



SABAL TRAIL PROJECT

RESOURCE REPORT 5 *Socioeconomics*

FERC Docket No. CP15-____-000

November 2014

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Appendix 5A – The Fiscal and Economic Benefits of the Proposed Sabal Trail Natural Gas Pipeline by
Fishkind & Associates

RESOURCE REPORT 5—SOCIOECONOMICS	
Filing Requirement	Location in Environmental Report
<input checked="" type="checkbox"/> For major aboveground facilities and major pipeline Projects that require an Environmental Impact Statement ("EIS"), describe existing socioeconomic conditions within the Project area. (§380.12 (g) (1)).	Section 5.2
<input checked="" type="checkbox"/> For major aboveground facilities, quantify impact on employment, housing, local government services, local tax revenues, transportation, and other relevant factors within the Project area. (§380.12 (g) (2-6)).	Section 5.2
<input checked="" type="checkbox"/> Evaluate the impact of any substantial immigration of people on government facilities and services and describe plans to reduce the impact on local infrastructure.	Section 5.3
<input checked="" type="checkbox"/> Describe on-site manpower requirements, including the number of construction personnel who currently reside within the impact area, would commute daily to the site from outside the impact area, or would relocate temporarily within the impact area.	Section 5.3.1 Table 5.3-1 Appendix 5A
<input checked="" type="checkbox"/> Estimate total worker payroll and material purchases during construction and operation.	Sections 5.3.1 and 5.3.6 Table 5.3-1 Appendix 5A
<input checked="" type="checkbox"/> Determine whether existing housing within the impact area is sufficient to meet the needs of the additional population.	Section 5.3.3
<input checked="" type="checkbox"/> Describe the number and types of residences and businesses that would be displaced by the project, procedures to be used to acquire these properties, and types and amounts of relocation assistance payments.	Section 5.3.4
<input checked="" type="checkbox"/> Conduct a fiscal impact analysis evaluating local government expenditures in relation to incremental local government revenues that would result from construction of the project. Incremental expenditures include, but are not limited to, school operating costs, road maintenance and repair, public safety, and public utility costs.	Section 5.3.5 Appendix 5A

FERC COMMENTS ON DRAFT RESOURCE REPORT 5	LOCATION OR RESPONSE TO COMMENT
<u>Resource Report 5 –Socioeconomics</u>	
SEPTEMBER 26, 2014 COMMENTS	
1. Include an estimate of the percentage of the workforce that would be local and non-local (i.e., come from outside the impacted counties).	Provided in Section 5.3.2.
2. Include an estimate of traffic load during construction in each of the states crossed by the Project.	Provided in Section 5.3.7.1.
3. Include the following information regarding tourism: a. the primary types and general locations of tourism that	Provided in Sections 5.2.3 and 5.3.4.

FERC COMMENTS ON DRAFT RESOURCE REPORT 5	LOCATION OR RESPONSE TO COMMENT
<p>occurs in the Project area;</p> <ul style="list-style-type: none"> b. the time of high and low seasons for tourism in the area and metrics to characterize the degree of tourism that occurs (e.g., visitor days for a park, number of visitors through a particular destination); c. a description of the economic impact of tourism in the Project area; and d. a description of how the Project could impact tourism and the measures that Sabal Trail would implement to avoid or reduce impacts on tourism during construction. 	
<p>4. To address comments received during scoping regarding Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks (April 1997), include:</p> <ul style="list-style-type: none"> a. unconsolidated tract or block group data for children under the age of 17 that reside along/within the project area; and b. a discussion of how Sabal Trail would avoid adversely impacting children’s health. 	<p>Provided in Sections 5.2.8 and 5.3.11 and Tables 5.2-20 through 5.2-22.</p>
<p>5. In order to conduct a consistent review of socioeconomic conditions in the Southeast Market Pipelines Project areas, present the socioeconomic information in the format provided in the attachment to this document and include this information in Resource Report 5 of the application.</p>	<p>Tables 5.2-1 through 5.2-13 have been revised in the requested format to include those municipalities within 10 miles of the Project. Note that these municipalities are not located within the Project area and are not directly affected by the Project..</p>
<p>6. Include a table that summarizes racial and ethnic characteristics and poverty rates by census tracts within 1 mile of the planned pipelines. Also, include this data for each new compressor station and alternative compressor station locations at the census tract/block level within a radius area around each site that extends to the point in which the potential change in ambient noise level would not be perceptible (i.e., 0 decibels). Bold the values that identify an environmental justice population and include figures that show the census tracts/blocks adjacent to the compressor stations and alternatives and within the radius areas.</p>	<p>Tables 5.2-17 through 5.2-19 in Resource Report 5 provide racial and ethnic characteristics and poverty rates by census tracts within 1 mile of the planned pipelines.</p> <p>Tables of racial and ethnic characteristics and poverty rates for each compressor station and alternative compressor station location are provided in Resource Report 10 Table 10.9-5 and figures showing the proposed and alternative compressor station sites are provided in Figures 10.9-1 through 10.9-4.</p>
<p>7. Include a table that summarizes racial and ethnic characteristics and poverty rates by census tracts within 1 mile of the Sasser Route Alternative.</p>	<p>See Table 10.9-5 in Resource Report 10.</p>

ACRONYMS AND ABBREVIATIONS

ACS	American Community Survey
Application	Certificate Application
Certificate	Certificate of Public Convenience and Necessity
DEF	Duke Energy Florida, Inc.
Dth/day	dekatherms per day
EPA	Environmental Protection Agency
FERC	Federal Energy Regulatory Commission
FGT	Florida Gas Transmission Company, LLC
FSC	Florida Southeast Connection, LLC
Gulfstream	Gulfstream Natural Gas System, LLC
HPSA	health professional shortage area
Metro Area	Metropolitan Statistical Area
MLV	mainline valve
MP	milepost
M&R	meter and regulating
NextEra	NextEra Energy, Inc.
O&M	operation and maintenance
Project	Sabal Trail Project
ROW	right-of-way
Sabal Trail	Sabal Trail Transmission, LLC
Transco	Transcontinental Gas Pipe Line Company, LLC
U.S.	United States
USGS	United States Geological Survey

5.0 RESOURCE REPORT 5 – SOCIOECONOMICS

5.1 Introduction

Sabal Trail Transmission, LLC (“Sabal Trail”), a joint venture between affiliates of Spectra Energy Partners, LP and NextEra Energy, Inc. (“NextEra”), is seeking a Certificate of Public Convenience and Necessity (“Certificate”) from the Federal Energy Regulatory Commission (“FERC”) pursuant to Section 7(c) of the Natural Gas Act authorizing the construction and operation of the Sabal Trail Project (“Project”).

The Project is a new natural gas transmission pipeline comprised of a combination of lease capacity and new greenfield pipeline construction that will provide approximately 1,075,000 dekatherms per day (“Dth/d”) of new firm natural gas transportation capacity. Sabal Trail will acquire the capacity created by Transcontinental Gas Pipe Line Company, LLC’s (“Transco”) Hillabee Expansion Project (FERC Docket Nos. PF14-6-000 and CP15-16-000) pursuant to a capacity lease, which extends from Transco’s Compressor Station 85 in Choctaw County, Alabama to an interconnection with the new greenfield pipeline in Tallapoosa County, Alabama. Sabal Trail will construct, own and operate the greenfield pipeline, which will extend from Tallapoosa County, Alabama to a new interconnection hub (“the Central Florida Hub”) in Osceola County, Florida. At the Central Florida Hub, the Project will connect with the Florida Southeast Connection Pipeline Project, currently being proposed by Florida Southeast Connection, LLC (“FSC”) (FERC Docket No. PF14-2-000 and CP14-554-000). In addition, at or near the Central Florida Hub, the Project will interconnect with Gulfstream Natural Gas System, LLC (“Gulfstream”) and Florida Gas Transmission Company, LLC (“FGT”). The greenfield portion of the Project will have an initial capacity of 830,000 Dth/day with a proposed in-service date of May 1, 2017. Through a series of phased compressor station expansions to meet the future capacity needs of Sabal Trail’s customers, the Project capacity will increase to approximately 999,000 Dth/day by 2020 and 1,075,000 Dth/day by 2021.

Pipeline Facilities

The Project includes construction of approximately 474.4 miles of new 36-inch diameter natural gas transmission pipeline (the “Mainline Route”), approximately 13.1 miles of new 36-inch diameter natural gas pipeline (the “Hunters Creek Line”), and approximately 21.4 miles of new 24-inch diameter natural gas pipeline (the “Citrus County Line”). A summary of the Project pipeline facilities is provided in Table 1.1-1 of Resource Report 1 (*see* Tables section). A location map of the Project pipeline facilities is provided as Figure 1.1-1 of Resource Report 1 (*see* Figures section).

- Mainline Route – Originates in Tallapoosa County, Alabama near Transco milepost (“MP”) 944 and ends at an interconnection with the Florida Southeast Connection Pipeline Project at the Central Florida Hub in Osceola County, Florida;
- Hunters Creek Line – Connects at the proposed Reunion Compressor Station located at approximately MP 474.4 to FGT’s existing 24-inch diameter mainline natural gas pipeline in Orange County, Florida; and
- Citrus County Line – Located in Marion and Citrus Counties, Florida, extending from Sabal Trail’s facilities at approximately MP 389.8 to a new electric generation plant proposed by Duke Energy Florida, Inc. (“DEF”) to be located in Citrus County, Florida.

Aboveground Facilities

Five new compressor stations are proposed to be constructed along the Mainline Route. Three compressor stations (Alexander City, Hildreth, and Reunion) would have a 2017 in-service date, followed by two additional compressor stations (Dunnellon and Albany) with a 2020 in-service date. Expansion work (*i.e.*, additional compression) at two of these five new compressor stations (Hildreth and Albany) would then be

completed with an in-service date of 2021. Natural gas will be the proposed fuel source for the facilities within each compressor station. A summary of the Project aboveground facilities is provided in Table 1.1-2. Aboveground facility plot plans are provided in Appendix 1A, Volume II-B of Resource Report 1. United States (“U.S.”) Geological Survey (“USGS”) topographic location excerpts and aerial photography are provided as Figures 1.1-2 and 1.1-3 of Resource Report 1.

- Compressor Stations

- Alexander City Compressor Station (approximate MP 0.0) – In service 2017. Construction of a new compressor station near Alexander City in Tallapoosa County, Alabama. The compressor station will include two Solar Titan 130 and one Solar Titan 250 compressor units;
- Albany Compressor Station (approximate MP 159.3) – In service 2020. Construction of a new compressor station near Albany in Dougherty County, Georgia after the initial Project in-service date. The compressor station will include one Solar Titan 130 compressor unit. An additional Solar Titan 130 compressor unit will be constructed in a later phase of the Project with an in-service date of 2021;
- Hildreth Compressor Station (approximate MP 296.3) – In service 2017. Construction of a new compressor station near Lake City in Suwannee County, Florida, consisting of one Solar Titan 130 compressor unit. An additional Solar Titan 130 compressor unit will be constructed in a later phase of the Project with an in-service date of 2021;
- Dunnellon Compressor Station (approximate MP 389.8) – In service 2020. Construction of a new compressor station near Ocala in Marion County, Florida after the initial in-service date. The compressor station will include one Solar Titan 130 compressor unit; and
- Reunion Compressor Station (approximate MP 474.4) – In service 2017. Construction of a new compressor station near Intercession City in Osceola County, Florida, consisting of one Titan 130 compressor unit and one Solar Mars 100 compressor unit.

In addition, six meter and regulating (“M&R”) stations are proposed for the Project.

- M&R Stations

- Mainline Route M&R Stations
 - Transco Hillabee M&R Station in Tallapoosa County, Alabama (MP 0.0)
 - FGT Suwannee M&R Station in Suwannee County, Florida (MP 299.7)
 - FSC M&R Station in Osceola County, Florida (MP 474.4)
 - Gulfstream M&R Station in Osceola County, Florida (MP 474.4)
- Hunters Creek Line M&R Station
 - FGT Hunters Creek M&R Station in Orange County, Florida (MP 13.1)
- Citrus County Line M&R Station
 - DEF Citrus County M&R Station in Citrus County, Florida (MP 21.4)

A total of 39 mainline valves (“MLVs”), five ”pig” launcher, and five ”pig” receiver facilities are also proposed for the Project. Thirty-three MLVs would be located along the Mainline Route, four of which would be located within the site of proposed compressor stations. Three MLVs would be located along the

Hunters Creek Line, one of which would be located within the Reunion Compressor Station (MP 0.0 on the Hunters Creek Line) and one within the FGT Hunters Creek M&R Station (MP 13.1 on the Hunters Creek Line). Three MLVs would be located along the Citrus County Line, one of which would be located within the Dunnellon Compressor Station (MP 0.0 on the Citrus County Line) and one within the DEF Citrus County M&R Station (MP 21.4 on the Citrus County Line). All MLVs will have blow down capabilities, however four MLVs along the Mainline Route (MLVs 2, 18, 23, and 24) will be equipped with remote blow down facilities where the right-of-way (“ROW”) is located next to an electric transmission line corridor. The locations of proposed MLV sites are listed in Table 1.1-2 and shown on the aerial-based alignment sheets in Appendix 1A, Volume II-B of Resource Report 1.

Proposed Mainline Capacity Lease

Transco Lease – Mainline capacity lease on Transco’s existing pipeline facilities extending from Transco’s Zone 4 Pool and Transco’s interconnections with Midcontinent Express Pipeline, LLC and Gulf South Pipeline Company, LP, all located at Transco Compressor Station 85 near Transco MP 784 in Choctaw County, Alabama to the point of interconnection with the proposed Sabal Trail facilities to be located near Transco MP 944 in Tallapoosa County, Alabama. The facilities associated with the Transco Lease will be addressed in a separate certificate application filed by Transco.

This Resource Report 5 describes the existing socioeconomic conditions in the Project analysis area and the potential effects to these conditions from Project-related activities. While construction of the Project may temporarily affect the communities located in the analysis area in the short term (e.g., temporary traffic disruption and noise impacts during construction), many of the Project’s long term effects are beneficial, including increased employment and commerce, particularly during construction, and increased tax revenues. Section 5.2 summarizes baseline socioeconomic conditions in the vicinity of the Project, including population, economy and employment, housing, public services, and transportation and traffic, and also identifies potential environmental justice communities. Section 5.3 addresses the socioeconomic effects of the Sabal Trail Project construction and operation on communities and counties in the analysis area. Also included in Resource Report 5 are the information sources used in the socioeconomic evaluation (Section 5.4). A checklist showing the FERC filing requirements for this draft Resource Report 5 is included in the Table of Contents. Following the checklist is a table of the FERC’s September 26, 2014 comments on draft Resource Report 5 and the location of Sabal Trail’s response to the comments in final Resource Report 5. Project drawings, maps, alignment sheets, and aerials are provided in Appendix 1A of Resource Report 1.

The socioeconomic data used in this evaluation was obtained from the most recent U.S. Department of Commerce, Bureau of the Census, and Bureau of Labor Statistics online databases. Information on community public services and available housing, hotel lodging, and tourism was obtained from publicly available online sources.

5.2 Socioeconomic Effect Area

The Project’s socioeconomic effect area analyzed in this resource report includes 26 counties in three states (Alabama, Georgia, and Florida). The socioeconomic effect area includes all counties that contain any proposed Project facilities and all incorporated communities within 10 miles of the Project’s pipeline facilities and major aboveground facilities (see Table 5.2-1).

This Resource Report 5 includes an analysis of all of the following counties that will include Project facilities (pipelines, compressor stations, and meter stations):

- Alabama: Tallapoosa, Chambers, Lee, and Russell Counties;

- Georgia: Stewart, Webster, Lee, Terrell, Dougherty, Mitchell, Colquitt, Brooks, and Lowndes Counties; and
- Florida: Hamilton, Madison, Suwannee, Gilchrist, Alachua, Levy, Marion, Sumter, Lake, Polk, Osceola, Citrus, and Orange Counties.

For the purposes of this analysis, the general economic effect area (analysis area) for the Project extends to incorporated communities that lie within a maximum distance of 10 miles from the pipeline centerlines and major aboveground facilities, as requested by the FERC for this Project. See Table 5.2-1 for a list of the incorporated communities that are crossed or are within 10 miles of the project.

