

5.10 Socioeconomics

This section discusses the environmental setting, consequences, regional and local impacts, and mitigation measures associated with the socioeconomic aspects of the Mariposa Energy Project (MEP). Section 5.10.1 describes the socioeconomic environment that might be affected by MEP. Section 5.10.2 provides a socioeconomic analysis of construction and operation of the proposed project. Section 5.10.3 discusses cumulative effects from the project and Section 5.10.4 discusses mitigation measures. Section 5.10.5 presents the applicable laws, ordinances, regulations and standards (LORS) related to socioeconomics. Section 5.10.6 lists the agencies involved and agency contacts, and Section 5.10.7 provides the references used in preparing this section. A screening-level Environmental Justice analysis is provided in Appendix 5.10A.

The data used to describe the affected environment are data that were available at the time that this section was prepared. As such, the data do not necessarily reflect the changes in the economy brought about by the recent and ongoing economic recession. However, the increase in unemployment rates, especially among construction workers, implies that there is surplus labor available to meet the construction workforce demands of MEP. The information presented in this section does not address these issues specifically since no data were publicly available that either addressed or quantified the potential impacts to local governments.

5.10.1 Affected Environment

MEP will be located on approximately 10 acres of a 158-acre parcel known as the Lee Property in the northeastern corner of unincorporated Alameda County (Section 1, Township 2 South, Range 3 East; Assessor's Parcel Number 099B-7050-001-10). The Lee Property is south of Kelso Road and east of Bruns Road. I-580 is located approximately 3.5 miles to the south and the closest segment of the Byron Highway is approximately 2 miles to the northwest.

The site is approximately 1 mile west of the San Joaquin County line, and 1 mile south and east of the Contra Costa County line. Figure 1.1-3 shows the location of the generating facility, electric transmission line, natural gas supply pipeline, and water supply pipeline. Additional information on ownership and location are included in Section 1.0.

Because the project is located near the boundary of Alameda, Contra Costa, and San Joaquin counties, the region of influence (ROI) for MEP comprises these three counties. With the exception of public resources (e.g., schools, fire, law enforcement), most of the analysis is evaluated for the 3-County region.

5.10.1.1 Population

Table 5.10-1 shows the historical and projected population for Alameda, Contra Costa and San Joaquin counties and the state of California. Historical and projected annual average compounded population growth rates for the three counties and the state are summarized in Table 5.10-2. During the 1990s, Alameda County's population increased at an average annual rate of 1.2 percent, while that of Contra Costa and San Joaquin counties increased by 1.7 and 1.6 percent, respectively (DOF, 2008b). The average annual growth rate for the first

9 years of the current decade (2000 to 2008) was 0.8 percent for Alameda County, 1.3 percent for Contra Costa County, and 2.5 for San Joaquin County (DOF, 2008a; DOF, 2008b). San Joaquin County's growth rate during this period was close to double that of Contra Costa County and three times that of Alameda County. In the short term (from 2008 to 2010), Alameda and Contra Costa counties are expected to have their lowest population growth rates compared to the previous 9 years in the current decade, while San Joaquin County is expected to have its greatest population growth rate. San Joaquin County has a lower cost of living index (99.6 in 2008 compared to the national average of 100) than both Contra Costa (cost of living index of 157.2 in 2008) and Alameda (163.7 in 2008) counties. This difference in the cost of living among the three counties, along with policies in San Joaquin County that encourage growth, accounts for the observed differences in population growth.

TABLE 5.10-1
Historical and Projected Populations

Area	1990	2000	2008	2010(p)	2020(p)	2030(p)
Alameda County	1,276,702	1,443,939	1,543,000	1,550,133	1,663,481	1,791,721
Contra Costa County	803,732	948,816	1,051,674	1,075,931	1,237,544	1,422,840
San Joaquin County	480,628	563,598	685,660	741,417	965,094	1,205,198
California	29,758,213	33,873,086	38,049,462	39,135,676	44,135,923	49,240,891

Source: DOF, 2008a; 2008b; and 2008c.

Note: Population projections rounded to nearest 100.

(p) projected

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

Area	1990–2000 (%)	2000–2008 (%)	2008–2010 (%)	2010–2020 (%)	2020–2030 (%)
Alameda County	1.24	0.83	0.23	0.71	0.75
Contra Costa County	1.67	1.29	1.15	1.41	1.41
San Joaquin County	1.61	2.48	3.99	2.67	2.25
California	1.30	1.46	1.42	1.21	1.10

Source: Calculated from DOF, 2008a; 2008b; and 2008c.

Alameda County's growth rate is lower than that of the state, with a January 1, 2008 estimated population of 1,543,000 (DOF, 2008a) and a projected population of 1,791,721 by the year 2030 (DOF, 2008c). The county population is expected to increase by about 24 percent between 2000 and 2030, for an average annual compounded growth rate of 0.75 percent.

Contra Costa County's growth rate is similar to that of the state, with a January 1, 2008 estimated population of 1,051,674 (DOF, 2008a) and a projected population of 1,442,840 by the year 2030 (DOF, 2008c). The county's population is expected to increase by about 50 percent between 2000 and 2030, for an average annual compounded growth rate of 1.4 percent.

San Joaquin County's growth rate is higher than that of the state, with a January 1, 2008 estimated population of 685,660 (DOF, 2008a) and a projected population of 1,205,198 by the year 2030 (DOF, 2008c). The county's population is expected to increase by about 114 percent between 2000 and 2030, for an average annual compounded growth rate of 2.60 percent.

Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority (both racial and ethnic) and low-income population distributions for the census blocks and census block groups that are within a 6-mile radius of the MEP site. The minority and income data are from the 2000 U.S. Census data. Of the overall total population within the 6-mile radius, approximately 20 percent are racial minority, 21 percent are of Hispanic origin,¹ and 12 percent are low-income. The 3-County region's population is 44 percent minority, 21 percent Hispanic, and 11 percent low-income. Figures 5.10-1 and 5.10-2 show the percent distribution of minority and low-income populations by 2000 census blocks and census block groups within a 6-mile radius of the proposed MEP site.

5.10.1.2 Housing

As shown in Table 5.10-3, housing stock for Alameda County as of January 1, 2008, was 570,619 units. Single-family homes accounted for 343,355 units, multiple-family dwellings accounted for 219,609 units, and mobile homes accounted for 7,655 units. New housing authorizations for Alameda County in 2006 totaled 5,708 units; about 29 percent were single-family units and 71 percent were multi-family units. These authorizations were valued at \$1,527.4 million (DOF, 2008d). The median home price in Alameda County in January 2007 was \$575,000 (DOF, 2008d).

