County.

During operations, additional sales tax revenues will be obtained by the San Joaquin County. O&M expenses spent locally will be approximately \$2.2 million annually. Based on the assumed local O&M expenditures of \$2.2 million, the estimated sales taxes will be \$170,500. Of this amount, the place of sale will receive \$27,500 in sales tax revenue. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, since it would constitute such a small percent of total County revenues. (All estimates are in 2008 dollars).

LEC is not expected to pay property taxes since the City of Lodi is one of the Northern California Power Agency (NCPA) project participants for the LEC project.

5.10.3.4.6 Impacts on Education

The schools in the Lodi Unified School District are operating at or near capacity (Brum, 2008). However, there are plans in place to deal with these over capacity issues. Even assuming that all 5 operational employees will reside within the City of Lodi, LEC operation is not expected to create any significant adverse impacts to the local school system.

Assuming an average family size of 2.76 persons per household for Lodi (DOF, 2008a) would imply the addition of approximately 4 children to the local schools. This would constitute a negligible (about 0.01 percent in Lodi Unified School District) increase in school enrollment. Assuming that all 5 operational employees reside outside the City of Lodi and using the average family size of 3.06 persons per household for San Joaquin County (DOF, 2008a) would imply the addition of about 5 students to the local schools serving the project area. This, again, would constitute a negligible and less than significant (about 0.02 percent in Lodi Unified School District) increase in school enrollment.

Any development (industrial or commercial) within the Lodi Unified School District is currently charged a one-time assessment fee of \$0.47 per square foot of principal building area (Brum, 2008). Based on 5,000 square feet of occupied structures, the LEC will pay \$2,350 in school impact fees. The payment of these fees, as described in Section 5.10.7, ensures impacts on education will be less than significant.

5.10.3.4.7 Impacts on Public Services and Facilities

Project operation will not make any new significant demands on public services or facilities even if all of the operational employees reside in Lodi. The SJSO did not express any concerns about increased service demands during plant operations (Picone, 2008). The LEC's operation is not expected to result in significant impacts to the WFPD (Kirkle, 2008; Martin, 2008). LEC's operation would not create significant adverse impacts on medical resources in the area due to the safety record of power plants and few operations staff.

5.10.3.4.8 Impacts on Utilities

LEC operation will not make significant adverse demands on local water, sanitary sewer, electricity, or natural gas because adequate supply and capacity currently exist.

5.10.4 Cumulative Effects

Cumulative socioeconomic impacts could occur if the construction schedules for additional large projects overlap creating a demand for construction workers that exceeds the capacity of the local labor force; thus, creating an influx of construction workers that would result in impacts to local housing, schools, and/or public services.

A cumulative impact refers to a proposed project's incremental effect together with other closely related past, present, and reasonably foreseeable future projects whose impacts may compound or increase the incremental effect of the proposed project (Public Resources Code § 21083; California Code of Regulations, title 14, §§ 15064(h), 15065(c), 15130, and 15355). Cumulative socioeconomic impacts may occur when more than one project has an overlapping construction schedule that creates a demand for workers that cannot be met by local labor, resulting in an influx of non-local workers and their dependents.

Since the majority of the construction workers will reside primarily in the San Joaquin County and live within commuting distance, no adverse impact to local schools or housing is anticipated. Although there are a number of projects that are currently under development in the vicinity of CECP (see Section 5.6, Land Use) that could potentially have an adverse cumulative socioeconomic impact, most of these projects have not advanced to the point where enough is known about them in terms of construction workforce requirements or construction schedule.

For additional cumulative effects the reader is referred to Section 5.6, Land Use.

5.10.5 Environmental Justice

President Clinton's Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" was signed on February 11, 1994. The purpose of this Executive Order is to consider whether the project may result in disproportionately high and adverse human health or environmental effects on any minority or low-income population.

The federal guidelines set forth a three-step screening process:

1. Identify which impacts of the project are high and adverse.
2. Determine whether minority or low-income populations exist within the high and adverse impact zones.
3. Examine the spatial distribution of high and adverse impact areas to determine whether these impacts are likely to fall disproportionately on the minority and/or low-income population.

According to the guidelines established by U.S. Environmental Protection Agency (EPA, 1996) to assist federal agencies to develop strategies to address this circumstance, a minority and/or low-income population exists if the minority and/or low-income population percentage of the affected area is 50 percent or more of the area's general population. The guidance suggests using two or three standard deviations above the mean as a quantitative measure of disparate effects.

A screening-level analysis of environmental justice is presented in Appendix 5.10A. According to that analysis, this project does not create high and adverse impacts. Therefore, there are no environmental impacts that are likely to fall disproportionately on minority and/or low-income members of the community.

5.10.6 Mitigation Measures

Since there are no significant adverse impacts caused by the project, no socioeconomic-specific mitigation measures are proposed.