This Resource Report 5 includes an analysis of the following incorporated communities:

Alabama:

- Chambers County: Cusseta, Lafayette, Lanett, Valley, and Waverly;
- Lee County: Auburn, Opelika and Smiths Station;
- Russell County: Phenix City;
- Tallapoosa County: Alexander City, Camp Hill, Dadeville, Daviston, Goldville, Jacksons Gap, and New Site;
- Coosa County (not located within the Project area and are not directly affected by the Project): Goodwater and Kellyton;

Georgia:

- Brooks County: Morven, Pavo and Quitman;
- Colquitt County: Berlin, Doerun, Funston, Moultrie, and Riverside;
- Dougherty County: Albany;
- Lee County: Leesburg and Smithville;
- Lowndes County: Dasher, Lake Park, Remerton, and Valdosta;
- Mitchell County: Baconton, Camilla, and Sale City;
- Stewart County: Lumpkin and Richland;
- Terrell County: Bronwood, Dawson, Parrott, and Sasser;
- Webster County: no incorporated communities;
- Thomas County (not located within the Project area and are not directly affected by the Project): Barwick and Coolidge;
- Muscogee County (not located within the Project area and are not directly affected by the Project): Columbus;

Florida:

- Alachua County: Alachua, Archer, High Springs, and Newberry;
- Citrus County: Crystal River and Inverness;
- Gilchrist County: Bell and Trenton;
- Hamilton County: Jennings;
- Lake County: Clermont, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Leesburg, and Mascotte;
- Levy County: Bronson, Inglis, Otter Creek, Williston, and Yankeetown;
- Madison County: Lee;
- Marion County: Belleview, Dunnellon and Ocala;
- Orange County: Bay Lake, Belle Isle, Edgewood, Lake Buena Vista, and Orlando;
- Osceola County: Kissimmee and St. Cloud;

- Polk County: Davenport, Haines City, and Polk City;
- Sumter County: Bushnell, Center Hill, Coleman, Webster, and Wildwood;
- Suwanee County: Branford and Live Oak; and
- Columbia County (not located within the Project area and are not directly affected by the Project): Fort White.

5.2.1 Population

Socioeconomic conditions for the Project analysis area were characterized with population data from the 2000 and 2010 Census and the 2008-2012 and 2011-2013 American Community Survey (“ACS”). Tables 5.2-2 through 5.2-4 list the 2000 and 2010 populations, 2013 population estimates, where available, 2010 population density, and 2000-2013 and 2010-2013 changes in population for the counties in Alabama, Georgia, and Florida in the analysis area.

Tables 5.2-2 through 5.2-4 also include 2012 populations for the incorporated communities that contain Project facilities and the incorporated communities located within an approximately ten-mile distance of Project pipeline facilities and major aboveground facilities. Estimates of 2013 population were not available from the U.S. Census Bureau for incorporated communities; therefore, 2008-2012 ACS data was used. Data for 2000 and 2010 populations, 2010 population density, and 2000-2013 and 2010-2013 changes in population for the incorporated communities in the analysis area are also included in Tables 5.2-2 through 5.2-4.

The analysis area contains rural counties, which consist of populations dispersed throughout smaller communities and rural areas rather than a concentration of residents in an urban area, and urban counties, which include an urbanized core with a population greater than or equal to 50,000, as defined by the U.S. Census Bureau (U.S. Census Bureau, 2014b). County populations in 2010 ranged from 2,779 with a relatively low population density of 13.4 persons per square mile in rural Webster County, Georgia, to more than 1.1 million in Orange County, Florida, which is the center of a large metropolitan statistical area with a density of 1,268.5 persons per square mile.

There are 10 metropolitan statistical areas located wholly or partially within a ten-mile distance of the Project facilities. The U.S. Census Bureau defines a metropolitan statistical area (“metro area”) as containing a core urban area with a population greater than or equal to 50,000, that includes all or parts of one or more counties, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core (U.S. Census Bureau, 2014b). The metro areas generally provide a large and diverse labor force, and a broad range of community services and infrastructure to serve large populations. The Project metro areas include the following:

- **Auburn-Opelika, AL Metro Area.** This metro area includes the core urban cities of Opelika and Auburn, and the surrounding region in western Lee County, Alabama. The Mainline Route crosses Interstate 85 in the northeast portion of Opelika.
- **Columbus, GA-AL Metro Area.** This metro area includes the core urban area of Columbus, Georgia, Russell County in Alabama, and Marion, Chattahoochee, Harris, and Muscogee Counties in Georgia. The Mainline Route crosses through Russell County less than 10 miles west of the Columbus core urban area.
- **Albany, GA Metro Area.** This metro area includes the core urban area of Albany, Georgia, Dougherty, Baker, Lee, Terrell, and Worth Counties. The Mainline Route crosses through Dougherty and Terrell Counties, and is within the Albany municipal boundary for approximately 2.42 miles in the southwest portion of the city. The Albany Compressor Station is outside of the Albany municipal boundary.

- **Valdosta, GA Metro Area.** The City of Valdosta in Lowndes County, Georgia is the core urban area of this metro area, which also includes Lowndes, Brooks, Echols and Lanier Counties. The Mainline Route crosses through Brooks and Lowndes Counties just over six miles west of Valdosta.
- **Gainesville, FL Metro Area.** This metro area includes the core urban city of Gainesville, in Alachua County, Florida and the counties of Alachua and Gilchrist. The Mainline Route centerline is more than 14 miles west of Gainesville.
- **Homosassa Springs, FL Metro Area.** This metro area includes the core urban city of Homosassa and Citrus County. The Citrus County Line and DEF Citrus County M&R Station are located more than 10 miles away from the city of Homosassa Spring.
- **Lakeland-Winter Haven, FL Metro Area.** The urban core area of this metro area includes the principal cities of Lakeland and Winter Haven and Polk County. The Mainline crossing through Polk County is located more than 10 miles away from the cities of Lakeland and Winter Haven.
- **Ocala, FL Metro Area.** This metro area includes the core urban city of Ocala and Marion County. The Dunnellon Compressor Station site and Mainline crossing are located more than 10 miles away from Ocala.
- **Orlando-Kissimmee-Sanford, FL Metro Area.** The urban core areas of this metro area include the principal cities of Orlando, Kissimmee, and Sanford, and Lake, Orange, Osceola, and Seminole Counties. The Mainline Route crosses through Osceola County and terminates at the Reunion Compressor Station. The Hunters Creek Line centerline extends northwest from the compressor station through the outer portion of the core urban city of Kissimmee, and into Orange County.
- **The Villages, FL Metro Area.** Includes the city The Villages and Sumter County. The Mainline crosses through Sumter County but the crossing is more than 10 miles away from The Villages.

Population growth in analysis area states, counties, incorporated communities, and metro areas between 2000 and 2013 and 2010 and 2013 is summarized in Tables 5.2-2 through 5.2-4. The metro areas data shows substantial growth during the period from 2000 to 2013, from a low of 24.1 percent in the Gainesville, Florida Metro Area to a high of 31.1 percent in the Auburn-Opelika, Alabama Metro Areas (U.S. Census Bureau, 2001 and 2014a). Furthermore, the tables also show that new metropolitan statistical areas were created or expanded in Georgia and Florida after 2000, which implies substantial growth in the core urban areas from a population below the 50,000 threshold to a population that meets or exceeds this threshold.

The combined 2013 total of the population in the metro areas is over 4.5 million (U.S. Census Bureau, 2014a). This total includes population in counties that are in the metro areas, but are not part of the Project analysis area. The total estimated 2013 population of the Alabama, Georgia, and Florida counties crossed by the proposed Project is approximately 3.99 million (U.S. Census Bureau, 2012a and 2013). In general, rural counties in Alabama and Georgia in the analysis area have lost population since 2000. All counties in Florida experienced growth from 2000-2013. However, since 2010, some Florida counties have experienced growth while other have had population decreases. The majority of the population in the analysis area counties resides in the metro areas, which have had the largest growth rates.

Population growth trends between 2000 and 2013 in the analysis area were evaluated to identify potential future population trends and assess the capacity of existing community services to adapt to changing populations. The 2013 estimated ACS population for counties was compared with the U.S. Census Bureau decennial 2000 and 2010 populations to identify population trends in the affected counties. Population trends varied widely throughout the analysis area counties.

In general, counties in Alabama and Georgia showed similar growth patterns, in that rural counties tended to lose population while counties with large urban cores gained population. Lee County in Alabama experienced the largest population gains of all analysis area Alabama counties (28.2 percent) between 2000 and 2013 due to the growth of the Auburn-Opelika Metropolitan Statistical Area. Much of the population growth in Russell County, Alabama (15.4 percent between 2000 and 2013) is from a labor force that is employed in the city of Columbus in the adjacent Chattahoochee County, Georgia. In contrast, the population in the predominantly rural Chambers County in Alabama declined 6.9 percent between 2000 and 2013. Similarly, Lowndes County in Georgia has a large urban area and experienced the largest growth (22.8 percent) between 2000 and 2013 of all analysis area Georgia counties, while predominantly rural Terrell County lost 14.6 percent of the population during the same time period (U.S. Census Bureau, 2000, 2012a and 2013).

Florida counties experienced the largest gains in population, ranging from 2.4 percent in Madison County to 67.0 percent in Osceola County and 91.9 percent in Sumter County. Florida experienced strong growth in most counties between 2000 and 2013. Sumter County was the fastest growing county in the analysis area, as it nearly doubled its population between 2000 and 2013 (U.S. Census Bureau, 2000, 2012a and 2013). According to the Florida Office of Economic and Demographic Research, population growth is the primary engine of economic growth for the state. It is anticipated that Florida will become the third most populous state in the U.S. sometime before 2016 (Florida Office of Economic and Demographic Research, 2014).

Incorporated communities in Alabama and Georgia had a wide range of population growth patterns between 2000 and 2013, from a decrease of 71.9 percent in Riverside, Colquitt County, Georgia to an increase of 97.3 percent in Goldville in Tallapoosa County, Alabama. Most Florida communities had increases in population from 2000 to 2013, while some had decreases; population ranged from a decline of 37.5 percent in Lake Buena Vista to an increase of 277.3 percent in Groveland (U.S. Census Bureau, 2000 and 2012a).

5.2.2 Economy and Employment

The economies of Alabama, Georgia and Florida have transformed in the last few decades from the dominant base sectors of manufacturing and agriculture to a service-based regional economy. These changes are also reflected in the decline of population in rural counties, as the population has migrated to growing urban core areas to find employment in service sectors.

Prior to 2008, the fastest growing services sectors included professional and business, education and health, and leisure and hospitality services. Since 2008, education and health, as well as government sectors have added employment; however, other services sectors have lost jobs. Manufacturing employment has declined by almost 30 percent from 2000 through 2009 (UACEBR, 2011); however, manufacturing continues to be an important sector in Alabama and Georgia. In contrast, manufacturing is a less significant sector in the Florida counties. Education is one of the top industry sectors in the Florida analysis area, while agriculture continues to be a strong sector in the state economy (U.S. Census Bureau, 2012c). Education is a strong sector in most county economies in all three states. Tables 5.2-5 through 5.2-7 provides the top three industry sectors in the states, counties, and incorporated communities potentially affected by the Project, as well as the economic and labor force characteristics in the socioeconomic analysis area discussed below.

The presence of large urban core areas in all three states supports a large workforce. Population growth in the urbanized analysis area counties since 2000 has supported considerable residential, commercial, and other development. The core counties of civilian workforce estimates for 2013 include: 70,202 workers in Lee County, Alabama; 24,483 workers in Russell, County, Alabama; Brooks, Dougherty, Lee, Lowndes, and Terrell Counties in Georgia (7,471, 42,493, 13,667, 52,017 and 4,010 workers, respectively); and

Alachua, Gilchrist, Marion, Orange, Osceola, Polk, and Sumter Counties in Florida (126,305, 7,052, 137,069, 637,091, 140,450, 274,329, and 24,245), respectively (U.S. Census Bureau, 2012c).

Alabama analysis area counties had a wide variation from the Alabama state unemployment rate of 10.3 percent; county unemployment rates ranged from 9.7 in Lee County to 16.0 percent in Chambers County. Unemployment rates in the Alabama analysis area communities ranged from a low of 4.5 percent in the town of Jacksons Gap in Tallapoosa County to a high of 47.8 percent in Goldville, Tallapoosa County (U.S. Census Bureau, 2012c.).

Georgia analysis area counties had a wide variation from the Georgia state unemployment rate of 10.7 percent; county unemployment rates ranged from 6.7 percent in Webster County to 15.5 percent in Dougherty County. In Georgia analysis area communities, unemployment rates ranged from 2.5 percent in Funston, Colquitt County to 33.3 percent in the community of Barwick, which is in Thomas County (not a county containing project facilities, but the community is within 10 miles of the project) (U.S. Census Bureau, 2012c).

Florida analysis area counties had a wide variation from the Florida state unemployment rate of 11.3 percent; county unemployment rates ranged from 7.9 percent in Alachua County to 16.7 percent in Gilchrist County. Unemployment rates in the Florida communities ranged from 0.0 percent in Lake Buena Vista, Orange County to 30.3 percent in Otter Creek, Levy County (U.S. Census Bureau, 2012c).

Per capita income, which is defined as mean income per person, is a measure of earnings that provides a standard of comparison between different areas. The per capita income for communities and counties in the Alabama, Georgia, and Florida analysis area show a similar pattern, as most of the communities and counties have a slightly to substantially lower per capita incomes than the per capita income for their respective states (U.S. Census Bureau, 2012).

Most counties and communities in the Alabama analysis area have a per capita income that is lower than the Alabama state per capita income of \$23,587. In the analysis area counties in Alabama, per capita income ranges from a low of \$18,478 in Chambers County to a high of \$23,162 in Lee County. In the analysis area communities in Alabama, per capita income ranges from a low of \$10,424 in Kellyton, Coosa County (not a county containing project facilities, but the community is within 10 miles of the project) to a high of \$25,641 in Waverly, Chambers County (U.S. Census Bureau, 2012c).

The counties and communities in the Georgia analysis area also have a lower per capita income than the \$25,309 per capita income for the state. These range from a low of \$14,218 in Stewart County to a high of \$25,481 in Lee County. Georgia analysis area communities per capita income ranges from a low of \$10,392 in Berlin, Colquitt County to a high of \$24,955 in Leesburg, Lee County (U.S. Census Bureau, 2012c).

The per capita income for the state of Florida is slightly higher at \$26,451, than that reported for Alabama and Georgia. The per capita income in the Florida analysis area counties ranged from a low of \$15,989 in Madison County to a high of \$26,317 in Sumter County; most of the counties have a lower per capita income than the state. Florida analysis area communities per capita income ranges from a low of \$8,154 in Otter Creek, Levy County to a high of \$42,503 in Edgewater, Orange County (U.S. Census Bureau, 2012c).

Percentage of persons living below the poverty line and percentage of households receiving income based on public assistance data is provided in Table 2.5-8 through 2.5-10.

5.2.3 Tourism

The Project counties in Alabama and Georgia provide mainly outdoor recreation tourist attractions, but also provide arts, music, historical structures and districts, dining, sporting events, and shopping opportunities. The tourist season in Alabama and Georgia Project counties is generally year-round. The Florida Project counties contain a variety of tourist attractions and activities most notably fishing, golfing and outdoor

sports and recreation. With these activities come spending on accommodations, retail and food. The high tourist season in Florida is considered winter time, from October through March.

General county tourism information was gathered from readily available public sources. Publically available metrics to characterize the degree of tourism that occurs in the Project vicinity (e.g., visitor days for a park, number of visitors through a particular destination, etc.) are included herein. For detailed information on public lands, including metrics to characterize the degree of tourism, crossed by the Project, *see* Resource Report 8, Section 8.4.1.

Tallapoosa County, Alabama (MP 0.0 to 20.5) offers outdoor recreational opportunities including numerous private and public golf courses, Wind Creek State Park and Horseshoe Bend National Military Park. Swimming, boating, fishing, camping, and golfing are available at 44,000 acre-Lake Martin, one of the largest man-made lakes in the U.S. (Tallapoosa County Alabama, 2014).