Housing stock for Contra Costa County as of January 1, 2008, was 397,499 units. Single-family homes accounted for 296,649 units, multiple-family dwellings accounted for 93,227 units, and mobile homes accounted for 7,623 units. New housing authorizations for Contra Costa County in 2006 totaled 4,349 units; about 76 percent were single-family units and 24 percent were multi-family units. These authorizations were valued at \$1,435.6 million (DOF, 2008e). The median home price in Contra Costa County in January 2007 was \$550,000 (DOF, 2008e).

Housing stock for San Joaquin County as of January 1, 2008, was 227,339 units. Single-family homes accounted for 176,067 units, multiple-family dwellings accounted for 41,541 units, and mobile homes accounted for 9,731 units. New housing authorizations for San Joaquin County in 2006 totaled 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, 2008f). The median home price in San Joaquin County in January 2007 was \$400,000 (DOF, 2008f).

The median home prices in all three counties have dropped significantly in the period from January 2007 to November 2008. According to Data Quick (2009), the median home price as of November 2008 was \$406,250 for Alameda County; \$355,000 for Contra Costa County; and \$337,500 for San Joaquin County. These prices represent a 30 percent drop in Alameda County, 35 percent drop in Contra Costa and a 16 percent drop in San Joaquin County in

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.

home prices from January 2007 to November 2008. These prices represent all new homes, single-family residences, and condominiums sold for the month of November 2008.

Alameda County's vacancy rate has remained steady in the period from 2000-2008 at about 3.0 percent (DOF, 2008a). As such, housing supply is limited in the County based on the federal standard vacancy rate of 5 percent.

Contra Costa County's vacancy rate has remained steady in the period 2000-2008 at 2.96 percent (DOF, 2008a). As such, housing supply is limited in the County based on the federal standard vacancy rate of 5 percent.

San Joaquin County's vacancy rate has remained relatively steady in the period 2000-2008 from 3.98 percent in 2000 to the current (January 2008) rate of 3.94 percent (DOF, 2008a). As such, housing supply is limited in the county based on the federal standard vacancy rate of 5 percent.

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

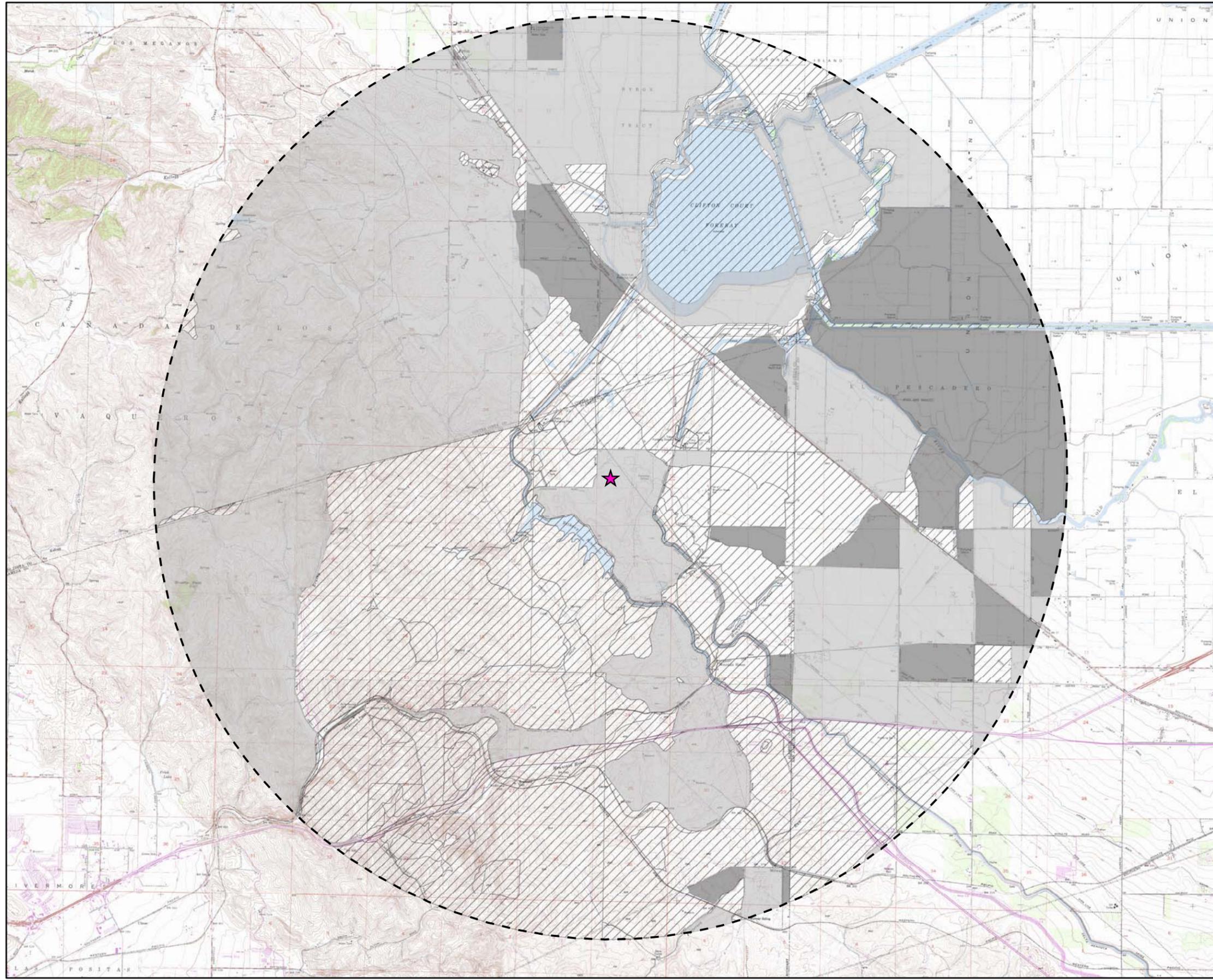
Area	Total Units	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
Alameda County	570,619	343,355	219,609	7,655	3.00
Contra Costa County	397,499	296,649	93,227	7,623	2.96
San Joaquin County	227,339	176,067	41,541	9,731	3.94
California	13,444,455	8,678,120	4,171,373	594,962	5.88

Source: DOF, 2008a

5.10.1.3 Economy and Employment

Between 2003 and 2008, employment in the counties of Alameda, Contra Costa, and San Joaquin increased by 10,300 jobs, or about 1 percent. This 1 percent increase is almost a quarter of California's net increase (4.2 percent) during the same period (California Employment Development Department [CEDD] 2009a). As shown in Table 5.10-4, employment losses were experienced in information (15.2 percent); agriculture (15.1 percent); financial activities (14.8 percent); construction (6.7 percent); manufacturing (3.1 percent); and government (2.2 percent).

The workforce needed for MEP construction is expected to come mainly from the 3-County region. During the 5-year period from 2003 to 2008, the construction workforce in the 3-County region decreased by 5,500 from a total of 81,500 workers in 2003. Most of these job losses occurred during the 2007-2008 period when the current economic recession began. The construction sector comprises about 9 percent of the total workforce in the three counties. This decline, coupled with the increase in unemployment rates brought about by the recent and ongoing economic recession, implies that there is surplus labor available to meet the construction workforce demands of MEP.