However, as the project would be located within the Lodi Unified School District service area, NCPA LEC would be subject to school impact fees identified in Section 5.10.3.4.6 (above). These school impact fees are considered full mitigation for any project impacts to these school districts.

5.10.7 Laws, Ordinances, Regulations, and Standards

A summary of the laws, ordinances, regulations, and standards (LORS) applicable to socioeconomics, including the project's conformance to them, is presented in Table 5.10-12.

TABLE 5.10-12
Laws, Ordinances, Regulations, and Standards for Socioeconomics

LORS	Purpose	Applicability	AFC Section Explaining Conformance
Federal			
Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, or national origin.	Applies to all federal agencies and agencies receiving federal funds.	5.10.5, 5.10.7.1
Executive Order 12898	Avoid disproportionately high and adverse impacts to minority and low-income members of the community.	Applies only to federal agencies.	5.10.5, 5.10.7.1
State			
Government Code Sections 65996-65997	Establishes that the levy of a fee for construction of an industrial facility be considered mitigating impacts on school facilities.	Lodi Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	5.10.3
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities.	Lodi Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	5.10.3
Local			
County General Plan	There are no goals or policies that pertain to socioeconomics.		

5.10.7.1 Federal LORS

The Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241 (codified as amended in various sections of 42 U.S.C.) Title VI prohibits discrimination on the basis of race, color, or national origin by all federal agencies or activities receiving federal financial assistance.

Executive Order 12898, "Federal Actions to Address Environmental Justice (EJ) in Minority Populations and Low-Income Populations," requires federal agencies to consider whether the project may result in disproportionately high and adverse human health or environmental effects on any minority or low-income population. Although the California Energy Commission (CEC) is not obligated as a matter of law to conduct an environmental justice analysis, since the signing of the executive order, the CEC has typically included this topic in its power plant siting decisions to ensure that any potential adverse impacts are identified and addressed.

5.10.7.2 State LORS

Government Code Sections 65996 and 65997 provide the exclusive methods of considering and mitigating impacts on school facilities that might occur as a result of the development of real property.

Education Code Section 17620, listed in Government Code Section 65997 as an approved mitigation method, allows school districts to levy a fee or other requirement against any construction within the boundaries of the school district for the purpose of funding construction of school facilities.

5.10.7.3 Local LORS

The existing San Joaquin General Plan 2010 (San Joaquin County, 1992) does not contain an economic development element and does not have specific goals and policies that pertain to socioeconomics

5.10.8 Agencies and Agency Contacts

Table 5.10-13 provides a list of agencies and contact persons of potentially responsible agencies. Copies of records of conversation are provided in Appendix 5.10B.

TABLE 5.10-13
Agency Contacts for Socioeconomics

Issue	Agency	Contact
School impact fees	Lodi Unified School District 1305 E Vine St Lodi, CA 95240-3148	Vickie Brum Planning Analyst II James Areida Education Support Center 1305 E. Vine Street Lodi, CA 95240 (209) 331-7223 vbrum@lodiUSD.net
Potential enrollment impacts	Lodi Unified School District 1305 E Vine St Lodi, CA 95240-3148	Vickie Brum Planning Analyst II James Areida Education Support Center 1305 E. Vine Street Lodi, CA 95240 (209) 331-7223 vbrum@lodiUSD.net
Available resources, potential impacts to resources and average response times	Woodbridge Fire Protection District 405 E Augusta St. Woodbridge, CA 95258	Mike Kirkle Fire Chief (209) 369-1945 mike.kirkle@woodbridgefire.org Keith Martin Captain (209) 369-1945 keith.martin@woodbridgefire.org
Available resources, potential impacts to resources and average response times	San Joaquin County Sheriff's Office 7000 Michael Canlis Blvd French Camp, CA 95231	John Picone, Undersheriff 7000 S. Canlis Blvd French Camp, CA 95231 (209) 468-5077 jpicone@sjgov.org

TABLE 5.10-13
Agency Contacts for Socioeconomics

Issue	Agency	Contact
Hazardous Materials Response	San Joaquin County Office of Emergency Services Courthouse Room 610 222 E. Weber Avenue Stockton, CA 95202	Ron Baldwin Director of Emergency Operations (209) 468-3962 rbaldwin@co.san-joaquin.ca.us
	San Joaquin County Environmental Health Department 600 E. Main Street Stockton, CA 92505	Kasey Foley Program Coordinator (209) 468-3451 KFoley@sjcehd.com
Availability of labor	San Joaquin, Calaveras, Alpine BTC 2841 East Myrtle P O Box 5306 (Mailing Address) Stockton, CA 95205	Dave Thomas Secretary/Treasurer (209) 467-1849 dthomas@liuna73.org

5.10.9 Permits and Permit Schedule

Permits dealing with the effects on public services are addressed as part of the building permit process. For example, school development fees are typically collected when the Applicant pays in-lieu building permit fees to the County. No permits are required to comply with the socioeconomic impacts of the project.

5.10.10 References

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