Chambers County, Alabama (MP 20.5 to 40.1) also offers outdoor recreation. LaFayette, the county seat, is bounded by four of Alabama's major impoundments and is known for its outdoor recreational opportunities as well as hosting major college sports, professional sports, the Alabama Shakespeare Festival, and Talladega International Motor Speedway (LaFayette Alabama, 2014).

Lee County, Alabama (MP 40.1 to 60.8), home to the cities of Auburn and Opelika, offers outdoor and indoor tourism including multiple state and municipal parks, an arboretum at Auburn College, theatres, a nature preserve, museums, dining opportunities, and an internationally recognized golf course (Auburn and Opelika Tourism Bureau, 2014).

Outdoor recreational opportunities abound in Russell County, Alabama (MP 60.8 to 86.4), similar to the other Alabama Project counties. Part of Russell County is located within the Eufaula National Wildlife Refuge, which is located along both banks of the Chattahooche River and contains Lake Eufala. The refuge received 325,000 plus visitors in 2005 (Wikipedia, 2014).

Stewart County (MP 86.4 to 110.3) also contains state parks and wildlife management areas and offers outdoor recreational opportunities such as hunting, birding and hiking. Part of Stewart County is located within the Eufaula National Wildlife Refuge, which is described above. Historical attractions include inns, a rail museum and Historic Lumpkin (Richland Rum, 2014).

Webster County, Georgia (MP 110.3 to 120.5) is primarily comprised of rural communities who engage in pecan farming and timber production. Tourism is limited in Webster County.

Terrell County, Georgia (MP 120.5 to 141.2 and 141.8 to 146.7) provides recreational opportunities such as golf, theatre, dining, hunting and hosts several annual events including the Terrell-Lee Market Hog Show and an archery tournament (Terrell County Chamber of Commerce, 2014).

Lee County, Georgia (MP 141.2 to 141.8) offers National Historic Sites, museums, monuments, theatres, state parks, and golfing. In addition, Lake Chehaw a 1,400-acre man-made impoundment provides boating, fishing, and other outdoor recreation opportunities (Lee County Chamber of Commerce, 2011).

Dougherty County (MP 146.7 to 169.8) is a base for history, arts and culture in Georgia. Albany hosts art and photography exhibits, ballet, and orchestra performances and boasts numerous buildings which are on the National Register of Historic Places. Albany also has a Museum of History and Science, a Museum of Art, has the only planetarium which is open to the public in Southwest Georgia, and has a science discovery center (City of Albany, GA, 2014).

Mitchell County, Georgia (MP 169.8 to 182.6) has many historical landmarks and plantations and opportunities for hunting, camping, fishing, and birdwatching (Mitchell County Georgia, 2014).

Colquitt County, Georgia (MP 182.6 to 208.6) has a thriving agricultural industry, historical district, world class recreational facilities, and one of the best cultural art centers in Georgia. Shopping and dining opportunities are abundant and the county hosts outdoor concerts, festivals and special events throughout the year. Downtown Moultrie is designated on the National Registry of Historic Places. The Colquitt arts Center is a landmark for the artistic community. The county also has numerous hunting opportunities at the area's hunting lodges and plantations and hosts the parks and natural areas. The annual Sunbelt Ag Expo has more than 1,200 exhibitors annually (Moultrie-Colquitt Chamber of Commerce, 2011).

Brooks County, Georgia (MP 208.6 to 231.3) is primarily comprised of rural communities and historic farms and homes and has limited tourism.

Lowndes County, Georgia (MP 231.3 to 247.8) contains Valdosta, with a restored downtown and the city of Lake Park which is in close proximity to I-75. Within the county, area lakes provide outdoor recreational opportunities for fishing, hunting, golfing, and water sports (Lowndes County Georgia, 2014).

Hamilton County, Florida (MP 247.8 to 264.1) is bordered by the Withlacoochee and Suwannee Rivers and is a source of outdoor recreation. The county also contains over 90 sites and structures which are on the National Historic Register of Places and over 50 country cemeteries and is a popular destination for those interested in history and genealogy. Outdoor recreational opportunities including fishing, hunting, biking, hiking, running, horseback riding, and rafting (Florida's only Class II rapids) are prevalent at wildlife management areas and state forest. Jasper, the county seat and surrounding towns have many historic sites and golfing is also available in the county. The Town of White Springs is home to Florida's first tourist attraction. The Florida Folk Festival, the oldest state folk festival in the U.S. is in Hamilton County each year. Outdoor recreation is enjoyed year round (Hamilton County, Florida, 2014).

Madison County, Florida (MP 264.1 to 268.2) contains numerous municipal, county and state parks, two canoe trails, and hosts the Ladell Brothers Outdoors Environmental Center which is part of the Great Florida Birding Trail. Hiking opportunities are also abundant in the county (Madison County, 2011).

Suwannee County, Florida (MP 268.2 to 308.3), like many of the other Project counties provides ample opportunity for outdoor recreation; 10 springs are located throughout the county and state parks provide hiking, nature walking, swimming, picnicking, and boating opportunities (Suwannee County Chamber of Commerce, 2014).

Gilchrist County, Florida (MP 308.3 to 337.5) also offers many outdoor recreation opportunities at multiple state parks and five springs (Gilchrist County Chamber of Commerce, 2014).

Alachua County, Florida (MP 337.5 to 341.2) provides both indoor and outdoor recreation opportunities. Places such as Paynes Prairie Preserve State Park provide hiking, boating, wildlife watching, and fishing. In addition, Downtown Gainesville provides shopping, dining, festivals, art events, theatre, and museums. Gainesville is also home to the University of Florida, providing sports events, and is home to the National Hot Rod Association Gatornationals at the Gainesville Raceway (Alachua County Visitors and Convention Bureau, 2014).

Outdoor recreation opportunities abound in Levy County, Florida (MP 341.2 to 369.8) along the Suwannee, Lower Withlacoochee, Waccasassa, and Wekiva Rivers. State parks and forest are located within the county as well as two National Wildlife Refuges. Cedar Keys National Wildlife Refuge, comprised of offshore islands around Cedar Key, receives 65,000 visitors annually (U.S. Fish and Wildlife Service, undated). Trapping, skeet shooting, and various outdoor recreation is pursued in the county. In addition, the county has shopping, arts, theatre attractions, a vineyard, winery, and the Bronson Speedway (Visit Nature Coast, 2014).

Marion County, Florida (Mainline MP 369.8 to 399.5 and Citrus County Line MP 0.0 to 1.3) has a strong agritourism economy and has many citrus groves. The county has over 25 golf courses and outdoor

activities pursued in the county include biking, birding, boating, canoeing, fishing, hiking, hunting, motorsports, waterways, and zip lining. In addition, Ocala provides a variety of shopping and dining opportunities (Ocala/Marion County Visitors and Convention Bureau, 2014).

Sumter County, Florida (MP 399.5 to 430.1 and 430.2 to 435.8) provides a host of outdoor recreational opportunities (aviation, boating, camping, equestrian, fishing, golf, and hunting) at places such as the Richloam Wildlife Management Area and Lake Panasoffke. The county also has various shopping opportunities at various town squares (Sumter County, 2014).

Lake County, Florida (MP 430.1 to 430.2 and 435.8 to 457.6) offers various outdoor recreation opportunities such as birdwatching; the Florida scrub jay is found in this county (a species only found in Florida). The county has numerous canoe trails and fishing and boating is prevalent at the over 1,000 lakes and rivers in the county (Lake County Florida, 2007).

Polk County, Florida (MP 457.6 to 465.8) also offers fishing and boating opportunities and has more than 500 freshwater lakes and ponds. The county has more than 40 theme parks including Legoland. The County is a destination for hot air ballooning, hang gliding, skydiving, and air shows; Polk County is the location of the Sun 'n Fun International Fly-In Expo which is the second largest air show in the U.S. (Visit Central Florida, 2014).

Osceola County (Mainline 465.8 to 474.4 and Hunters Creek Line 0.0 to 13.1) has many fishing and outdoor sporting opportunities. There is a variety of theme parks and attractions, such as Kennedy Space Center Visitor's Complex (Experience Kissimmee, 2014). There is also a variety of parks and conservation areas including the Kissimmee Chain of Lakes (Experience Kissimmee, 2014). According to an economic impact study of visitor segments in Osceola County, few industries have as much impact on the economy of the county as tourism. In 2012, 5.9 million tourists visited the area and the total economic contribution to the county from tourism was \$3.1 billion in 2012, with a direct impact of \$401 million to federal, state and local taxes (The Dick Pope Sr. Institute for Tourism Studies, 2012).

Orange County (Hunters Creek Line 13.1 to 13.1) also offers many tourist attractions such as water parks, wildlife parks, skydiving, dinner theatres *etc.* Orlando is one of the world's largest golfing destinations. Orlando offers a variety of theme parks, including Walt Disney World Resort, Universal Orlando Resort and SeaWorld Parks. Cultural opportunities include live music, theatres, galleries, museums, and festivals. Outdoor recreation opportunities are also prevalent in Orange County (Visit Orlando, 2014).

Citrus County (Citrus County Line 1.3 to 21.4) has many outdoor recreation opportunities including trails, snorkeling, fishing and more. Inverness hosts a yearly World Karting Association sanctioned festival (Visit Citrus, 2014).

5.2.4 Housing

Tables 5.2-11 through 5.2-13 provide existing housing accommodations data for analysis area communities in Alabama, Georgia, and Florida. The tables summarize total housing units, owner and renter occupied units, total vacancy rate, rental vacancy rate, units available for seasonal recreation, and median rent compiled from the 2008-2012 ACS.

Tables 5.2-11 through 5.2-13 show a substantial stock of vacant housing units in the analysis area communities. The majority of these are located in core urban areas, although there is also a substantial stock in other communities. Rental vacancy rates range from 0 percent in some Alabama communities to 28.0 percent in Valley, Alabama; from 0 percent in some Georgia communities to 19.0 percent in Berlin Georgia; and from 0 percent in some Florida communities to 100 percent in Bay Lake, Florida, although rental vacancy rates in Florida generally range from 0 percent to the mid-twenty percent range. According to ACS 2012 housing data, there are 10,497 vacant housing units in the Alabama analysis area communities; 20,315 vacant units in the Georgia analysis area communities; and 49,696 units in the Florida communities.

There are 80,508 vacant housing units in all communities of the socioeconomic analysis area (U.S. Census Bureau, 2012d).

Tables 5.2-11 through 5.2-13 also show a total 16,986 housing units available for seasonal or occasional use. Many of these homes are second homes that may be available for short-term rentals when not in use by owners. Marion, Orange, Osceola and Polk Counties in Florida, which include the cities of Ocala, Orlando, Kissimmee, and Haines City, have strong tourism-based economic sectors and have the largest number of housing units for seasonal or occasional use. In addition, Columbus, Georgia has a large number of housing units for seasonal or occasional use (U.S. Census Bureau, 2012e).

In addition to vacant housing, there are approximately 854 hotels/motels and 248 campgrounds/RV parks located in or near communities within an approximate 10 mile distance of the proposed pipeline centerlines and facilities. Osceola and Orange Counties have the largest numbers of hotels/motels and campgrounds/RV parks, with a combined total of 618 hotels/motels that accounts for 72 percent of the total 854 (Hotels.com, 2014; eCampsite.com, 2014). Most of the Mainline Route and other facilities are located within a 50-mile distance of urban core areas with substantial temporary housing consisting of hotels/motels, RV parks and campgrounds, and housing for seasonal or occasional use.

5.2.5 Public Services

A wide range of public services and facilities are available in the Project analysis area. Services and facilities include hospitals, full-service law enforcement, career and volunteer fire departments, and public schools. Select public service information is provided in Tables 5.2-14 through and 5.2-16.

5.2.5.1 Hospitals

Tables 5.2-14 through 5.2-16 show a total of 44 hospitals that serve the analysis area counties with approximately 11,659 available beds (U.S. Department of Health and Human Services, 2014a). The number of hospitals identified for each county is limited to those hospitals located in communities within an approximately ten-mile distance from pipelines and aboveground facilities, because these facilities are most likely to provide medical services to the Project workforce. The table shows that the largest facilities, those with the largest number of hospital beds for each facility, are in counties with urbanized areas. Rural counties with relatively low populations may lack medical care facilities and use facilities in neighboring counties.

The U.S. Department of Health and Human Services has identified Primary Care Health Professional Shortage Areas (“HPSA”) or Medically Underserved Areas or Populations (U.S. Department of Health and Human Services, 2014b). An HPSA is a geographic area, population group, or health care facility that has been designated by the Federal government as having a shortage of health professionals (primary care, dental, and mental health). A search of the HPSA database identified specific census tracts containing or within one mile of proposed Sabal Trail facilities, as well as entire counties that were underserved, or had low income populations that were underserved by primary medical care.

Two of the four analysis area counties in Alabama (Lee and Russell Counties) were identified in the HPSA database as having low income populations that are underserved by primary medical care. In Chambers County, Census Tract 9540 in LaFayette and Census Tract 9543 Valley are HPSAs. No HPSAs or underserved populations were identified in Tallapoosa County.

In Georgia, the following counties were identified as HPSAs: Brooks, Colquitt, Lee, Mitchell, Stewart, Terrell, and Webster Counties. Census Tracts 105, 106.02, 109, and 110 in Albany, Dougherty County were identified as HPSAs. No HPSAs were identified for any area in Lowndes County.

All Florida counties in the analysis area, with the exception of Orange County, were designated HPSA. Low income/migrant worker populations are underserved throughout much of the analysis area in Florida.

The development of community services, including medical facilities, may lag behind the strong population increases experienced in Florida counties of the Project analysis area between 2000 and 2013.

5.2.5.2 Police and Fire

The delivery of law enforcement, fire protection, and emergency medical services is provided in Alabama, Georgia, and Florida through a network of interlocal agreements. Most incorporated municipalities operate a police department, while county sheriff's offices primarily serve unincorporated areas of counties.

As shown in Tables 5.2-14 through 5.2-16, there are a total of 43 police departments and sheriff offices that provide 5,158 law enforcement personnel in the Project analysis area counties (PoliceOne, 2014). Police departments generally serve communities in the Project analysis area, while sheriff's offices serve an entire county. The Florida counties, which contain the largest populations in the Project analysis area, have the largest numbers of police departments and enforcement personnel. In addition to municipal and county law enforcement, all counties are served by their respective state patrol.

Most Project analysis area counties have either an emergency management plan or a community wildfire protection plan that address the capabilities of firefighting resources in each county and community and summarizes various types of jurisdictional agreements to provide mutual firefighting services to communities and unincorporated areas within a region, including adjacent counties. These agreements ensure that the closest units are dispatched to emergency incidents regardless of political jurisdiction. Most counties provide a mix of volunteer and paid firefighters.

5.2.5.3 Education

Tables 5.2-14 through 5.2-16 list 77 public schools in Alabama, 88 public schools in Georgia, and 755 public schools in Florida, for a total of 920 public schools in the Project analysis area counties. Rural counties in all three states have the lowest number of public schools, while counties with urban centers contain the largest numbers of schools. In Alabama, the predominantly rural Tallapoosa County has 12 (the lowest number of public schools), while Lee County, which includes the urban Opelika area, has 32 (the highest number of public schools). In Georgia, rural Webster County has two (the lowest number of public schools), while Dougherty County, which contains the urban center of Albany, has 30 (the highest number of public schools). In Florida, Gilchrist County has six (the lowest number of public schools), while Orange County has 247 (the highest number of public schools) (National Center for Education Statistics, 2014).

5.2.6 Transportation Network Systems

The Project analysis area counties contain interstate routes and other main highways that provide important strategic connections to major urban core areas and other areas in Alabama, Georgia, and Florida and neighboring states for employment, education, recreation/tourist activities, and other services. In addition, the Project analysis area contains an extensive network of other federal, state, county, and local roadways. Access to the Project analysis area in all counties will be from interstates, state and local highways, and county roadways. Roadways that are crossed by the Project are listed in Table 8.3-10 in Resource Report 8.

Alabama

Transit options that utilize the transportation network and provide access to the analysis area include commuter rail systems and buses. The urban areas of Auburn-Opelika in Alabama and Columbus on the Alabama/Georgia border have urban transit systems. Tallapoosa, Lee, and Russell Counties in Alabama currently have a rural transit system. There is no transit system in Chambers County, Alabama.