LEGEND

- ★ PROJECT LOCATION
- ⬡ SIX MILE BUFFER

PERCENTAGE OF MINORITY POPULATION

- ▨ NO MINORITY
- 0- 50%
- 50 - 100%

Notes:
 1. Source: American Fact Finder, Census 2000 Summary File 1 (SF1) 100 - Percent Data, U.S. Census Bureau, 2009.

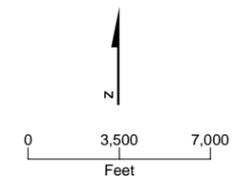


FIGURE 5.10-1
MINORITY POPULATION
DISTRIBUTION BY CENSUS BLOCK
GROUPS WITHIN SIX MILES
 MARIPOSA ENERGY PROJECT
 ALAMEDA COUNTY, CALIFORNIA

TABLE 5.10-4

Employment Distribution in the 3-County Region (Alameda, Contra Costa, and San Joaquin), 2003 to 2008

Industry	2003		2008		2003–2008	
	Number of Employees	Employment Share (%)	Number of Employees	Employment Share (%)	Percentage Change (%)	Average Annual Compound Growth Rate (%)
Agriculture	19,200	1.5	16,300	1.3	-15.1	-3.2
Natural Resources, Mining	1,100	0.1	1,400	0.1	27.3	4.9
Construction	81,500	6.6	76,000	6.1	-6.7	-1.4
Manufacturing	118,400	9.5	114,700	9.2	-3.1	-0.6
Wholesale Trade	58,400	4.7	58,500	4.7	0.2	0.0
Retail Trade	135,800	10.9	136,300	10.9	0.4	0.1
Transportation, Warehousing and Utilities	49,400	4.0	50,900	4.1	3.0	0.6
Information	35,500	2.9	30,100	2.4	-15.2	-3.2
Financial Activities	77,600	6.2	66,100	5.3	-14.8	-3.2
Services	443,400	35.7	485,200	38.7	9.4	1.8
Government	221,800	17.9	216,900	17.3	-2.2	-0.4
Total Employment	1,242,000	100.0	1,252,300	100.0	0.8	0.2

Source: CEDD, 2009a

Table 5.10-5 provides detail on the characteristics of the labor force. It shows 2008 annual employment data for each of the counties in the 3-County region and the state of California. Both Alameda County and Contra Costa County have unemployment rates that are lower than the state average. San Joaquin County unemployment rates are higher than the state average. CEDD does not project future unemployment rates.

TABLE 5.10-5

Employment Data, 2008

Area	Labor Force	Employment	Unemployment	Unemployment Rate (%)
Alameda County	766,500	719,100	47,400	6.2
Contra Costa County	529,200	496,400	32,700	6.2
San Joaquin County	297,200	266,100	31,000	10.4
California	18,391,800	17,059,600	1,332,300	7.2

Source: CEDD, 2009b

5.10.1.4 Fiscal Resources

The local agency with taxing power is Alameda County. Alameda County's General Fund expenditures and revenues are presented in Table 5.10-6. The County's General Fund revenues increased by about 2 percent from fiscal year (FY) 2005-06 to 2006-07 and FY 2006-07 to FY 2007-08. During FY 2008-09, revenues are expected to increase by about 5 percent. From FY 2007-08 to FY 2008-09, the expected revenue increase (4.9 percent) is more than two times that of the preceding fiscal year (1.6 percent). However, due the recent economic crisis and the downturn in the housing market, it is unlikely that a 5 percent increase in revenues will be realized. Tax revenues contributed between 22 and 25 percent of the Alameda County total General Fund revenues.

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

	FY 2005-2006	FY 2006-2007	FY 2007-2008	FY 2008-2009
Expenditures:				
General Government	\$131.9	\$151.8	\$154.6	\$158.5
Public Protection	\$426.8	\$473.5	\$499.2	\$527.2
Public Ways and Facilities	\$0.0	\$0.0	\$0.0	\$0.0
Health & Sanitation	\$492.0	\$512.5	\$438.8	\$463.0
Public Assistance	\$590.4	\$604.1	\$619.2	\$659.5
Capital Outlay	\$9.2	\$6.3	\$11.2	\$6.0
Non Program Financing	\$57.4	\$57.0	\$56.4	\$56.9
Contingency & Reserves	\$54.7	\$58.3	\$50.6	\$48.7
Total Expenditures	\$1,762.3	\$1,863.5	\$1,830.0	\$1,919.8
Revenues:				
Taxes	\$397.2	\$432.4	\$461.8	\$468.9
Licenses, Permits & Franchises	\$6.2	\$6.4	\$6.7	\$6.8
Fines, Forfeitures, and Penalties	\$11.5	\$9.3	\$10.4	\$11.1
Use of Money and Property	\$13.8	\$15.3	\$11.0	\$15.4
Intergovernmental Revenue – Federal	\$255.4	\$268.7	\$291.9	\$311.9
Intergovernmental Revenue – State	\$591.7	\$644.3	\$641.2	\$669.7
Intergovernmental Revenue – Local Governmental Agencies	\$7.2	\$8.5	\$12.1	\$14.5
Charges for Current Service	\$255.8	\$265.3	\$282.4	\$295.3
Other Revenue	\$33.9	\$32.6	\$33.5	\$36.7
Other Financing Sources	\$189.8	\$169.0	\$79.0	\$89.5
Available Fund Balance	\$0.0	\$11.9	\$0.0	\$0.0
Total Revenue	\$1,762.3	\$1,863.5	\$1,830.0	\$1,919.8

Source: Alameda County, 2008a; 2008b; 2008c; 2008d.
Numbers may not add up due to independent rounding.

5.10.1.5 Education

There are a total of 23 elementary, high school, and unified school districts in Alameda County. The MEP site is in the Mountain House Elementary School District (Mountain House ESD) and the Tracy Unified School District (Tracy USD). Past and current enrollment figures for the school districts are presented in Table 5.10-7. Projected enrollment figures are not available.

TABLE 5.10-7
Current and Projected Enrollment by Grade

Grade Level	Mountain House Elementary School District			Tracy Unified School District		
	Enrollment (2005–06)	Enrollment (2006–07)	Current Enrollment (2007–08)	Enrollment (2005–06)	Enrollment (2006–07)	Current Enrollment (2007–08)
Kindergarten	7	4	2	1,164	1,137	1,169
First	5	9	6	1,151	1,208	1,186
Second	5	6	5	1,244	1,191	1,209
Third	4	4	5	1,246	1,271	1,176
Fourth	3	5	3	1,236	1,245	1,277
Fifth	3	5	7	1,283	1,250	1,216
Sixth	5	3	4	1,288	1,281	1,230
Seventh	3	3	2	1,274	1,286	1,256
Eighth	5	1	3	1,287	1,295	1,283
Ninth	0	0	0	1,654	1,739	1,710
Tenth	0	0	0	1,569	1,638	1,670
Eleventh	0	0	0	1,432	1,498	1,541
Twelfth	0	0	0	1,358	1,336	1,410
Total	40	40	37	17,186	17,375	17,333

Source: California Department of Education, 2009; Costa, 2009.