Transportation facilities in eastern Alabama, notably county roads, are not considered adequate and are in need of improvement and expansion. County roads and bridges are deteriorating because a lack of local

and state revenue prevents the needed repair of many facilities (East Alabama Regional Planning and Development Commission, 2011).

Georgia

Georgia's current rail network provides intrastate and through freight for the transport of commodities. Freight rail connects most communities in the Project analysis area counties. There is currently no passenger or commuter rail service that serves the Project analysis area counties in Georgia.

About 60 percent of counties in Georgia provide rural public transit to the general population. All of the counties in the Project analysis area in Georgia have a rural public transportation program with the exception of Stewart, Webster, and Terrell Counties.

Pavement road conditions were evaluated by the Georgia Department of Transportation in the Statewide Transportation Plan (Georgia Department of Transportation, 2007). The Georgia Statewide Transportation Plan concluded that that overall pavement conditions on state roads are excellent and that there are no system-wide deficiencies, only isolated deficiencies, and that county and city roads generally are in worse condition than state-owned roads and federal roads. There is little traffic congestion on Georgia roads outside of urban areas.

Florida

The north-central Florida counties of Hamilton, Madison, Suwannee, and Gilchrist are predominantly rural counties that are heavily dependent upon automobile and truck transportation. The existing transportation network of federal, state, and local roadways and rail freight transportation systems are generally adequate to meet the transportation needs of north-central Florida (North Central Florida Regional Planning Council, 2011).

Development in the central Florida Project analysis area counties (Alachua, Levy, Marion, Citrus, Sumter, and Lake) is characterized by low to medium residential/commercial densities consistent with the trend in suburban development patterns throughout Florida. Existing and future population growth and land use patterns will continue to rely on the regional transportation system (Withlacoochee Regional Planning Council, 1997). It is projected that future demands on the highway system will exceed current highway capacities because the addition of lane-miles of highways has not kept up with the growth in traffic. In addition to expansions to the current transportation network, alternative transportation modes and traffic demand management options have the potential to meet future transportation needs. Recent and proposed transportation plans include the development of the Northern Extension of Florida's Turnpike and improvements at several interchanges in the region (Withlacoochee Regional Planning Council, 1997).

The transportation network in Osceola and Orange Counties (included in the East Central Florida Region) in the vicinity of the Project is within an urban core area. The urbanized region possesses a full array of public transit options; federal, state, and local roadways and rail freight transportation systems. The urban region is projected to continue to experience high population growth, along with associated land use development patterns. Currently, traffic congestion and delay are significant problems in the East Central Florida Region, due primarily from the development of low-density, automobile-oriented land use development. Future transportation system options will emphasize a balanced multi modal transportation system that will include alternatives such as the 61-mile SunRail commuter rail and various transit options (East Central Florida Regional Planning Council, undated).

While Florida has several transit options, most of them are centralized in the Central Florida area. Alachua County and the greater Gainesville area are served by the Regional Transit System. Busses operate in the University of Florida area and near Gainesville. Forty-one routes serve the area in and around Gainesville with a total annual ridership of 10,873,061 (Regional Transit Systems, 2013). Sumter County has an on-demand priority trip service served by Ride Right that serves the county area (Sumter County Transit,

2014). Polk County public transit is provided by Lakeland Area Mass Transit District, operating as Citrus Connection, Winter Haven Area Transit, and Polk County Transit Service (Polk Transit, 2014). Transit Services operates a shared ride service to Citrus County Residents (Citrus County Florida Board of County Commissioners, 2014). Madison, Gilchrist, and Levy Counties do not have organized transit services.

5.2.7 Environmental Justice

This section provides demographic data used to determine whether the construction and operation of the Project will have a significant and disproportionate adverse effect on minority and low-income populations, consistent with Executive Order 12898 entitled “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations” (February 11, 1994). Environmental justice areas are defined by the Environmental Protection Agency (“EPA”) as locations that have a “meaningfully greater” percentage of minorities than the general population has, or locations in which minorities comprise more than 50 percent of the affected area’s population. Low-income populations are defined as the population with annual incomes that are below the poverty level as defined and compiled by the U.S. Census Bureau. The methods outlined in the EPA’s “Final Guidance for Incorporating Environmental Justice Concerns in EPA’s National Environmental Policy Act Compliance Analyses” (April 1998) were used to prepare the environmental justice analysis.

Sabal Trail consulted with the U.S. EPA Region 4 regarding the methodology used to determine environmental justice populations (personal communication with Ms. Ntale Kajumba, 2014). Potential effects analyzed include air quality, noise, traffic, revenue, and business disruption.

The environmental justice affected area for the Project is all census tracts that contain any proposed Project facility and all census tracts within 1 mile of the planned pipelines. Census tracts were identified from 2012 U.S. Census Bureau Topographically Integrated Geographic Encoding and Referencing (“TIGER”) files 2012 (U.S. Census Bureau, 2014c). The general population for this analysis is defined as the population for the county that contains the affected census tracts.

The EPA’s Office of Environmental Justice has defined the term “minority” for environmental justice purposes to include Hispanics, Asian-Americans and Pacific Islanders, African-Americans, and American Indians, and Alaskan Natives. The EPA does not define a measurement or threshold for determining whether the population of an affected area has a percentage of minorities that is meaningfully greater than the general population. Several environmental impact studies and environmental justice methodologies were reviewed to identify a threshold. A variety of measurements were identified; however, the most commonly used threshold for determining the “meaningfully greater” percentage was 10 percent. Therefore, for this analysis, all census tracts with a minority population that consisted of more than 50 percent of the census tract population and all census tracts with a minority population that is at least 10 percent higher than the general population of the surrounding county census tracts, were considered to be environmental justice populations that may experience a disproportionately high and adverse effect from the environmental effects of the construction and operation of the proposed Project. In addition to U.S. Census Bureau decennial demographic data for Census Tracts, publicly available data was searched to identify potential environmental justice populations in areas that may be affected by the Project but are not identified using U.S. Census Bureau data. No such populations were identified, so the analysis relies on U.S. Census Bureau data.

The EPA also does not provide measurements or thresholds to identify a meaningfully greater low-income population relative to a general population. Low-income environmental justice populations identified in other environmental justice analyses were reviewed for appropriate methodologies. These populations include individuals with an income below the federally set poverty level; although some studies defined a low-income population as the number of people with an income that is some percentage above the poverty level (125 percent, or 150 percent). For this analysis, low-income populations are comprised of people with

an annual income below the poverty level. A similar process as that outlined for minority environmental justice populations was used to identify low-income environmental justice populations in affected census tracts that may be adversely and disproportionately affected by the Project. The number of people living below the poverty level was identified for each census tract from the ACS, and compared with the poverty level data for the general population in the appropriate county. The ACS provides poverty level estimates for smaller areas such as census tracts as a percentage of the population. For this analysis, low-income environmental justice populations include all census tracts with a low-income population that comprise more than 50 percent of the census tract population and all census tracts with a low-income population that is at least 10 percent higher than the general population of the surrounding county.

The analysis below addresses potential socioeconomic and environmental effects to environmental justice populations in census tracts in Alabama, Georgia, and Florida where the Project facilities, including aboveground facilities, will be located and census tracts within one mile of Project facilities.

In addition to EPA requirements and guidelines, state environmental justice requirements of Alabama, Georgia, and Florida were reviewed to identify methodologies for determining the presence of environmental justice populations, or to identify any environmental justice populations already identified through state agency efforts. The analysis area is within EPA Region 4. The Region 4 environmental justice program was reviewed to identify any populations or communities designated by the EPA as environmental justice populations. No communities affected by the Project are located in the EPA's Environmental Justice Showcase Communities (EPA, 2013). To facilitate public involvement and outreach, Sabal Trail has a Public and Agency Participation Plan included in Appendix 1G of Resource Report 1. Sabal Trail plans to continue its efforts to keep landowners, public officials and the relevant permitting agencies fully informed of developments on the Project.

Tables 5.2-17 through 5.2-19 provide the general racial/ethnic composition and population with incomes below the poverty level for census tracts crossed by the Project as well as census tracts within one mile of Project facilities, as well the general economic status of these areas. The 2010 decennial Census data were used in Tables 5.2-17 through 5.2-19 for population and racial/ethnic composition, while ACS 2008-2012 data was used for percentage of people below the poverty level.

Alabama

Four of the 14 census tracts crossed by or within one mile of the Project facilities in Alabama contain environmental justice populations based on minority populations; environmental justice populations in the vicinity of the project are located in Tallapoosa, Chambers, and Russell Counties. No census tracts containing environmental justice populations based on low income populations are crossed by or are within one mile of the Project facilities in Alabama. Minority environmental justice populations are located in Census Tracts 9620 and 9624 in Tallapoosa County, Census Tracts 9540 in Chambers County, which is north of the Auburn-Opelika urban area, and Census Tract 309.02 in Russell County, which is outside of the southwest boundary of the Columbus metro area. The proposed Alexander City Compressor Station and the proposed Transco Hillabee Meter Station are located within Census Tract 9620. There are no environmental justice populations crossed by or within one mile of the Project facilities in Lee County (U.S. Census Bureau, 2010c and 2012b).

The Alabama Department of Environmental Management has adopted the EPA Region 4 Environmental Justice Action Plan, which identifies priorities that include the reduction of exposure to air toxics, safe drinking water, redevelopment of brownfields, and the reduction of asthma attacks (Alabama Department of Environmental Management, 2007). The EPA Region 4 Environmental Justice Action Plan includes procedures for the identification of information to ensure that EPA-issued permits address specific environmental justice concerns. The procedures involve the gathering of pertinent demographic and other information for affected communities, and the development of outreach activities such as a public

participation plan to ensure environmental justice concerns are addressed during the permitting process in Alabama, Georgia, and Florida.

Georgia

The Mainline Route crosses 10 out of a total of 28 census tracts that include environmental justice populations based on minority and low income populations in the following Georgia Counties: Stewart, Terrell, Dougherty, Colquitt, and Brooks. In Stewart County, Census Tracts 9501 and 9504 contain minority environmental justice populations. Census Tract 1203 in Terrell County contains minority environmental justice populations. Minority environmental justice populations in Dougherty County occur around the outskirts of Albany, including Census Tracts 104.02, 105, 106.02, and 109. Census Tract 106.02 also contains low income environmental justice populations. The proposed Albany Compressor Station is in Census Tract 105. Minority environmental justice populations are also located in Census Tract 9708 in Colquitt County and Census Tracts 9604 and 9605 in Brooks County. Census Tract 9605 also contains low income environmental justice populations. The following counties in Georgia have no environmental justice populations in the vicinity of the Project: Webster, Mitchell, Lowndes, and Lee Counties (U.S. Census Bureau, 2010c and 2012b).

According to a survey of environmental justice legislation and a review of Georgia state agency regulatory requirements, there are currently no regulatory controls or guidelines for environmental justice in Georgia.

Florida

The Mainline Route crosses or is within one mile of U.S. census tracts that include environmental justice populations in Suwannee, Marion, Sumter, and Lake Counties; 12 out of a total of 45 counties in Florida crossed by the Mainland Route contain environmental justice populations (11 contain minority environmental justice populations and five contain low income populations). In Suwannee County, Census Tract 9704 contains minority environmental justice populations. Marion County contains low-income environmental justice populations in CT 10.03 and minority environmental justice populations in Census Tracts 10.04 and 10.05. Sumter County contains low-income and minority environmental justice populations in Census Tracts 9101, 9107, and 9113.02. In addition, Sumter County Census Tracts 9109 and 9115 contain minority environmental justice populations. Census Tracts 312.05 (minority and low-income) and 313.11 (minority) contain environmental justice populations. Census tract 411 in Osceola County contains minority environmental justice populations. Census tracts crossed by and within one mile of Project facilities in Hamilton, Madison, Gilchrist, Alachua, Levy, and Polk Counties do not contain environmental justice populations (U.S. Census Bureau, 2010c and 2012b).

Ten census tracts are crossed by or are within one mile of the Citrus County Line. The Citrus County Line crosses one U.S. census tract that contains environmental justice populations. Census Tract 10.03 in Marion County contains low-income environmental justice populations. No minority environmental justice populations are located in the vicinity of the Citrus County Line (U.S. Census Bureau, 2010c and 2012b).

Fourteen census tracts are crossed by or are within one mile of the Hunters Creek Line. The Hunters Creek Line crosses or is within one mile of 10 census tracts containing environmental justice populations in Osceola and Orange Counties. Census Tracts 409.1, 409.2, 410.02, 411, 419, 420, 421, 422, and 423 in Osceola County contain minority environmental justice populations. Census Tract 170.14 in Orange County contains a minority environmental justice population. The proposed Hunters Creek FGT M&R Station is located in Census Tract 170.14. None of the other proposed aboveground facilities in Florida are within census tracts containing environmental justice populations. Osceola and Orange Counties do not contain low-income environmental justice populations in the vicinity of the Project (U.S. Census Bureau, 2010c and 2012b).

Environmental justice concerns are not administered or guided by a state environmental or other agency in Florida. In 1998, the Florida legislature created the Center for Environmental Equity and Justice, which is administered through the Environmental Sciences Institute at the Florida Agricultural and Mechanical University.

5.2.8 Impacts to Children

According to the 2012 U.S. Census Bureau, there are 124,365 people age 17 and under living within the census tracts crossed by and within one mile of the Project (U.S. Census Bureau, 2012b). Tables 5.2-20 through 5.2-22 provide the number of children age 17 years and under residing in each census tract within this area by state and county.

5.3 Socioeconomic Effects and Mitigation

The Project is expected to have minimal adverse effect on the environment because the majority of the Project facilities will be within or adjacent to existing ROW, consisting of existing pipeline ROWs, public roadways, railways, and/or other utility ROWs. The project construction will be short in duration, localized in a narrow width corridor, and cross a variety of land use types and census tracts with a range of socioeconomic characteristics.

Sabal Trail evaluated route alternatives before selecting its proposed route for the Project (*see* Section 10.5 of Resource Report 10). Sabal Trail's siting process for the preferred pipeline route minimized, to the extent practicable, effects to residential and high-density urban areas, as well as waterbodies and wetland, historic areas, and business and commercial areas.

The Project will bring economic benefits to the region via added tax revenues and jobs associated with construction and operation. The Project will not result in any disproportionately high or adverse environmental and human health effects to low-income and minority populations.

5.3.1 Project Construction and Operations

5.3.1.1 Construction

Socioeconomic effects during construction are generally related to the size and composition of the labor force and its potential need for public services, including transportation and temporary housing. Other effects are directly related to the construction and operation activities themselves, including the need to transport materials to and from the Project analysis area, commerce generated by local materials purchased, and tax revenues generated by Project activities.

Most socioeconomic effects will be short-term and localized, due primarily to the relatively short construction period when substantial numbers of workers will be active and the relatively short duration of time that workers will be within each county, as they will move from location to location as the construction progresses in accordance with the construction schedule. Potential effects associated with construction may include minor, short term traffic disruption and congestion and short term noise effects in the general vicinity of the Project.

Revenues from construction employment, local expenditures by the construction companies for construction materials, use of local construction and other project related companies, and non-local construction workers for temporary housing, food, and entertainment will benefit the local economy. Significant increased property tax base during Project operation will be beneficial in the long-term.

5.3.1.2 Operation

The addition of full-time workers for operation and maintenance ("O&M") of the Project facilities will have a negligible effect on public services since these workers will mostly be hired from the local/regional labor pool. Five hundred twenty-seven full-time workers (direct and indirect) will be employed for O&M by the

Project: 94 in Alabama, 145 in Georgia and 288 in Florida (Fishkind and Associates, 2014). Refer to Table 5.3-1 and the Fishkind Report in Appendix 5A for additional details on O&M workers to be employed by the Project.