5.10.1.6 Public Services and Facilities

This subsection describes public services in the project area.

5.10.1.6.1 Law Enforcement

The MEP site comes under the jurisdiction of the Alameda County Sheriff's Office (ACSO). The primary responding station to the MEP site is the Tri-Valley Station located at 100 Civic Plaza in Dublin, approximately 26 miles from MEP. The Tri-Valley Station has 17 full time uniformed officers. Average response time to the MEP site is between 10 and 15 minutes (Brady, 2009). Similar to other law enforcement agencies in other jurisdictions throughout California, the ACSO has mutual aid agreements with law enforcement agencies in the surrounding counties. Thus, assuming other law enforcement agencies have the resources available, ACSO receives supporting aid as needed during emergencies (Alviy, 2009).

The California Highway Patrol is the primary law enforcement agency for state highways and roads (e.g., Interstate 5). Services include law enforcement, traffic control, accident investigation, and the management of hazardous materials spill incidents.

5.10.1.6.2 Fire Protection

The project site is served by both Stations 8 and 20 of the Alameda County Fire Department (ACFD). Of the two stations, Station 8 (at 1617 College Avenue in Livermore) is the primary responding station, while Station 20 (at 7000 East Avenue in Livermore) is the designated Hazardous Materials (hazmat) station, as discussed below. Station 8 is a full-time station headed by a captain. It has four uniformed firefighters (the captain, a driver, and two firefighters).

Although Station 8 is the primary responding station for the MEP area, either of the two stations may respond to fire emergencies on a case-by-case basis. At 16 miles from MEP, Station 20 is actually closer to the project site, while Station 8 is about 19 miles from the project. The response times from Station 20 and Station 8 are approximately 25 minutes and 30 minutes, respectively (Watkins, 2009). ACFD has a mutual aid agreement with the Tracy Fire Department (TFD). The mutual aid agreement calls for TFD to dispatch resources, if available, from Station 98, located at 911 Tradition Street in the community of Mountain House (Bosch, 2009). Station 98 is a full-time, full-service station with one captain, one engineer, and one firefighter/ medic for every 48-hour shift. Station 98 is approximately 4.2 miles from the project site. The response time from Station 98 to the project site is approximately 12 minutes (Hanlon, 2009).

5.10.1.6.3 Emergency Response

ACFD firefighters are the first responders to any hazmat emergencies. Alameda County has three hazardous materials response teams based at Stations 4, 12, and 20. The closest, and first responding team to MEP, is Station 20, located at 7000 East Avenue in Livermore, which is 16 miles from MEP. This team consists of nine staff – two trained to a specialist level, six technicians and a battalion chief who acts as incident commander. All equipment and personal are trained at a Level A/Type I level (Linney, 2009). The response time from Station 20 to the site is approximately 25 minutes.

Stations 4, 12, and 20 all have firefighters who are also trained paramedics. The stations also all have advanced life support gear. Although Station 20 has an ambulance, it is dedicated to the Lawrence Livermore Laboratory and is not available to respond to other emergencies. All ambulance services in the county are handled by American Medical Response.

ACFD's mutual aid agreement with TFD also includes assistance with hazmat incidents. The nearest TFD station with hazmat capabilities is Station 98. The firefighters at this station are all trained for hazmat response. Station 98 has all necessary hazmat equipment with the exception of the hazmat van, which is located at Station 96 (Garcia, 2009). The response time from Station 98 is 12 minutes. Station 96 is located at 301 West Grant Line Road and is 8.9 miles from the MEP site. Response time from Station 96 is 19 minutes (Hanlon, 2009).

5.10.1.6.4 Hospitals

The nearest hospital with an emergency room is Sutter Tracy Community Hospital, located at 1420 N. Tracy Boulevard in Tracy, approximately 11 miles from the MEP site. Sutter Tracy Community Hospital is affiliated with Sutter Health. Sutter Health supports more than

24 locally run acute care hospitals and physician organizations, medical research facilities. The Sutter Tracy Community Hospital is one of these hospitals. The Sutter Tracy Community Hospital has 81 beds, 91 active physicians on staff and 580 total staff employees. Other services at Sutter Tracy Community Hospital include cardiovascular, diagnostic imaging, dialysis, family birth center, rehabilitation including physical therapy, respiratory, and surgical services. Sutter Tracy Community Hospital operates a 24-hour emergency department. However, it does not have a trauma center and does not have a helipad.

The nearest hospital with a trauma center is the Eden Medical Center located in 20103 Lake Chabot Road in Castro Valley, Alameda County. It is approximately 35 miles from the MEP site. Eden Medical Center serves as the regional trauma center for southern Alameda County and has a helipad. Specialty services at the hospital include a level II trauma center; acute rehabilitation center (at the Laurel Grove Hospital); high risk maternity program; cardiac intensive care unit; intensive care unit; and neonatal intensive care center. Eden Medical Center acts as one of the referral centers for adult trauma in Alameda County, and serves nearly 2,500 patients annually.

5.10.1.7 Utilities

This subsection describes utilities in the project area.

5.10.1.7.1 Electricity and Gas

MEP will be interconnected with the regional electrical grid by a new, approximately 0.7-mile-long, single-circuit, three-phase 230-kV line. The proposed 230-kV line will run generally north from the project site, staying to the east of the Byron Power Cogen Plant, crossing Kelso Road, and staying to the east of the Pacific Gas and Electric Company (PG&E) Bethany Compressor Station.

MEP will require construction of a tie-in pipeline from PG&E to supply natural gas to the project site. PG&E operates two existing high-pressure natural gas transmission pipelines just east of the MEP site. The proposed new natural gas supply pipeline for MEP will tap into the existing PG&E line.

5.10.1.7.2 Water

All MEP water needs will be served by a new 1.8-mile pipeline from the Byron Bethany Irrigation District (BBID) Canal 45. Domestic potable water will be provided via a tie from the BBID supply, with sodium hypochlorite added to the plant raw water supply system. The water supply plan is described in Section 2.0, Project Description.

5.10.1.7.3 Wastewater Discharge

Process and domestic wastewater from the plant and associated facilities will be either treated on site or removed for offsite disposal by a licensed waste hauler. No sewer connections or process wastewater discharge is planned.

5.10.2 Socioeconomic Analysis

This subsection assesses the potential socioeconomic impacts of the project and linears.