5.3.2 Population and Employment

Construction will temporarily increase the population in the Project analysis areas to a very limited degree. It is estimated that the Project will directly employ approximately 4,077 construction workers: 790 in Alabama, 1,344 in Georgia, and 1,943 in Florida (Fishkind and Associates, 2014). See the Fishkind Report in Appendix 5A for more details. Diverse types of specialized and craft construction workers would likely be utilized across six spreads along the Project corridor. It is estimated that approximately 977 people would be indirectly employed during the construction of Project across the three states. Once the pipelines and the M&R stations are completed, the work force numbers will taper off toward the completion of the construction period. Refer to Table 5.3-1 for additional details on construction schedule and worker requirements.

Sabal Trail anticipates that its contractors will hire a substantial number of specialized construction workers with the requisite experience for the installation of natural gas facilities. These hires will include surveyors, welders, equipment operators, and general laborers. It is anticipated that some of the construction workers will be local hires. The local supply of construction workers needed for the Project is expected to be derived from workers employed in the construction industry in the affected counties of Alabama, Georgia, and Florida. Based on contractor responses and industry history averages, Sabal Trail estimates on average a 30 – 35 percent local workforce usage. The analysis area counties contain large urban centers with a substantial construction labor supply that may supplement the specialized construction workers. Construction personnel that may be hired from outside the Project area include supervisory personnel and inspectors. These individuals will temporarily relocate to the Project vicinity, if necessary.

Construction duration at each Project spread will vary depending on length and complexity and may range from one to twelve months. The number of personnel required at each proposed activity location will vary greatly, depending on the activity. If a larger than anticipated percentage of non-local workers is required to meet peak workforce requirements, sufficient workers should be available in the labor pool in the surrounding counties and states.

5.3.3 Housing

Since non-local construction workers are not expected to relocate their families to the Project analysis area, non-local construction workers will be housed in area motels and short-term rentals in communities in the analysis area counties in Alabama, Georgia, and Florida that are within a reasonable daily commuting distance of the Project. The vacant housing units and hotels/motels in Alabama, Georgia, and Florida, along with similar facilities in surrounding counties, should be sufficient to house these workers. The Project is expected to have a minor short-term positive effect on the area's rental industry through increased demand, higher rates of occupancy, and brokerage fees. If a larger than expected percentage of non-local workers is required, the available housing capacity should still sufficiently serve the Project's need since the majority of the Project facilities are located in close proximity to highly developed, densely populated areas. The large number of available hotels and motels, as well as vacant housing units, also indicates that the temporary demand for these facilities is unlikely to displace permanent residents or adversely affect housing prices.

5.3.4 Tourism

A limited impact on tourism is anticipated from construction and O&M of the Sabal Trail Project. The majority of the Project primarily crosses through undeveloped and agricultural properties on private land. While the Project crosses some federal, state, county, and municipal lands, construction and O&M of the

Project has been designed to limit impact on publicly used lands by routing design and coordination with public land managers, as further detailed in Resource Report 8, Section 8.4.1.1.

In summary, the Sabal Project crosses twenty-three counties which provide mainly outdoor recreation opportunities in Alabama, Georgia, and Florida in the vicinity of the Project. The Project will have a limited effect on tourism in the Project area and will provide a significant source of revenue to the counties that it crosses (*see* Section 5.3.6).

5.3.5 Displacement of Residences or Businesses

For the residences within 50 feet of the feet of the construction workspace, Sabal Trail developed individual Residential Construction Plans noting special construction techniques and mitigation measures. In general, construction across areas in proximity to residences will be limited to the shortest timeframe possible to safely install the pipeline. These plans are provided in Resource Report 8, Appendix 8A.

5.3.6 Economy and Tax Revenues

Economic benefits will occur over the life of the Project. Construction activities will benefit local economies from the contribution of the workforce payroll for employees who reside in the analysis area and materials and services purchased at local businesses and vendors. Non-local workers will temporarily relocate to the Project vicinity and a substantial portion of their payroll will be spent at local vendors and businesses. It is estimated that over \$139 million will be spent towards direct construction labor across the three states: approximately \$25.7 million in Alabama, approximately \$39.8 million in Georgia, and approximately \$73.9 million in Florida (Fishkind and Associates, 2014).

Sabal Trail estimates that additional money will be spent locally on the purchase/rental of equipment and purchase of materials/supplies such as stone, sand, concrete, fencing material, and bulk fuel. These items and others required for construction will be purchased, as available, from vendors within analysis area counties. Construction of the Project will also result in increased state and local sales tax revenues associated with the purchase of some construction materials as well as goods and services by the construction workforce. Local communities will benefit from ad valorem taxes, paid annually by Sabal Trail over the life of the pipeline.

It is estimated that the Project will generate approximately \$1.4 billion in property taxes over its 60-year useful life span. It is estimated that the Project will generate approximately \$2.1 billion in taxable value across three states: approximately \$220 million in Alabama, approximately \$373 million in Georgia, and \$848 million in Florida (Fishkind and Associates, 2014).

5.3.7 Public Services

The counties and municipalities in and near the Project analysis area have numerous medical facilities and emergency response services to temporarily accommodate the construction work force, if needed. As noted earlier, construction activities will be located in or near large metropolitan areas that have sufficient capability and capacity to manage the temporary influx of personnel without affecting the level of service provided to the current population.

Primary effects to public services will include temporary increases in demand for retail, recreation, and related services. Because non-local construction personnel are not expected to relocate their families to the Project analysis area, there should be no increase in demand for family-oriented community services such as schools. The education infrastructure in the vicinity of the Project can easily accommodate any temporary educational needs associated with Project construction.

In the event of an accident, Sabal Trail could require police, fire, and medical services, depending on the type of emergency. Sabal Trail will require its contractors to have project-specific Health and Safety Plans in place to minimize the potential for on-the-job accidents. The anticipated demand for police, fire, and

medical services is not expected to exceed the existing capability of the infrastructure in the analysis area, as these services are expected to be used only in emergencies. These emergency services are located primarily in urban areas within a few miles of Project facilities. Sabal Trail will continue to work closely with police, fire and medical services in each municipality as necessary. Existing data indicates that some Project analysis area counties are medically underserved; however, most of the workforce would consist of the population that is already included in the population served by existing medical facilities. Non-local construction personnel are expected to be a small proportion of the overall construction workforce, and would likely be too small relative to the population to affect decisions regarding the upgrade of medical capacities. Overall, it is anticipated that adverse effects to public facilities and services from Project related activities would be negligible.

The Project's O&M will have a negligible effect on existing public infrastructure and community services. Sabal Trail will coordinate with first responders to ensure they are adequately trained in the unlikely event of any emergency (Resource Report 11). Any effects to public services associated with the operation of Project facilities will be adequately off-set by the revenues accruing to state and local governments from Project operation. Once the pipeline is in-service there will be minimal draw on the municipalities' services such as potable water, wastewater treatment, *etc.*

5.3.8 Transportation and Traffic

5.3.8.1 Pipeline and Aboveground Facilities

Tables 8.2-9 through 8.2-11 in Resource Report 8 provide complete lists of public and private roads and railroad crossings for the Project. To the extent feasible, existing public and private roads along the Project will be used as the primary means of accessing the Mainline, Hunters Creek, and Citrus County Line ROWs. Sabal Trail will also use existing public and private roads to the extent possible to access the aboveground facilities (*see* Tables 8.2-9 and 8.2-10 in Resource Report 8).

Construction of the Project will result in minor, short-term effects on the transportation system in the Project analysis area. Anticipated traffic load during construction is estimated at 690 vehicles for Alabama, 1,230 vehicles for Georgia and 2,780 vehicles for Florida. Constructing the Project across public and private roadways, using either conventional open cut or road bore methods, will be based on site conditions and road opening permit requirements (*see* Section 1.6.1.8 of Resource Report 1). Roadway opening permits will be obtained from applicable state and county agencies. Permit conditions will ultimately dictate the day-to-day construction activities at road crossings.

Construction will be scheduled for work within roadways and specific crossings so as to avoid commuter traffic and schedules for school buses and local transit buses to the greatest extent practical. To minimize traffic delays at open-cut road crossings, Sabal Trail will establish detours before cutting these roads. If no reasonable detours are feasible, at least one traffic lane of the road will be left open, except for brief periods when road closure will be required to lay the pipeline. Appropriate traffic management and signage will be set up and necessary safety measures will be developed in compliance with applicable permits for work in the public roadway. Advance arrangements will be made with local officials to have traffic safety personnel on hand during periods of construction. Provisions will be made for detours or otherwise to permit traffic flow.

In addition to the traffic effects caused by the open-cut road crossings, the movement of construction equipment and materials and the daily commuting of employees to and from the construction work areas may also slightly increase traffic volumes, affecting the transportation system in the Project analysis area. The total traffic volumes anticipated from workforce commutes as well as the transport of construction equipment is small relative to existing traffic volumes on most roadways used to access Project facilities; however, lightly used local roads may experience substantial, temporary increases in Project-related traffic. Several construction-related trips will be made each day (to and from the job site) on each spread. This

level of traffic will remain consistent throughout the construction period and will typically occur during the early morning hours and evening hours. Traffic congestion could occur if each construction worker commuting to work used a personal vehicle to travel to the work site and if most of this travel took place during peak traffic hours. To minimize traffic congestion, Sabal Trail will encourage construction workers to share rides to the construction ROW. Contractors may also provide buses to move workers from common parking areas to the construction work areas.

Pipeline construction work is typically scheduled to take advantage of daylight hours, usually starting at 7:00 a.m. and completing at 6:00 p.m. (six days a week); therefore, most workers will commute to and from the construction ROW during off-peak hours. Some discrete activities, such as hydrostatic testing, horizontal directional drilling, tie-ins, and purge and packing the pipeline facilities will occur beyond these timeframes. Because construction will move sequentially along the pipeline routes, traffic flow effects that do arise will be temporary on any given section of roadway.

To maintain safe conditions, Sabal Trail will require its construction contractors to ensure enforcement of local vehicle weight restrictions and limitations by its vehicles and to remove any soil that is left on the road surface by the crossing of construction equipment. When necessary for equipment to cross roads, mats or other appropriate measures, such as sweeping, will be used to reduce deposition of mud.

- In addition Sabal Trail will coordinate with appropriate county and local officials and will prepare site-specific traffic and access management plans, as required.

Sabal Trail does not anticipate significant traffic effects along the pipeline route during construction.

5.3.8.2 Pipe Yards and Contractor Ware Yards

A total of 12 Project pipe and contractor ware yards will be temporarily used during construction. These areas will be permitted to return to existing land uses after construction. A listing of pipe yards and contractor ware yards is provided in Section 1.5.3 of Resource Report 1.

5.3.9 Property Values

Sabal Trail does not anticipate that the Project will negatively impact any property values outside the proposed pipeline ROW. The acquisition of a pipeline easement through a property may affect the landowner's use of the property; however, a determination of the potential effects of a pipeline on property values takes into account several factors including the: tract size, existence of other utilities, current land value and land use, and the values of adjacent properties. Several studies conducted over recent years assessed the effect of pipelines on property sales and values and are summarized below.

In 2001, Allen, Williford & Seale, Inc. prepared a study for the Interstate Natural Gas Association of America Foundation, Inc. to determine the impact of natural gas pipelines on real estate. Four separate geographically diverse areas were selected for the case study: (1) a suburban area crossed by one natural gas pipeline, (2) a suburban area crossed by multiple natural gas and products pipelines, (3) a rural area crossed by one natural gas pipeline, and (4) a commercial area crossed by multiple natural gas and one products pipeline. The results of the study revealed that there is no significant impact on property sales prices located along natural gas pipelines and that the pipeline size or the product carried did not impact sales price. The study also revealed that there were no significant impacts on demand for properties within the geographically diverse areas and that the presence of a pipeline did not impede development of the surrounding properties. In addition, the existence of a pipeline had no significant impact on development decisions (e.g., lot size) and it did not impact specific property types more or less severely than other property types. The study concluded that its results are very likely transferable to other market situations involving natural gas pipelines in other regions of the country (Allen, Williford & Seale, Inc., 2001).

Other more recent studies also evaluated potential effects of natural gas pipelines on real estate in other regions of the United States and reached similar conclusions as Allen, Williford & Seale, Inc.

For example, in 2008, PGP Valuation Inc. (PGP, 2008) conducted a study for Palomar Gas Transmission, Inc. and ECONorthwest (Fruits, 2008) conducted a study for the Oregon LNG Project both of which evaluated the potential effect on property values of a natural gas pipeline that was constructed in 2003/2004 in northwestern Oregon and along the western edge of the Portland metropolitan area. The PGP study found that: there was no measurable long-term impact on property values resulting from natural gas pipelines for the particular pipeline project studied, interviews with buyers and brokers indicated no measurable impact on value, and there was no trend in the data to suggest an extension of marketing periods for properties with gas pipeline easements. The ECONorthwest study found that the pipeline had no statistically significant or economically significant impact on residential properties and there was no relationship between proximity to the pipeline and sale price.

Diskin, Friedman, Peppas, and Peppas (2011) reached a similar conclusion due to the effects of natural gas transmission pipelines on residential values in Arizona. This study concluded that there was no identifiable systematic relationship between proximity to a pipeline and residential sale price or value. Another study conducted by Hansen et al. (2006) analyzed property sales near a pipeline accident that occurred in Washington and considered the property's proximity and persistence over time. While this study revealed a decline in property values after the accident it noted that the effect was localized and declined as the distance from the affected pipeline increased. The effect also diminished over time in the years following the incident.

Based on this literature review and the experience of Sabal Trail's affiliate, Spectra Energy, in constructing and operating pipelines in over half the states in the country, Sabal Trail believes there is no prevailing evidence that the existence of a natural gas pipeline decreases property values.

5.3.10 Environmental Justice

Any disproportionately high and adverse effect on a minority or low income population (environmental justice populations) from the proposed construction and operation of the Project would mean that the effect is predominantly borne by environmental justice populations, or is appreciably greater in magnitude on the minority or low-income population than the effect suffered by the non-minority or non-low-income population.

Minority and/or low income populations do not represent a disproportionate portion of the overall population across the Project analysis area that would be affected by Project construction and operation. Environmental justice populations in the analysis area would experience the same potential effects as the general, non-environmental justice populations in the analysis area. There would be no disproportionately high and adverse effects to environmental justice populations from the construction and operation of the Project.

The primary effects associated with the construction of the Project will be the temporary construction noise, fugitive dust, and traffic effects of short duration, none of which are considered significant given the nature of the effects and the measures that will be implemented to minimize such effects. These effects will occur along the entire Project route and in areas with a variety of socioeconomic characteristics. The affected areas will be small as the corridor width is narrow and spread along an array of land use and socioeconomic types. No other potentially adverse effects would occur to environmental justice populations and the general population from the construction and operation of the pipeline. Therefore, the Project will not result in any disproportionately high or adverse environmental and human health effects to low-income and minority populations. To facilitate public involvement and outreach Sabal Trail has included a Public and Agency Participation Plan in Appendix 1G of Resource Report 1. Sabal Trail plans to continue its efforts

to keep landowners, public officials and the relevant permitting agencies fully informed of developments on the Project.

Alabama

The Mainline Route in Tallapoosa, Chambers, and Russell Counties, Alabama census tracts containing environmental justice populations would be located within or adjacent to existing utility ROWs. The Mainline Route along the existing ROWs would be compatible with the existing utility land uses. Any forest/woodland, cropland or other productive land use acquired from an easement adjacent to or overlapping existing ROWs would be compensated at the same value per acre for landowners that are members of environmental justice populations as the compensation paid to landowners in the general population.

The proposed Alexander City Compressor Station and the proposed Transco Hillabee Meter Station would be within Census Tract 9620, which contains a minority environmental justice population. The construction and operation of these aboveground facilities would require permanent conversion of open land and forest/woodland on the parcel. There would be no disproportionate effect to environmental justice populations relative to the general population from temporary construction effects such as the sights and sounds of construction vehicles and activities or increase in traffic because these effects would be experienced by all socioeconomic groups along the Project during construction.

There would be no effect from the operation of the compressor and meter stations on the surrounding residential and industrial/commercial uses. Sabal Trail has acquired the land required for the construction and operation of the compressor station from the landowner who has been compensated at the same values per acre as the compensation paid to other landowners for land acquisition in the general population.