5.10.2.1 Potential Socioeconomic Impacts

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

5.10.2.2 Significance Criteria

The criteria used to determine the significance of project-related socioeconomic impacts are as suggested in the California Environmental Quality Act Checklist (CEQA). Project-related impacts from construction and operations 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

5.10.2.3 Construction Impacts

Actual construction will take place over approximately 14 months, from the second quarter of 2011 through the second quarter of 2012. Personnel requirements will be minimal during the mobilization and site grading period (i.e., during the first 3 months of the construction period) and during the startup and testing period (i.e., during the last 3 months of the construction period).

There will be an average and peak workforce of approximately 89 and 177, respectively, of construction craft people, supervisory, support, and construction management personnel on site during construction.

5.10.2.3.1 Construction Workforce

The primary trades in demand for construction will include boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Table 5.10-8 provides an estimate of construction personnel requirements. Total construction personnel requirements will be approximately 1,254 person-months, or 105 person-years. Construction personnel requirements will peak at approximately 177 workers in month 7 of the construction period.

TABLE 5.10-8
Construction Personnel by Month

Craft/Trade	Months After Groundbreaking														Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Plant															
Carpenters	14	20	35	35	37	37	32	21	6	5	1	0	0	0	242
Welders/Tanks	0	0	0	10	10	11	11	2	0	0	0	0	0	0	44
Operators	1	1	3	3	3	4	3	3	2	2	2	1	1	1	30
Electricians/UG	7	14	14	14	10	13	13	13	7	5	0	1	2	2	114
Pipefitters/UG	3	10	10	10	12	18	18	18	7	7	0	0	0	0	115
Millwrights	0	0	0	0	5	6	6	6	6	6	5	4	4	4	52
Boilermakers	0	0	8	8	8	8	8	8	8	8	4	0	0	0	68
Iron Workers	0	0	10	10	14	8	10	10	5	5	3	2	2	2	81
Laborers	0	0	4	4	5	6	6	2	1	1	1	0	0	0	30
Electricians/AG	0	0	0	0	7	13	13	7	16	16	15	8	3	2	99
Pipefitters/AG	0	0	0	0	4	4	4	0	9	9	9	4	3	1	47
Supervision	2	5	5	5	9	9	9	9	11	10	7	7	5	3	96
Operators	4	6	6												16
Teamsters	4	6	6												16
Laborers	2	2	2												6
Plant Construction Craft Labor	36	65	104	100	124	137	133	98	79	74	47	27	20	14	1,056
Total Manual Staff	3	5	5	5	7	8	8	8	8	9	9	8	6	3	90
Total Plant Staff	39	69	109	105	130	145	141	106	87	83	56	34	26	17	1,146
Transmission Lines															
HV Electricians						10	10	10	6						36
Ironworkers						5	5	5							15
Carpenters						4	4								8
Laborers						2	2								4
Total Transmission Line Staff	0	0	0	0	0	21	21	15	6	0	0	0	0	0	63
Water Pipeline															
Pipefitters							10	10	10						30
Natural Gas Pipeline															
Pipefitters							5	5	5						15
Total Construction Workforce	39	69	109	105	130	166	177	136	108	83	56	34	26	17	1,254

Available skilled labor in the 3-County region was evaluated by surveying the Building and Trades Council (Table 5.10-9) and contacting CEDD (Table 5.10-10). Both sources show that the workforce in 3-County region will be adequate to fulfill MEP's construction labor requirements. Therefore, the project will not place an undue burden on the local workforce. In addition, as shown in Table 5.10-4, the construction workforce within the 3-County region has been declining at an average annual rate of 1.4 percent per year. This decline coupled with the increase in unemployment rates brought about by the recent and ongoing economic recession implies that there is surplus labor available to meet the construction workforce demands of MEP.

TABLE 5.10-9
Labor Union Contacts in the 3-County Region

Labor Union	Contact
Alameda County Building and Construction Trades Council	Barry Luboviski (510) 430-8664

TABLE 5.10-10
Available Labor by Skill in Alameda, Contra Costa, and San Joaquin Counties, 2006–2016

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2006	2016			
Carpenters	18,650	19,370	720	3.9	0.4
Cement Masons & Concrete Finishers	2,670	2,840	170	6.4	0.6
Painters, Construction & Maintenance	7,020	7,450	430	6.1	0.6
Sheet Metal Workers	1,200	1,290	90	7.5	0.8
Electricians	5,470	5,930	460	8.4	0.8
Welders, Cutters, Solderers, & Brazers	3,130	3,560	430	13.7	1.4
Industrial Truck & Tractor Operators	7,430	7,310	-120	-1.6	-0.2
Operating Engineers and Other Construction Equipment Operators	4,410	4,730	320	7.3	0.7
Helpers, Construction Trades	2,590	2,700	110	4.2	0.4
Construction Laborers	16,430	17,620	1,190	7.2	0.7
Plumbers, Pipefitters, & Steamfitters	4,730	5,180	450	9.5	1.0
Administrative Services Managers	1,960	2,080	120	6.1	0.6
Mechanical Engineers	2,070	2,380	310	15.0	1.5
Electrical Engineers	1,860	2,030	170	9.1	0.9
Engineering Technicians	5,690	6,520	830	14.6	1.5
Plant and System Operators	3,790	4,290	500	13.2	1.3

Source: CEDD, 2009c

5.10.2.3.2 Population Impacts

It is anticipated that most of the construction workforce will be drawn from the 3-County region. However, a portion of the construction workforce could also be drawn from other nearby counties or from out of state. For the purposes of this analysis, because of the size of the local construction workforce, it was assumed that 90 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.

5.10.2.3.3 Housing Impacts

The construction workforce will most likely commute daily to the project site; however, if needed, there are about 175 hotels/motels with 17,780 rooms in Alameda County (Smith Travel Research, 2009) to accommodate workers who may choose to commute to the project site on a workweek basis. In addition to the available hotel/motel accommodation, there are about 40 recreational vehicle parks within 15 miles of the project site. As a result, construction of the proposed project is not expected to increase the demand for housing.

5.10.2.3.4 Impacts on the Local Economy and Employment

The cost of materials and supplies required for the construction of MEP is estimated at approximately \$185 million. The estimated value of materials and supplies that will be purchased locally during construction is \$12.3 million. All cost estimates are in constant 2008 dollars as are the economic benefits noted in this section.

MEP will provide about \$16.3 million in construction payroll, at an average rate of \$75 per hour, including benefits. 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 90 percent of the construction workforce will reside in the 3-County region, it is expected that approximately \$14.7 million will stay in the local area during the 14-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.

Indirect and Induced Economic Impacts from Construction

Construction activities will result in secondary economic impacts (indirect and induced impacts) within the 3-County region. 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 3-County region. 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 the 3-County region. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within the 3-County region is 142 and 87 jobs, respectively. These additional jobs result from the \$10.58 million² in annual local construction expenditures, as well as \$8.81 million in spending by local construction workers. The \$8.81 million represents the disposable portion of the annual construction

² Annual portion of the \$12.34 million construction expenditure = \$12.34 million / (14 months/12 months) = \$10,580,820 in 2008 dollars.

payroll (assumed to be 70 percent of the \$12.58³ million in annual construction payroll spent locally). Assuming an average monthly direct construction employment of 89, the employment multiplier associated with the construction phase of the project is approximately 3.6 (i.e., $[89 + 142 + 87]/89$). This project construction phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts were estimated at \$6,108,200 and \$3,894,700, respectively. Assuming a total annual local construction expenditure (payroll, materials, and supplies) of \$23.16 million (\$12.58 million in payroll + \$10.58 million in materials and supplies), the project construction phase income multiplier based on a Type SAM model is approximately 1.6 (i.e., $[\$23,160,150 + \$6,108,200 + \$3,894,700]/\$23,160,150$).

5.10.2.3.5 Fiscal Impacts

The MEP initial total capital cost is estimated to be between \$230 million and \$245 million; of this, materials and supplies are estimated at approximately \$185 million. The estimated value of materials and supplies that will be purchased locally (within 3-County region) during construction of MEP is \$12.3 million. The effect on fiscal resources during construction will be from sales taxes realized on equipment and materials purchased within the 3-County region and from sales taxes from expenditures. Since the sales tax rates are different for each of the three counties (9.75 percent in Alameda; 9.25 percent in Contra Costa; and 8.75 percent in San Joaquin) and the place of purchase is unknown at this time, Alameda County is assumed to be the place of purchase for purposes of this analysis. Of the 9.75 percent in sales tax in Alameda County (as of April 1, 2009), 7.25 percent goes to the state; 0.25 percent goes to the county; 0.75 percent goes to the city or place of sale; and 1.5 percent goes to the special districts (BOE, 2009). The total sales tax expected to be generated annually during construction is \$1,203,570 (i.e., 9.75 percent of local sales). Assuming all local sales are made in Alameda County, the maximum sales tax revenue received by the county and/or place of sale during the construction period is about \$123,440 (1 percent of \$12.3M). About \$894,960 (7.25 percent of \$12.3M) will go to the state with the remaining \$185,160 (1.5 percent of \$12.3M) going to special districts. The additional sales tax revenues that will go to the county during construction are less than one percent (0.03 percent) of Alameda County's General Fund revenues from taxes (see Table 5.10-6).

5.10.2.3.6 Impacts on Education

Although the schools in the Mountain House ESD are currently not considered overcrowded, the Tracy USD schools are (Costa, 2009; Carter, 2009). Construction of MEP will not cause significant population changes or housing impacts to the region. Given that the construction is short-term, it is likely that most employees will commute to the site from areas within the 3-County region, as opposed to relocating to the area. As a result, MEP construction will not cause a significant increase in demand for school services.

5.10.2.3.7 Impacts on Public Services and Facilities

The construction of the project may have minor impacts on police, fire, or hazardous materials handling resources. However, since the peak workforce is only 177 workers, it is not expected to place a burden on public service providers. Copies of the records of conversation with local sheriff and fire departments are included in Appendix 5.10B.

³ Annual local portion of construction payroll = $(\$16.3 \text{ million} / (14 \text{ months}/12 \text{ months})) \times 90\% = \12.58 million . The disposable portion of the annual local construction payroll = $\$12.58 \text{ million} \times 70\% = \8.81 million .

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, MEP construction is not expected to create significant adverse impacts on medical resources in the area since minor injuries can be treated at the Sutter Tracy Community Hospital, while more serious injuries can be treated at the Eden Medical Center.

5.10.2.3.8 Impacts on Utilities

MEP construction will not make significant adverse demands on local water, electricity, or natural gas. Impacts will involve the extension of existing utility lines. Water requirements for construction are relatively small.

5.10.2.4 Operational Impacts

This section discusses the changes to the local economy as a result of bringing MEP online.

5.10.2.4.1 Operational Workforce

MEP is expected to begin commercial operation in third quarter 2012. It is expected to employ up to eight full-time employees. Anticipated job classifications are shown in Table 5.10-11. The entire permanent workforce is expected to commute from within the 3-County region.

TABLE 5.10-11
Typical Plant Operation Workforce

Department	Personnel	Shift	Workdays
Operations	5 operating technicians	Rotating 12-hour shift	7 days a week
Administration	3 administrators	Standard 8-hour days	5 days a week with additional coverage as required

Facility employees will be drawn from the local workforce. Consequently, no population increase is anticipated as a result of this project. Impacts on local employment will not be significant.

5.10.2.4.2 Population Impacts

Some of the operational workforce may be drawn from the local population. However, it is anticipated that the operational workforce will be drawn from within the 3-County region. Consequently, plant operations will not create an influx of new workers to the community.

5.10.2.4.3 Housing Impacts

Given the small size of the operations staff, significant impacts to housing are not anticipated. Hiring preferences will be given to workers living within the 3-County region, thus minimizing the need for new housing. Based on the housing vacancy data in Table 5.10-3, there are approximately 37,842 available housing units in the 3-County region. Thus, some employees who need to relocate could choose to live within any of the three counties. However, the new demand for housing will not be significant.

5.10.2.4.4 Impacts on the Local Economy and Employment

MEP operation will generate a small, permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office

supplies and services. The average salary per operations employee is assumed to be \$103,750 per year, excluding benefits. For the assumed average of eight full-time employees, this will result in an approximate operation payroll of \$830,000 per year. An additional \$320,000 will be spent on benefits. However, this expense is not included in the impact analysis because it may include nonlocal expenditures. The annual operations and maintenance budget is approximately \$1,640,000, all of which is estimated to be spent locally, (within the 3-County region). These additional jobs and spending will generate other employment opportunities and spending in the 3-County region. The addition of eight full-time jobs will not significantly reduce unemployment rates. All cost estimates are in 2008 dollars as are the economic benefits noted in this section. Although there will be additional spending during major overhauls, some of which may be spent locally, these expenditures are not included in the current analysis.

Indirect and Induced Economic Impacts from Operations

MEP operation will result in indirect and induced economic impacts in the 3-County region. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts will result from annual expenditures on payroll as well as those on operations and maintenance (O&M).

Estimated indirect and induced employment in the 3-County region are estimated to be 5 and 7 permanent jobs, respectively. These additional 12 jobs result from the \$2,470,000 (\$830,000 in payroll, and \$1,640,000 in operations and maintenance) in annual MEP expenditures. The operational phase employment multiplier is estimated at 2.5 (i.e., $[8 + 5 + 7]/8$) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$290,470 and \$289,390, respectively. The income multiplier associated with the operational phase of the project is approximately 1.2 (i.e., $[\$2,470,000 + \$290,470 + \$289,390]/\$2,470,000$) and is based on a Type SAM model.