Georgia

The Mainline Route in Stewart and Terrell Counties, Georgia census tracts that contain environmental justice populations would be located within or adjacent to existing utility ROWs in forest/woodland and agricultural land uses. The Mainline Route in Dougherty, Colquitt, and Brooks Counties census tracts that contain environmental justice populations would cross through forest/woodland, open land, and cropland in mostly new ROW sited to avoid urban and residential uses to the extent practicable. Any forest/woodland, cropland or other productive land use acquired along an easement adjacent to or overlapping existing ROWs or in new ROWs would be compensated at the same values per acre for landowners that are members of environmental justice populations as the compensation paid to landowners in the general population.

The proposed Albany Compressor Station would be within Census Tract 105, which contains a minority environmental justice population. The compressor station construction and operation would permanently remove productive cropland from production. There would be no disproportionate effect to environmental justice populations relative to the general population from temporary construction effects such as the sights and sounds of construction vehicles and activities or increase in traffic because these effects would be experienced by all socioeconomic groups along the Project during construction.

There would be no effect from the operation of the compressor station on the surrounding residential uses, rural population, and associated agricultural uses.

Florida

Mainline Route

The proposed Mainline Route in the Suwannee County, Florida census tract that contain environmental justice populations would cross through forest/woodland, cropland, open space, and urban areas, and would be located within or adjacent to existing electric transmission line and roadway ROWs. The Mainline Route

along the existing ROWs would be compatible with the existing agricultural production. The Mainline Route in Sumter County Census Tracts that contain environmental justice populations would cross through forest/woodland, open land, and cropland in mostly new ROW sited to avoid urban and residential uses to the extent practicable. Any cropland or other productive land use affected along an easement adjacent to or overlapping existing ROWs or in new ROW would be compensated at the same values per acre for landowners that are members of environmental justice populations as the compensation paid to landowners in the general population.

Citrus County Line

The proposed Citrus County Line in Marion County, Florida crosses through one census tract that contains an environmental justice population. There would be no disproportionate effect to environmental justice populations from the Citrus County Line.

Hunters Creek Line

The proposed Hunters Creek Line in Osceola and Orange Counties, Florida census tracts that contain environmental justice populations would cross through forest/woodland and open space in close proximity to residential land uses in new ROW, and within or adjacent to existing electric transmission line and roadway ROWs. The pipeline would also cross some cropland interspersed with the dominant forest/woodland and open space land uses. Hunters Creek Line was sited to avoid urban and residential uses to the extent practicable. Any environmental justice population landowners, if any, along an easement adjacent to or overlapping existing ROWs or in new ROW would be compensated at the same values per acre for as property owners in the general population.

The FGT Hunters Creek M&R Station is proposed to be within Census Tract 170.14 in Orange County, which contains an environmental justice population. The M&R station construction and operation would permanently remove forest/woodland on the parcel. There would be no disproportionate effect to environmental justice populations relative to the general population from temporary construction effects such as the sights and sounds of construction vehicles and activities. There would be no adverse effect from the operation of the M&R station to any population in the census tract. Sabal Trail would acquire the land required for the construction and operation of the M&R station from the landowner. The private landowner would be compensated at the same values per acre as the compensation paid to other landowners for land acquisition in the general population.

Based on the above discussion and analysis for effects to environmental justice populations in Alabama, Georgia, and Florida, the construction and operation of the Project will not cause disproportionate adverse effects on any minority or low-income populations relative to the general populations in the affected counties in accordance with the provisions of E.O. 12898 and Federal Highway Administration Order 6640.23. No further environmental justice analysis is required.

5.3.11 Impacts to Children

The Project will not adversely affect children 17 years of age and younger within the Project vicinity. Estimated air emissions from construction of the Project are expected to be transient in nature, with negligible effect on the regional air quality. Construction emissions will generally be temporary and localized and are not expected to cause or significantly contribute to an exceedance of the NAAQS, which are designed to be protective of children and the elderly (*see* Resource Report 9). Project aboveground facilities will be permitted and operated in compliance with all applicable federal and state air quality regulations. The Project will provide a clean source of fuel for use at existing natural gas-fired facilities, for fuel switching at existing facilities and for electric generation stations in the area and may help to improve air quality in the region (Resource Report 1). Construction noise will be temporary, localized and conducted in accordance with the FERC's 55 dBA_{Ldn} noise guideline for construction activities (Resource

Report 9). Operation of the Project will comply with the FERC's 55 dBA_{Ldn} noise criteria (Resource Report 9). In addition, Sabal Trail has taken careful measures to ensure the safety of the public including children (Resource Report 11).

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TABLES

TABLE 5.2-1

Summary of Sabal Trail Project Facilities Analyzed in Resource Report 5

Facility, Site	Approximate Segment Length (miles)	County	Municipality <u>a/</u>
PIPELINES			
Alabama			
Mainline Route	86.4	Tallapoosa, Chambers, Lee, Russell	Alexander City, Auburn, Camp Hill, Cusseta, Dadeville, Daviston, Goldville, Jacksons Gap, LaFayette, Lanett, New Site, Opelika, Phenix City, Smiths Station, Valley, Waverly
Georgia			
Mainline Route	161.4	Stewart, Webster, Terrell, Lee, Dougherty, Mitchell, Colquitt, Brooks, Lowndes	Albany, Baconton, Barwick, Berlin, Bronwood, Camilla, Dasher, Dawson, Doerun, Funston, Lake Park, Leesburg, Lumpkin, Morven, Moultrie, Parrott, Pavo, Quitman, Remerton, Richland, Riverside, Sale City, Sasser, Smithville, Valdosta
Florida			
Mainline Route	226.4	Hamilton, Madison, Suwannee, Gilchrist, Alachua, Levy, Marion, Sumter, Lake, Polk, Osceola	Alachua, Archer, Bell, Belleview, Branford, Bronson, Bushnell, Center Hill, Clermont, Coleman, Davenport, Dunnellon, Fruitland Park, Groveland, Haines City, High Springs, Howey-in-the-Hills, Jennings, Kissimmee, Lady Lake, Lee, Leesburg, Live Oak, Mascotte, Newberry, Ocala, Otter Creek, Polk City, Trenton, Webster, Wildwood, Williston
Hunters Creek Line	13.2	Osceola, Orange	Bay Lake, Belle Isle, Edgewood, Kissimmee, Lake Buena Vista, Orlando, St. Cloud
Citrus County Line	21.5	Marion, Citrus	Crystal River, Dunnellon, Inverness
ABOVEGROUND FACILITIES			
Alabama			
Alexander City Compressor Station	N/A	Tallapoosa	Alexander City, Goldville, Jacksons' Gap, New Site
Transco Hillabee M&R Station	N/A	Tallapoosa	Alexander City, Goldville, Jacksons' Gap, New Site
Georgia			
Albany Compressor Station	N/A	Dougherty	Albany, Baconton
Florida			
Hildreth Compressor Station	N/A	Suwannee	Branford
Dunnellon Compressor Station	N/A	Marion	Dunnellon, Inverness

TABLE 5.2-1

Summary of Sabal Trail Project Facilities Analyzed in Resource Report 5

Facility, Site	Approximate Segment Length (miles)	County	Municipality <u>a/</u>
Reunion Compressor Station	N/A	Osceola	Bay Lake, Davenport, Haines City, Kissimmee, Lake Buena Vista
FGT Suwannee M&R Station	N/A	Suwannee	Branford
Gulfstream M&R Station	N/A	Osceola	Bay Lake, Davenport Haines City, Kissimmee, Lake Buena Vista
FSC M&R Station	N/A	Osceola	Bay Lake, Davenport, Haines City, Kissimmee, Lake Buena Vista
FGT Hunters Creek M&R Station	N/A	Orange	Bay Lake, Belle Isle, Edgewood, Kissimmee, Lake Buena Vista, Orlando, St. Cloud
DEF Citrus County M&R Station	N/A	Citrus	Crystal River, Inglis Yankeetown

N/A = Not applicable; M&R = metering and regulating

a/ Includes incorporated communities within 10 miles of the proposed pipeline facilities and major aboveground facilities within the counties containing pipeline facilities. The following municipalities are located within 10 miles of the Project, but are not directly affected by the Project include Goodwater, AL, Kellyton, AL, Columbus, GA, Coolidge, GA, Fort White, FL.

TABLE 5.2-2

Existing Population Levels and Trends in Alabama

Location	2000 Population <u>a/</u>	2010 Population <u>b/</u>	2013 Population Estimate <u>c/</u>	Population Density (persons/sq. mi.) (2010) <u>d/</u>	Change in Population (2000-2013) %	Change in Population (2010-2013) %
FEDERAL						
U.S.	281,421,906	308,746,065	313,861,723	87.4	11.5	1.7
STATE						
Alabama	4,447,100	4,779,753	4,817,624	94.4	8.3	0.8
COUNTY						
Chambers	36,583	34,215	34,077	57.4	-6.9	-0.4
Lee	115,092	140,251	147,537	230.8	28.2	5.2
Russell	49,756	52,947	57,438	82.6	15.4	8.5
Tallapoosa	41,475	41,616	41,273	58.1	-0.5	-0.8
LOCAL						
Alexander City	14,953	14,875	14,848	364.5	-0.7	-0.2
Auburn	42,987	53,470	53,817	941.2	25.2	0.6
Camp Hill	1,258	1,014	947	63.6	-24.7	-6.6
Cusseta	-	123	111	46.9	-	-9.8
Dadeville	3,155	3,230	3,221	362.9	2.1	-0.3
Daviston	267	214	252	23.4	-5.6	17.8
Goldville	37	55	73	55.6	97.3	32.7
Goodwater*	1,633	1,475	1,399	226.6	-14.3	-5.2
Jacksons Gap	786	828	828	97.2	5.3	0.0
Kellyton*	-	217	351	228.4	-	61.8
LaFayette	3,253	3,003	3,009	338.2	-7.5	0.2
Lanett	7,897	6,468	6,515	1,079.8	-17.5	0.7
New Site	910	773	770	78.3	-15.4	-0.4
Opelika	23,529	26,477	26,738	444.3	13.6	1.0
Phenix City	28,265	32,822	33,555	1,253.2	18.7	2.2
Smiths Station	-	4,926	4,991	772.1	-	1.3
Valley	9,198	9,524	9,502	867.4	3.3	-0.2
Waverly	184	145	249	53.3	35.3	71.7
Auburn-Opelika, AL Metro Area	115,092 <u>e/</u>	140,247 <u>f/</u>	150,933 <u>f/</u>	230.8 <u>g/</u>	31.1	7.6
Columbus, GA-AL Metro Area (part)	49,756 <u>e/</u>	52,947 <u>f/</u>	-	82.6 <u>g/</u>	-	-

Sources:

a/ U.S. Census Bureau 2000.

b/ U.S. Census Bureau 2010c.

c/ U.S. Census Bureau 2012a (incorporated communities) and U.S. Census Bureau 2013 (U.S., state and counties).

d/ U.S. Census Bureau 2009 (square miles for incorporated communities) and U.S. Census Bureau 2010b (U.S., state, and counties).

e/ U.S. Census Bureau 2001.

f/ U.S. Census Bureau 2014a.

g/ U.S. Census Bureau 2010a.

- Data unavailable.

- *Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-3

Existing Population Levels and Trends in Georgia

Location	2000 Population <u>a/</u>	2010 Population <u>b/</u>	2013 Population Estimate <u>c/</u>	Population Density (persons/sq. mi.) (2010) <u>d/</u>	Change in Population (2000-2013) %	Change in Population (2010-2013) %
FEDERAL						
U.S.	281,421,906	308,746,065	313,861,723	87.4	11.5	1.7
STATE						
Georgia	8,186,453	9,687,850	9,905,993	168.4	21.0	2.3
COUNTY						
Brooks	16,450	16,243	16,066*	32.9	-2.3	-1.1
Colquitt	42,053	45,498	46,034	83.6	9.5	1.2
Dougherty	96,065	94,565	93,933	287.7	-2.2	-0.7
Lee	24,757	28,298	28,800	79.5	16.3	1.8
Lowndes	92,115	109,233	113,129	220.2	22.8	3.6
Mitchell	23,932	23,498	23,200	45.9	-3.1	-1.3
Stewart	5,252	6,058	5,991*	13.2	14.1	-1.1
Terrell	10,970	9,507	9,365*	27.8	-14.6	-1.5
Webster	2,390	2,799	2,773*	13.4	16.0	-0.9
LOCAL						
Albany	76,939	77,434	77,435	1,405.1	0.6	0.0
Baconton	804	915	1,122	469.2	39.6	22.6
Barwick	444	386	448	536.1	0.9	16.1
Berlin	595	551	603	744.6	1.3	9.4
Bronwood	513	417	380	527.8	-25.9	-8.9
Camilla	5,669	5,360	5,233	863.1	-7.7	-2.4
Columbus*	185,781	189,885	191,278	877.5	3.0	0.7
Coolidge*	552	525	609	640.2	10.3	16.0
Dasher	835	912	1,134	205.4	35.8	24.3
Dawson	5,058	4,540	4,545	1,210.7	-10.1	0.1
Doerun	828	774	968	619.2	16.9	25.1
Funston	426	449	771	393.9	81.0	71.7
Lake Park	549	733	807	531.2	47.0	10.1
Leesburg	2,633	2,896	2,894	586.2	9.9	-0.1
Lumpkin	1,369	1,145	1,493	711.2	9.1	30.4
Morven	634	565	396	326.6	-37.5	-29.9
Moultrie	14,387	14,268	14,384	872.7	0.0	0.8
Parrott	156	158	154	202.6	-1.3	-2.5
Pavo	711	627	602	356.3	-15.3	-4.0
Quitman	4,638	3,850	3,852	925.5	-16.9	0.1
Remerton	847	1,123	1,349	5,615.0	59.3	20.1
Richland	1,794	1,473	2,126	460.3	18.5	44.3
Riverside	57	35	16	166.7	-71.9	-54.3
Sale City	319	380	510	207.7	59.9	34.2
Sasser	393	279	377	357.7	-4.1	35.1
Smithville	774	575	516	226.4	-33.3	-10.3
Valdosta	43,724	54,518	54,944	1,536.6	25.7	0.8
Albany, GA Metro Area	120,822 <u>e/</u>	157,308 <u>f/</u>	155,694 <u>f/</u>	81.4 <u>g/</u>	28.9	-1.0
Columbus, GA-AL Metro Area (part)	224,868 <u>e/</u>	241,918 <u>f/</u>	-	186.8 <u>g/</u>	-	-
Valdosta, GA Metro Area	NA <u>e/</u>	139,588 <u>f/</u>	142,897 <u>f/</u>	-	-	2.4

TABLE 5.2-3

Existing Population Levels and Trends in Georgia

Location	2000 Population <u>a/</u>	2010 Population <u>b/</u>	2013 Population Estimate <u>c/</u>	Population Density (persons/sq. mi.) (2010) <u>d/</u>	Change in Population (2000-2013) %	Change in Population (2010-2013) %
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Sources:

a/ U.S. Census Bureau 2000.

b/ U.S. Census Bureau 2010c.

c/ U.S. Census Bureau 2012a (incorporated communities and some counties*) and U.S. Census Bureau 2013 (U.S., state and most counties).

d/ U.S. Census Bureau 2009 (square miles for incorporated communities) and U.S. Census Bureau 2010b (U.S., state, and counties).

e/ U.S. Census Bureau 2001.

f/ U.S. Census Bureau 2014a.

g/ U.S. Census Bureau 2010a.

- Data unavailable.