5.10.2.4.5 Fiscal Impacts

The annual operations and maintenance budget is expected to be approximately \$1,640,000 (in 2008 dollars), all of which is assumed to be spent locally within the 3-County region. As stated in Section 5.10.2.4.4, MEP will bring about \$830,000 per year in operational payroll to the region.

During operations, additional sales tax revenues are assumed to be obtained by Alameda County. Increased payroll will be \$830,000 annually, and additional O&M expenses spent locally will be approximately \$1,640,000 annually. Based on the assumed local O&M expenditures of \$1,640,000, the estimated sales taxes will be approximately \$159,900. Of this amount, the place of sale will receive \$12,300 in sales tax revenue (0.75 percent of \$1,640,000). The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, since it constitutes such a small percent of total County revenues.

MEP is expected to bring increased property tax revenue to Alameda County. The California State Board of Equalization (BOE) has jurisdiction over the valuation of a power-generating facility for property tax purposes, if the power plant produces 50 megawatts (MW) or more. For power-generating facility producing less than 50 MW, the County has jurisdiction over the valuation (Young, 2007). Since MEP is a nominal 200-MW power-generating facility, BOE is responsible for assessing property value. Although the

BOE assesses the property value, the property tax rate is set by the Alameda County Assessor's Office. For the current property, which is under the Williamson Act contract, this rate is 1.0614 percent for FY 2008-09 (Mallillin, 2009). Under the Williamson Act contract, the Lee Property is currently assessed at \$17.5 per acre.

Assuming a capital cost of \$230 million to \$245 million and a minimum property tax rate similar to that currently prevailing on the property under the Williamson Act, MEP will generate about \$2.44 million to \$2.6 million in property taxes annually. Since the property taxes are collected at the county level, their disbursement is also at the county level.

In FY 2008-09, Alameda County's total revenues were estimated at \$1,919.8 million (see Table 5.10-6). Of this amount, \$468.9 million was in tax revenues. The increase in property taxes resulting from MEP is about one-half of one percent (between 0.52 to 0.55 percent) of the County's total tax revenues and about one percent (between 0.82 and 0.87 percent) of the County's property tax revenues.

5.10.2.4.6 Impacts on Education

Although the Mountain House ESD are currently not considered overcrowded, the Tracy USD schools are (Costa, 2009; Carter, 2009). Even assuming that the eight operational employees will reside within Alameda County or San Joaquin County, MEP operation is not expected to create any significant adverse impacts to the local school system. Assuming an average family size of 2.74 persons per household for Alameda County and an average family size of 3.06 persons per household for San Joaquin County (DOF, 2008a) would imply the addition of approximately only six and eight children to the local schools in Alameda and San Joaquin County, respectively. This would constitute a negligible percent increase in school enrollment.

Any developments (commercial) within the Mountain House ESD are currently charged a one-time assessment fee of \$0.36 per square foot of principal building area (Potter, 2009). Because the Mountain House ESD students attend high school in Tracy USD, Mountain House splits the revenue with Tracy USD. The split is 75 percent of the fee to Mountain House ESD and 25 percent of the fee to Tracy USD. Based on 7,280 square feet of occupied structures; MEP will pay \$2,621 in school impact fees.

5.10.2.4.7 Impacts on Public Services and Facilities

Project operation will not make any new significant demands on public services or facilities even if all eight of the operational employees reside in Alameda County or in the 3-County region. The ACSO did not express any concerns about increased service demands during plant operations (Brady, 2009). MEP's operation is not expected to result in significant impacts to the ACSO. MEP's operation will not create significant adverse impacts on medical resources in the area due to the safety record of power plants and the small number of operations employees that will be on site. Copies of the records of conversation with the sheriff and fire departments are included in Appendix 5.10B.

5.10.2.4.8 Impacts on Utilities

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

5.10.2.4.9 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 a 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 the U.S. Environmental Protection Agency (EPA) to assist federal agencies in developing 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, MEP does not create significant adverse impacts. Therefore, there are no environmental impacts that are likely to fall disproportionately on minority and/or low-income members of the community.

5.10.3 Cumulative Effects

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.

The following projects are near the MEP site:

- Mountain House community build out
- East Altamont Energy Center
- Green Volts Utility Scale Solar Field, located on Kelso Road, across from the Tracy Substation
- Altamont Motorpark Sports Rezoning
- Midway Power, LLC Project
- Jess Ranch Organics Composting Facility, located south of I-580 / Grant Line Road

With the exception of the East Altamont Energy Center and the Midway Power Project, the remaining planned projects are not uses that would compete with MEP for skilled labor. The East Altamont Energy Center project was licensed by the California Energy Commission (CEC) in 2003, and was granted a 3-year extension for commencement of construction in August 2008. However, current construction plans are not known. The Midway Power Project was licensed in 2004, and recently requested an extension from June 2009 to June 2014 for commencement of construction, which is well after the construction of MEP will be completed. Although these proposed projects will require a labor supply for construction, there is a sufficient supply of skilled labor in the 3-County region such that significant cumulative impacts are unlikely to occur as a result of labor demand from MEP combined with demand from other projects. Other kinds of cumulative socioeconomic impacts are also unlikely, as MEP's effects on housing, schools, and public services are negligible. For these reasons, MEP will not cause any adverse cumulative socioeconomic impacts.

5.10.4 Mitigation Measures

Because MEP will cause no significant adverse impacts, no socioeconomic-specific mitigation measures are proposed.

As discussed previously, the project will be located in the Mountain House ESD and the Tracy USD service area and the project will be subject to school impact fees of \$2,621. These school impact fees are considered full mitigation for any project impacts to these school districts.

5.10.5 Laws, Ordinances, Regulations, and Standards

A summary of federal and state LORS, including the project's conformance to them, is presented in Table 5.10-12. Alameda County does not have a common General Plan; however, it has General Plans for Castro Valley, Eden Area, and East County Area. The MEP site is in the planning area of the East County (formally called the Livermore-Amador Valley Planning Unit), which has a specific general plan called the East County Area Plan (ECAP).

TABLE 5.10-12
Laws, Ordinances, Regulations, and Standards Applicable to Socioeconomics

LORS	Requirement/Applicability	Administering Agency	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.	Office of Civil Rights	Section 5.10.2
Executive Order 12898	Avoid disproportionately high and adverse impacts to minority and low-income members of the community Applies only to federal agencies.	EPA	Section 5.10.2.4.9, and Appendix 5.10A

TABLE 5.10-12
Laws, Ordinances, Regulations, and Standards Applicable to Socioeconomics

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
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. Mountain House ESD and Tracy USD may charge a one-time assessment fee to mitigate potential school impacts.	Mountain House ESD and Tracy USD	Section 5.10.2.4.6
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. Mountain House ESD and Tracy USD may charge a one-time assessment fee to mitigate potential school impacts.	Mountain House ESD and Tracy USD	Section 5.10.2.4.6

5.10.5.1 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 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 CEC is not obligated as a matter of law to conduct an environmental justice analysis, since the signing of the Executive Order 12898, the CEC has typically included this topic in its power plant siting decisions to ensure that any potential adverse impacts are identified and addressed.

5.10.5.2 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 construction within the boundaries of the school district for the purpose of funding construction of school facilities.

5.10.5.3 Local LORS

5.10.5.3.1 East County Area General Plan

The ECAP describes the goals for economic diversification and development in eastern Alameda County. The ECAP's Economic Development Element establishes policies to ensure the long-term vitality of the local economy. For example, Policies 44, 45 and 46 call for the provision of diverse economic base for the East County Area, and the maintenance of a variety of job and housing opportunities to improve the East County Area's job/housing balance.

Table 5.10-13 summarizes MEP's compliance with the specific policies of the ECAP such as the Economic Development Plan, the Industrial/Commercial/Office Uses programs, and the Urban and Rural Development Element. Thus, as shown in the table, various MEP conforms to the County's goals and policies with regard to economic development, housing, and public facilities and services elements.

TABLE 5.10-13
Local LORS

Plan and Policy/Program	Purpose	MEP Conformance
ECAP – Economic Development Plan		
Policy 44	The County shall encourage a diversity of job producing industries that reflect the skills of the local force to locate in the East County area.	MEP will provide up to 177 short-term construction jobs and 8 permanent positions.
Policy 45	The County shall provide incentives, such as fee reductions, streamlined permit processing, and infrastructure placement, to existing industries to remain in the East County planning area.	MEP will support this policy by providing needed electrical generation and capacity within the County.
ECAP – Industrial/Commercial/Office Uses		
Program 14	The County shall work with the Alameda County Economic Development Advisory Board to coordinate industry recruitment for the East County Planning Area.	MEP conforms with this program by supporting local renewable electricity generation with flexible and dispatchable back-up generation capacity.
Program 15	The County shall work with the Alameda County Economic Development Advisory Board to identify existing industries considering relocation outside the County and provide incentives, such as fee reductions, streamlined permit processing, and infrastructure placement for existing plant expansion.	MEP supports this program by providing reliable electricity generation to meet growing County needs.

TABLE 5.10-13
Local LORS

Plan and Policy/Program	Purpose	MEP Conformance
Program 16	The County shall work with the Alameda County Economic Development Advisory Board to promote investment in telecommunications and other technical infrastructure that will be required to attract service businesses to East County.	MEP conforms with this program by providing needed capacity and generation within the County.
ECAP – Urban and Rural Development Element		
Policy 14	The County shall promote an approximate balance between jobs and housing within East County and shall further promote a range of housing types reflecting the income distribution of the local employment base.	MEP is not expected to result in increased housing demand during construction or operation. Thus, MEP conforms with this program.
Program 7	The County shall work with cities to develop an incentive system to provide a range of housing unit types which reflects the income distribution of the local employment base. The incentive system could include density bonuses, use of low income housing fees, inclusionary zoning programs, fee waivers, low income set asides within large projects, and joint development with non-profit housing corporations.	MEP is not expected to result in increased housing demand during construction or operation. Thus, MEP conforms with this program.
Policy 12	The County shall work with cities and service districts to plan adequate infrastructure capacity to accommodate development consistent with the East County Area Plan. The level of development in the East County Area Plan shall depend on the adequacy of transportation and infrastructure improvements and the extent to which these improvements can be funded.	MEP conforms with this program by providing needed generation capacity and flexible operating capability to support renewable wind power generation within eastern Alameda County. MEP will not require local transportation improvements.

5.10.6 Agencies and Agency Contacts

Table 5.10-14 provides a list of potentially responsible agencies and contacts. Copies of records of conversation are provided in Appendix 5.10B.

TABLE 5.10-14
Agency Contacts for Socioeconomics

Issue	Agency	Contact
Property valuation	California Board of Equalization 3321 Power Inn Road Suite 210 Sacramento, CA 95826	David Young, Senior Specialist Property Appraiser (916) 445-4982
School impact fees, school enrollment data, Potential enrollment impacts	Tracy Unified School District 1875 W. Lowell St. Tracy, CA 95376	Bonnie Carter Facilities Planner (209) 830-3245 bcarter@tusd.net
School impact fees, school enrollment data, Potential enrollment impacts	Mountain House Elementary School District 3950 Mountain House Road Byron, CA 94514	Gay Costa, Administrative Assistant (209) 835-2283
School impact fees, school enrollment data, Potential enrollment impacts	Alameda County Office of Education 313 West Winton Avenue Hayward, CA 94544-1198	Jeffrey B. Potter Director, District Business Services (510) 670-4277
Emergency Response Resources	Alameda County Fire Department 1617 College Ave. Livermore, CA 94551	Alan Evans, Capitan Station No. 8 (925) 447-6611 alan.evans@acgov.org
Emergency Response Resources	Alameda County Fire Department – Hazardous Materials Team 7000 East Ave. Livermore, CA 94551	Gary Linney, Battalion Chief Station No. 20 (925) 423-1810 gary.linney@acgov.org
Emergency Response Resources	Tracy Fire Department 835 Central Ave. Tracy, CA 95376	Stephanie Garcia Administrative Assistant (209) 831-6700 Stephanie.garcia@ci.tracy.ca.us Chris Bosch, Fire Chief (209) 831-6709 Steve Hanlon, Captain (209) 831-6724 steve.hanlon@ci.tracy.ca.us
Emergency Response Resources	Alameda County Sheriff's Office 15001 Foothill Blvd San Leandro, CA 94578	David Brady Lieutenant (510) 667-3600 dbrady@acgov.org
Emergency Response Resources	Alameda County Sheriff's Office 100 Civic Plaza Dublin, CA 94568	Sergeant Steve Lenthe (925) 803-7915 slenthe@acgov.org
Emergency Response Resources	Alameda County Sheriff's Office 15001 Foothill Blvd San Leandro, CA 94578	David Alviy Lieutenant (510) 667-3600 dalviy@acgov.org
Available resources, potential impacts to resources	Sutter Tracy Community Hospital 1420 N. Tracy Blvd. Tracy, CA 95376	Fernando Galicia (209) 832-6066 galiciafg@sutterhealth.org

5.10.7 References

- Alameda County. 2000. East County Area Plan (Revised by Initiative Nov. 2000). Web site: <http://www.acgov.org/cda/planning/plans.htm>
- Alameda County. 2008a. County Budgets, County of Alameda Final Budget 2005-2006, Appropriation By Program and Total Available Financing by Source, Pages 5 and 11. Web site: <http://www.acgov.org/budget.htm>
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- Alviy, David/Alameda County Sheriff’s Office Lieutenant. 2009. Personal communication with Fatuma Yusuf/CH2M HILL. June 3.
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