- *Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-4

Existing Population Levels and Trends in Florida

Location	2000 Population <u>a/</u>	2010 Population <u>b/</u>	2013 Population Estimate <u>c/</u>	Population Density (persons/sq. mi.) (2010) <u>d/</u>	Change in Population (2000-2013) %	Change in Population (2010-2013) %
FEDERAL						
U.S.	281,421,906	308,746,065	313,861,723	87.4	11.5	1.7
STATE						
<i>Florida</i>	15,982,378	18,801,332	19,319,031	350.6	20.9	2.8
COUNTY						
<i>Alachua</i>	217,955	247,336	251,635	282.7	15.5	1.7
<i>Citrus</i>	118,085	141,236	139,467	242.8	18.1	-1.3
<i>Gilchrist</i>	14,437	16,939	16,880*	48.4	16.9	-0.3
<i>Hamilton</i>	13,327	14,799	14,728*	28.8	10.5	-0.5
<i>Lake</i>	210,528	297,047	303,753	316.6	44.3	2.3
<i>Levy</i>	34,450	40,801	39,952	36.5	16.0	-2.1
<i>Madison</i>	18,733	19,224	19,187*	27.6	2.4	-0.2
<i>Marion</i>	258,916	331,303	335,036	209.1	29.4	1.1
<i>Orange</i>	896,344	1,145,956	1,198,989	1,268.5	33.8	4.6
<i>Osceola</i>	172,493	268,685	288,077	202.4	67.0	7.2
<i>Polk</i>	483,924	602,095	616,447	334.9	27.4	2.4
<i>Sumter</i>	53,345	93,420	102,372	170.8	91.9	9.6
<i>Suwannee</i>	34,844	41,551	43,580	60.3	25.1	4.9
LOCAL						
<i>Alachua</i>	6,098	9,059	9,054	259.3	48.5	-0.1
<i>Archer</i>	1,289	1,118	1,087	227.2	-15.7	-2.8
<i>Bay Lake</i>	23	47	18	2.3	-21.7	-61.7
<i>Bell</i>	349	456	595	273.1	70.5	30.5
<i>Belle Isle</i>	5,531	5,988	6,082	2,570.0	10.0	1.6
<i>Bellevue</i>	3,478	4,492	4,512	1,403.8	29.7	0.4
<i>Branford</i>	695	712	1,117	712.0	60.7	56.9
<i>Bronson</i>	981	1,113	1,385	283.9	41.2	24.4
<i>Bushnell</i>	2,050	2,418	2,756	1037.8	34.4	14.0
<i>Center Hill</i>	951	988	1,109	168.0	16.6	12.2
<i>Clermont</i>	9,333	28,742	28,302	2,094.9	203.2	-1.5
<i>Coleman</i>	697	703	718	338.0	3.0	2.1
<i>Crystal River</i>	3,485	3,108	3,134	531.3	-10.1	0.8
<i>Davenport</i>	1,924	2,888	2,901	905.3	50.8	0.5
<i>Dunnellon</i>	1,919	1,733	1,513	279.1	-21.2	-12.7
<i>Edgewood</i>	1,901	2,503	2,519	2,157.8	32.5	0.6
<i>Fort White*</i>	409	567	763	236.3	86.6	34.6
<i>Fruitland Park</i>	3,186	4,078	4,108	705.5	28.9	0.7
<i>Groveland</i>	2,300	8,729	8,678	671.5	277.3	-0.6
<i>Haines City</i>	13,174	20,560	20,531	1,118.0	55.8	-0.1
<i>High Springs</i>	3,934	5,350	5,347	244.0	35.9	-0.1
<i>Howey-in-the-Hills</i>	956	1,098	1,126	428.9	17.8	2.6
<i>Inglis</i>	1,491	1,325	1,377	364.0	-7.6	3.9
<i>Inverness</i>	6,789	7,210	7,259	958.8	6.9	0.7
<i>Jennings</i>	833	878	1,006	469.5	20.8	14.6
<i>Kissimmee</i>	47,558	59,682	60,830	2,787.6	27.9	1.9
<i>Lady Lake</i>	11,828	13,926	14,043	1,751.7	18.7	0.8

TABLE 5.2-4

Existing Population Levels and Trends in Florida

Location	2000 Population <u>a/</u>	2010 Population <u>b/</u>	2013 Population Estimate <u>c/</u>	Population Density (persons/sq. mi.) (2010) <u>d/</u>	Change in Population (2000-2013) %	Change in Population (2010-2013) %
Lake Buena Vista	16	10	10	3.4	-37.5	0.0
Lee	352	352	568	272.9	61.4	61.4
Leesburg	15,956	20,117	20,463	659.4	28.2	1.7
Live Oak	6,558	6,850	6,865	914.6	4.7	0.2
Mascotte	2,662	5,101	5,067	449.8	90.3	-0.7
Newberry	3,331	4,950	5,006	95.4	50.3	1.1
Ocala	45,943	56,315	56,598	1261.8	23.2	0.5
Orlando	185,984	238,300	240,185	2341.6	29.1	0.8
Otter Creek	121	134	217	93.7	79.3	61.9
Polk City	1,516	1,562	2,266	918.8	49.5	45.1
St. Cloud	20,074	35,183	36,371	2012.8	81.2	3.4
Trenton	1,617	1,999	2,266	582.8	40.1	13.4
Webster	805	785	990	590.2	23.0	26.1
Wildwood	3,924	6,709	6,644	186.5	69.3	-1.0
Williston	2,304	2,768	2,771	410.7	20.3	0.1
Yankeetown	629	502	551	66.0	-12.4	9.8
Gainesville, FL Metro Area	217,955 <u>e/</u>	264,275 <u>f/</u>	270,382 <u>f/</u>	215.8 <u>g/</u>	24.1	2.3
Homosassa Springs, FL Metro Area	N/A <u>e/</u>	141,236 <u>f/</u>	139,271 <u>f/</u>	-	-	-1.4
Lakeland-Winter Haven, FL Metro Area	483,924 <u>e/</u>	602,095 <u>f/</u>	623,009 <u>f/</u>	334.9 <u>g/</u>	28.7	3.5
Ocala, FL Metro Area	258,916 <u>e/</u>	331,298 <u>f/</u>	337,362 <u>f/</u>	209.1 <u>g/</u>	30.3	1.8
Orlando-Kissimmee-Sanford, FL Metro Area	N/A <u>e/</u>	2,134,411 <u>f/</u>	2,267,846 <u>f/</u>	613.6 <u>g/</u>	-	6.3
Tampa-St. Petersburg-Clearwater, FL Metro Area	2,395,997 <u>e/</u>	2,783,243 <u>f/</u>	2,870,569 <u>f/</u>	1,107.3 <u>g/</u>	19.8	3.1
The Villages, FL Metro Area	N/A <u>e/</u>	93,420 <u>f/</u>	107,056 <u>f/</u>	170.8 <u>g/</u>	-	14.6

Sources:

a/ U.S. Census Bureau 2000.

b/ U.S. Census Bureau 2010c.

c/ U.S. Census Bureau 2012a (incorporated communities and some counties*) and U.S. Census Bureau 2013 (U.S., state and most counties).

d/ U.S. Census Bureau 2009 (square miles for incorporated communities) and U.S. Census Bureau 2010b (U.S., state, and counties).

e/ U.S. Census Bureau 2001.

f/ U.S. Census Bureau 2014a.

g/ U.S. Census Bureau 2010a.

- Data unavailable.

- *Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-5

Existing Economic Conditions for the Sabal Trail Project Facilities in Alabama ^{a/}

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
FEDERAL				
U.S.	28,051	156,533,205	9.3	E, R, P
STATE				
<i>Alabama</i>	23,587	2,248,665	10.3	E, M, R
COUNTY				
<i>Chambers</i>	18,478	15,484	16.0	M, E, R
<i>Lee</i>	23,162	70,202	9.7	E, R, M
<i>Russell</i>	18,792	24,483	11.7	E, A, R
<i>Tallapoosa</i>	21,609	18,653	11.6	E, M, R
LOCAL				
<i>Alexander City</i>	18,185	6,465	10.1	M, E, R
<i>Auburn</i>	23,749	26,838	8.7	E, R, P
<i>Camp Hill</i>	13,051	358	14.0	E, M, R
<i>Cusseta</i>	18,105	63	17.5	M, T, E
<i>Dadeville</i>	16,528	1,271	13.9	E, M, R
<i>Daviston</i>	20,529	161	15.5	T, R/M, E
<i>Goldville</i>	23,326	23	47.8	E, O, P
<i>Goodwater*</i>	13,772	486	13.6	M, E, R/T
<i>Jacksons Gap</i>	14,169	333	4.5	M, E, R
<i>Kellyton*</i>	10,424	115	18.3	M, E, P
<i>LaFayette</i>	13,851	1,074	18.5	M, E, C
<i>Lanett</i>	14,842	2,642	22.0	M, E, R
<i>New Site</i>	15,998	338	13.9	M, E, R
<i>Opelika</i>	22,934	13,459	7.4	E, R, M
<i>Phenix City</i>	19,904	15,002	11.7	E, A, R
<i>Smiths Station</i>	18,771	2,343	14.8	E, R, M
<i>Valley</i>	18,459	4,445	12.3	M, E, P
<i>Waverly</i>	25,641	121	15.7	E, R, C

Source:

^{a/} U.S. Census Bureau 2012c.

Industries:

A = Arts, entertainment, and recreation, and accommodation and food services.

Ag = Agriculture, forestry, fishing and hunting, and mining.

C = Construction.

E = Educational, health, and social services.

F = Finance and insurance, real estate, and rental and leasing.

M = Manufacturing.

TABLE 5.2-5

Existing Economic Conditions for the Sabal Trail Project Facilities in Alabama ^{a/}

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
<p>O = Other services, except public administration. P = Professional, scientific, management, administrative, and waste management services. Pu = Public administration. R = Retail trade. T = Transportation and warehousing, and utilities. W = Whole sale trade.</p> <p>*Located within 10 miles of the Project, but is not directly affected by the Project.</p>				

TABLE 5.2-6

Existing Economic Conditions for the Sabal Trail Project Facilities in Georgia *a/*

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
FEDERAL				
U.S.	28,051	156,533,205	9.3	E, R, P
STATE				
<i>Georgia</i>	25,309	4,789,521	10.7	E, R, P
COUNTY				
<i>Brooks</i>	20,142	7,471	13.8	E, M, Ag
<i>Colquitt</i>	17,830	20,609	8.5	E, M, R
<i>Dougherty</i>	19,140	42,493	15.5	E, R, A
<i>Lee</i>	25,481	13,667	7.6	E, R, M
<i>Lowndes</i>	19,867	52,017	12.4	E, R, A
<i>Mitchell</i>	15,912	9,045	10.3	M, E, R
<i>Stewart</i>	14,218	2,334	14.4	E, M, Pu
<i>Terrell</i>	17,102	4,010	15.1	E, M, R
<i>Webster</i>	20,389	1,263	6.7	E, M, C
LOCAL				
<i>Albany</i>	17,273	34,698	16.3	E, M, R
<i>Baconton</i>	11,588	302	5.6	M, E, R
<i>Barwick</i>	10,472	165	33.3	M, R, C
<i>Berlin</i>	10,392	215	7.9	M, P/E, Ag/W
<i>Bronwood</i>	16,916	154	13.0	E, C, R
<i>Camilla</i>	15,125	2,245	9.9	E, M, R
<i>Columbus*</i>	22,761	83,528	10.5	E, F, R
<i>Coolidge*</i>	11,731	196	10.7	E, M/R, W
<i>Dasher</i>	20,789	520	6.3	E, C, R
<i>Dawson</i>	13,959	1,803	21.4	E, M, R
<i>Doerun</i>	15,486	420	13.1	E, C, M
<i>Funston</i>	14,316	361	2.5	E, C, A
<i>Lake Park</i>	19,365	395	12.9	R, E, P
<i>Leesburg</i>	24,955	1,501	8.0	E, R, P/A
<i>Lumpkin</i>	17,843	694	13.7	E, M, Pu
<i>Morven</i>	11,843	173	16.8	Ag, E, M
<i>Moultrie</i>	17,795	5,827	7.3	E, M, R
<i>Parrott</i>	22,077	58	8.6	M/R, T/F/A
<i>Pavo</i>	19,803	243	10.7	M, E, W
<i>Quitman</i>	13,629	1,535	18.3	E, P, O

TABLE 5.2-6

Existing Economic Conditions for the Sabal Trail Project Facilities in Georgia a/

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
<i>Remerton</i>	12,265	943	13.0	A, R, E
<i>Richland</i>	12,090	863	15.9	M, E, Pu
<i>Riverside</i>	14,994	13	30.8	F/M, P, R
<i>Sale City</i>	12,263	166	12.7	M, E, R
<i>Sasser</i>	14,963	172	12.2	M/R, P, E/A
<i>Smithville</i>	12,203	242	14.9	E, R, P
<i>Valdosta</i>	17,879	26,512	14.8	E, R, A

Source:

a/ U.S. Census Bureau 2012c.

Industries:

A = Arts, entertainment, recreation, and accommodation and food services.

Ag = Agriculture, forestry, fishing and hunting, and mining.

C = Construction.

E = Educational, health, and social services.

F = Finance and insurance, real estate, and rental and leasing.

M = Manufacturing.

O = Other services, except public administration.

P = Professional, scientific, management, administrative, and waste management services.

Pu = Public administration.

R = Retail trade.

T = Transportation and warehousing, and utilities.

W = Whole sale trade.

*Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-7
Existing Economic Conditions for the Sabal Trail Project Facilities in Florida ^{a/}

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
FEDERAL				
U.S.	28,051	156,533,205	9.3	E, R, P
STATE				
Florida	26,451	9,270,826	11.3	E, R, P
COUNTY				
<i>Alachua</i>	25,287	126,305	7.9	E, R, A
<i>Citrus County</i>	23,195	53,121	15.7	E, R, A
<i>Gilchrist</i>	19,217	7,052	16.7	E, C, R
<i>Hamilton</i>	16,227	5,286	14.3	E, R, Pu
<i>Lake</i>	24,674	133,002	11.3	E, A, R
<i>Levy</i>	18,902	16,695	13.0	E, R, C
<i>Madison</i>	15,989	7,941	12.3	E, M, Pu
<i>Marion</i>	22,191	137,069	13.4	E, R, A
<i>Orange</i>	25,103	637,091	11.2	A, E, P
<i>Osceola</i>	19,728	140,450	12.4	A, E, R
<i>Polk</i>	21,674	274,329	11.9	E, R, A
<i>Sumter</i>	26,317	24,245	11.7	E, R, A
<i>Suwannee</i>	18,379	17,732	9.8	E, R, Pu
LOCAL				
<i>Alachua</i>	28,978	4,150	8.2	E, P, R
<i>Archer</i>	18,900	521	9.0	E, P, Pu
<i>Bay Lake</i>	25,172	9	22.0	A
<i>Bell</i>	17,633	294	9.2	R, E, P
<i>Belle Isle</i>	40,194	3,236	9.9	E, P, A/R
<i>Belleview</i>	15,184	1,735	11.3	P, R, A
<i>Branford</i>	15,956	490	9.6	E, R, C
<i>Bronson</i>	16,053	635	9.0	E, A, Pu
<i>Bushnell</i>	20,431	1,037	11.7	E, C, M
<i>Center Hill</i>	12,189	326	3.4	C/R, E, O
<i>Clermont</i>	23,332	12,793	10.7	E, A, R
<i>Coleman</i>	14,484	340	8.2	A, E, C
<i>Crystal River</i>	33,918	1,294	7.8	E, A, C
<i>Davenport</i>	15,582	1,468	12.5	A, E, C
<i>Dunnellon</i>	22,788	552	19.2	E, R, P

TABLE 5.2-7
Existing Economic Conditions for the Sabal Trail Project Facilities in Florida ^{a/}

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
<i>Edgewood</i>	42,503	1,461	6.2	E, A, P
<i>Fort White*</i>	18,832	350	8.0	E, R, O
<i>Fruitland Park</i>	20,928	1,863	8.7	T, Pu, R
<i>Groveland</i>	18,456	4,269	11.7	A, E, R
<i>Haines City</i>	15,443	8,521	11.1	A, E, R
<i>High Springs</i>	21,874	2,549	10.5	E, Pu, R
<i>Howey-in-the-Hills</i>	36,859	609	4.4	E, T, Pu
<i>Inglis</i>	16,135	428	21.5	E, T, A
<i>Inverness</i>	19,222	2,337	18.7	E, A, P
<i>Jennings</i>	11,305	374	13.4	M, E, Ag
<i>Kissimmee</i>	17,100	32,402	12.0	A, R, E
<i>Lady Lake</i>	23,468	4,642	12.2	A, C, E
<i>Lake Buena Vista</i>	36,300	4	0.0	P, O
<i>Lee</i>	18,650	305	14.1	C, T, E
<i>Leesburg</i>	17,520	8,942	11.8	-
<i>Live Oak</i>	15,277	2,357	14.7	E, R, A
<i>Mascotte</i>	13,477	2,610	12.4	M, R, C
<i>Newberry</i>	23,694	2,802	5.9	E, P, R
<i>Ocala</i>	21,472	25,160	14.0	E, R, P
<i>Orlando</i>	25,550	142,802	11.4	A, E, P
<i>Otter Creek</i>	8,154	89	30.3	C, Pu, R
<i>Polk City</i>	35,224	1,035	17.9	E, A, M
<i>St. Cloud</i>	20,106	19,586	12.7	E, R, A
<i>Trenton</i>	16,360	977	17.7	E, R, C
<i>Webster</i>	13,721	370	5.4	E, R, C/Pu
<i>Wildwood</i>	24,589	2,161	11.4	E, R, A
<i>Williston</i>	17,849	1,296	8.0	E, R, Ag
<i>Yankeetown</i>	22,994	226	11.5	C, M, A

Source:
^{a/} U.S. Census Bureau 2012c.
 - Data unavailable.

Industries:
 A = Arts, entertainment, and recreation, and accommodation and food services.
 Ag = Agriculture, forestry, fishing and hunting, and mining.
 C = Construction.
 E = Educational, health and social services.

TABLE 5.2-7

Existing Economic Conditions for the Sabal Trail Project Facilities in Florida ^{a/}

Location	Per Capita Income	Civilian Workforce	Unemployment Rate (percent)	Top Three Industries
<p>F = Finance and insurance, and real estate and rental and leasing. M = Manufacturing. O = Other services, except public administration. P = Professional, scientific, management, administrative and waste management services. Pu = Public administration. R = Retail trade. T = Transportation and warehousing, and utilities.</p> <p>*Located within 10 miles of the Project, but is not directly affected by the Project.</p>				

TABLE 5.2-8

Unemployment and Poverty Rates in the Sabal Trail Project Area in Alabama

Region	Unemployment Rate (annual average 2013) <u>a/</u>	Persons Living Below the Poverty Line (%) <u>b/</u>	Household Receiving Income Based on Public Assistance (%)	
			SNAP Benefits <u>a/</u>	Cash Public Assistance Income <u>a/</u>
FEDERAL				
U.S.	9.3	14.9	11.4	2.7
STATE				
<i>Alabama</i>	10.3	18.1	14.2	1.7
COUNTY				
<i>Chambers</i>	16.0	22.3	16.5	1.1
<i>Lee</i>	9.7	22.2	9.9	1.0
<i>Russell</i>	11.7	21.1	20.0	1.4
<i>Tallapoosa</i>	11.6	17.5	15.1	2.2
LOCAL				
<i>Alexander City</i>	10.1	23.4	17.9	3.2
<i>Auburn</i>	8.7	29.7	5.7	0.3
<i>Camp Hill</i>	14.0	26.4	32.0	2.3
<i>Cusseta</i>	17.5	4.3	4.3	0.4
<i>Dadeville</i>	13.9	22.5	16.4	1.7
<i>Daviston</i>	15.5	17.2	9.1	0.0
<i>Goldville</i>	47.8	12.5	4.2	0.0
<i>Goodwater*</i>	13.6	33.6	25.7	0.0
<i>Jacksons Gap</i>	4.5	19.7	17.8	1.5
<i>Kellyton*</i>	18.3	49.2	25.4	11.9
<i>LaFayette</i>	18.5	40.6	32.6	1.2
<i>Lanett</i>	22.0	31.1	27.1	0.4
<i>New Site</i>	13.9	26.2	26.5	1.6
<i>Opelika</i>	7.4	21.8	15.8	1.9
<i>Phenix City</i>	11.7	22.1	21.0	1.3
<i>Smiths Station</i>	14.8	16.1	18.6	0.4
<i>Valley</i>	12.3	21.9	14.2	0.5
<i>Waverly</i>	15.7	15.7	7.0	0.0

Sources:

a/ U.S. Census Bureau 2012c.

b/ U.S. Census Bureau 2012b.

*Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-9

Unemployment and Poverty Rates in the Sabal Trail Project Area in Georgia

Region	Unemployment Rate (annual average 2013) <i>a/</i>	Persons Living Below the Poverty Line (%) <i>b/</i>	Household Receiving Income Based on Public Assistance (%)	
			SNAP Benefits <i>a/</i>	Cash Public Assistance Income <i>a/</i>
FEDERAL				
U.S.	9.3	14.9	11.4	2.7
STATE				
Georgia	10.7	17.4	13.0	1.7
COUNTY				
Brooks	13.8	23.1	22.2	2.0
Colquitt	8.5	25.3	21.9	2.3
Dougherty	15.5	26.6	24.9	2.4
Lee	7.6	12.4	9.9	1.1
Lowndes	12.4	21.5	16.1	2.1
Mitchell	10.3	23.9	27.0	5.5
Stewart	14.4	26.2	30.4	0.2
Terrell	15.1	28.2	28.6	3.7
Webster	6.7	22.8	12.9	2.0
LOCAL				
Albany	16.3	29.6	27.8	2.6
Baconton	5.6	40.9	37.0	9.7
Barwick	33.3	52.8	41.6	17.4
Berlin	7.9	21.9	14.4	0.0
Bronwood	13.0	32.2	29.5	0.0
Camilla	9.9	26.3	39.8	5.7
Columbus*	10.5	26.3	17.6	1.6
Coolidge*	10.7	26.3	22.8	4.2
Dasher	6.3	9.6	5.8	0.8
Dawson	21.4	39.1	42.1	6.9
Doerun	13.1	34.5	26.4	0.6
Funston	2.5	30.9	22.7	0.0
Lake Park	12.9	19.1	11.5	0.0
Leesburg	8.0	17.1	11.5	0.4
Lumpkin	13.7	26.6	28.1	0.7
Morven	16.8	28.3	37.1	3.4
Moultrie	7.3	33.9	33.1	2.1
Parrott	8.6	12.1	8.6	5.2
Pavo	10.7	25.7	32.1	0.0
Quitman	18.3	40.4	38.5	2.9
Remerton	13.0	61.7	12.9	0.5
Richland	15.9	38.9	39.1	0.0
Riverside	30.8	0.0	0.0	0.0
Sale City	12.7	35.0	16.9	4.0
Sasser	12.2	21.2	16.8	0.0
Smithville	14.9	19.6	42.3	8.3
Valdosta	14.8	28.3	19.3	2.6

Sources:

a/ U.S. Census Bureau, 2012c.

b/ U.S. Census Bureau 2012b.

*Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-10

Unemployment and Poverty Rates in the Sabal Trail Project Area in Florida ^{a/}

Region	Unemployment Rate (annual average 2013) ^{a/}	Persons Living Below the Poverty Line (%) ^{b/}	Household Receiving Income Based on Public Assistance (%)	
			SNAP Benefits ^{a/}	Cash Public Assistance Income ^{a/}
FEDERAL				
U.S.	9.3	14.9	11.4	2.7
STATE				
Florida	11.3	15.6	11.7	1.9
COUNTY				
Alachua	7.9	21.5	9.8	1.8
Citrus	15.7	14.7	10.5	1.5
Gilchrist	16.7	23.9	15.2	2.1
Hamilton	14.3	22.9	21.0	3.3
Lake	11.3	11.5	9.9	2.1
Levy	13.0	20.1	18.9	2.2
Madison	12.3	22.5	20.8	1.2
Marion	13.4	14.8	13.1	1.8
Orange	11.2	14.7	11.1	1.7
Osceola	12.4	15.0	17.0	2.0
Polk	11.9	15.1	13.1	2.2
Sumter	11.7	10.1	6.8	2.3
Suwannee	9.8	21.1	17.7	2.4
LOCAL				
Alachua	8.2	16.4	13.2	2.1
Archer	9.0	19.8	16.4	3.6
Bay Lake	22.0	0.0	0.0	0.0
Bell	9.2	15.7	18.7	3.0
Belle Isle	9.9	11.9	2.9	1.7
Bellevue	11.3	24.9	28.4	3.4
Branford	9.6	26.7	34.5	3.1
Bronson	9.0	26.6	22.0	1.8
Bushnell	11.7	21.6	19.5	1.1
Center Hill	3.4	28.8	21.6	8.8
Clermont	10.7	8.9	8.0	2.9
Coleman	8.2	32.2	33.9	15.2
Crystal River	7.8	11.2	8.0	1.8
Davenport	12.5	15.1	10.3	0.0
Dunnellon	19.2	25.6	12.3	1.5
Edgewood	6.2	5.3	2.4	0.0
Fort White*	8.0	33.3	13.7	0.6
Fruitland Park	8.7	10.1	20.6	1.0
Groveland	11.7	11.4	16.6	4.2
Haines City	11.1	23.5	18.9	2.0
High Springs	10.5	12.8	10.9	4.7
Howey-in-the-Hills	4.4	9.8	5.6	1.9
Inglis	21.5	35.2	26.4	4.0

TABLE 5.2-10

Unemployment and Poverty Rates in the Sabal Trail Project Area in Florida ^{a/}

Region	Unemployment Rate (annual average 2013) ^{a/}	Persons Living Below the Poverty Line (%) ^{b/}	Household Receiving Income Based on Public Assistance (%)	
			SNAP Benefits ^{a/}	Cash Public Assistance Income ^{a/}
<i>Inverness</i>	18.7	19.0	19.9	2.2
<i>Jennings</i>	13.4	22.6	22.6	8.1
<i>Kissimmee</i>	12.0	19.3	24.3	3.0
<i>Lady Lake</i>	12.2	9.4	5.6	1.8
<i>Lake Buena Vista</i>	0.0	0.0	0.0	0.0
<i>Lee</i>	14.1	18.0	13.2	0.0
<i>Leesburg</i>	11.8	16.8	14.8	3.2
<i>Live Oak</i>	14.7	30.8	29.8	3.1
<i>Mascotte</i>	12.4	19.9	31.3	1.0
<i>Newberry</i>	5.9	15.2	13.4	0.5
<i>Ocala</i>	14.0	20.3	19.2	1.8
<i>Orlando</i>	11.4	15.5	12.4	1.5
<i>Otter Creek</i>	30.3	35.9	29.7	0.0
<i>Polk City</i>	17.9	26.8	16.6	1.9
<i>St Cloud</i>	12.7	13.9	13.1	1.2
<i>Trenton</i>	17.7	31.1	23.2	1.2
<i>Webster</i>	5.4	29.5	36.5	15.1
<i>Wildwood</i>	11.4	14.5	10.6	2.6
<i>Williston</i>	8.0	19.6	22.0	0.9
<i>Yankeetown</i>	11.5	20.9	14.2	2.5

Sources:

^{a/} U.S. Census Bureau, 2012c.

^{b/} U.S. Census Bureau 2012b.

*Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-11

Existing Housing Accommodations in the Project Area in Alabama

Location	Total Housing Units <u>a/</u>	Owner Occupied <u>a/</u>	Renter Occupied <u>a/</u>	Total Vacancy Rate <u>a/</u>	Rental Vacancy Rate <u>a/</u>	Units for Seasonal Recreation <u>b/</u>	Median Rent (\$) <u>a/</u>
LOCAL							
Alexander City	6,582	3,293	2,524	2.8	1.3	400	550
Auburn	24,236	9,689	11,696	10.4	5.8	260	765
Camp Hill	543	224	170	0.0	0.0	41	575
Cusseta	57	41	5	14.6	0.0	4	-
Dadeville	1,350	774	379	3.2	0.0	19	511
Daviston	124	82	17	0.0	0.0	5	688
Goldville	24	21	3	0.0	0.0	0	-
Goodwater*	698	444	152	3.8	3.8	10	421
Jacksons Gap	455	234	91	2.0	0.0	0	670
Kellyton*	144	74	44	18.5	18.5	9	523
LaFayette	1,311	547	486	10.7	5.8	47	522
Lanett	3,156	1,386	1,045	13.3	5.2	115	482
New Site	363	277	44	0.0	0.0	5	397
Opelika	12,401	7,062	3,725	10.9	7.1	227	656
Phenix City	15,275	6,917	6,046	15.5	11.7	138	711
Smiths Station	1,997	1,225	550	16.2	16.2	23	807
Valley	4,810	2,422	1,349	33.5	28.0	39	706
Waverly	124	82	33	0.0	0.0	3	815

Sources:

a/ U.S. Census Bureau 2012d.

b/ U.S. Census Bureau 2012e.

- Data unavailable.

*Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-12

Existing Housing Accommodations in the Project Area in Georgia

Location	Total Housing Units <u>a/</u>	Owner Occupied <u>a/</u>	Renter Occupied <u>a/</u>	Total Vacancy Rate <u>a/</u>	Rental Vacancy Rate <u>a/</u>	Units for Seasonal Recreation <u>b/</u>	Median Rent (\$) <u>a/</u>
LOCAL							
Albany	33,450	12,048	17,179	11.4	7.0	125	670
Baconton	415	211	170	1.9	0.0	0	545
Barwick	196	61	100	9.0	0.0	12	535
Berlin	260	167	34	19.0	19.0	5	520
Bronwood	185	89	60	16.7	16.7	2	575
Camilla	2,159	940	956	15.9	5.1	0	647
Columbus*	82,770	39,225	32,957	13.9	9.9	1,436	778
Coolidge*	302	103	134	21.4	11.0	0	544
Dasher	422	293	102	10.7	9.7	0	746
Dawson	1,844	669	885	7.6	0.0	23	497
Doerun	407	154	191	20.9	12.0	0	543
Funston	266	172	61	3.3	0.0	0	782
Lake Park	357	162	126	3.0	0.0	19	633
Leesburg	1,103	641	331	12.6	8.4	0	629
Lumpkin	645	364	192	6.8	5.0	21	438
Morven	215	103	84	0.0	0.0	8	625
Moultrie	6,264	2,448	2,839	9.1	8.3	64	561
Parrott	97	53	5	4.5	0.0	0	-
Pavo	274	163	74	0.0	0.0	9	543
Quitman	2,027	730	856	9.2	6.1	56	518
Remerton	657	17	579	4.9	4.9	15	734
Richland	813	357	339	4.5	0.0	40	462
Riverside	6	5	1	0.0	0.0	0	-
Sale City	178	106	71	0.0	0.0	0	539
Sasser	177	79	58	6.5	6.5	28	619
Smithville	228	125	43	25.2	14.5	0	333
Valdosta	23,069	8,529	12,030	7.1	5.5	212	774

Sources:
a/ U.S. Census Bureau 2012d.
b/ U.S. Census Bureau 2012e.
 - Data unavailable.
 - *Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-13

Existing Housing Accommodations in the Project Area in Florida

Location	Total Housing Units <u>a/</u>	Owner Occupied <u>a/</u>	Renter Occupied <u>a/</u>	Total Vacancy Rate <u>a/</u>	Rental Vacancy Rate <u>a/</u>	Units for Seasonal Recreation <u>b/</u>	Median Rent <u>a/</u>
LOCAL							
Alachua	4,220	2,969	871	12.6	10.0	0	911
Archer	508	296	174	7.0	4.4	0	575
Bay Lake	13	6	0	100.0	100.0	0	-
Bell	225	132	66	10.5	9.0	10	784
Belle Isle	2,636	1,916	351	14.7	10.5	101	1,518
Belleview	2,215	1,121	683	26.7	26.7	146	790
Branford	432	143	216	18.9	7.7	28	554
Bronson	584	348	144	11.1	3.7	0	488
Bushnell	1,381	753	196	20.7	14.4	226	704
Center Hill	390	237	83	0.0	0.0	30	781
Clermont	12,023	7,776	2,807	13.1	10.2	637	1,083
Coleman	354	176	113	0.0	0.0	29	600
Crystal River	2,555	1,140	472	24.5	20.5	468	771
Davenport	1,419	759	162	13.0	12.0	198	903
Dunnellon	1,302	588	275	31.4	25.3	140	537
Edgewood	1,199	929	105	5.5	0.0	111	799
Fort White*	372	265	50	8.3	0.0	17	879
Fruitland Park	1,644	979	368	36.9	31.0	0	917
Groveland	3,143	2,015	577	28.0	20.6	183	1,124
Haines City	9,249	4,038	2,847	10.5	7.4	1,400	816
High Springs	2,211	1,537	243	19.0	12.3	0	877
Howey-in-the-Hills	658	428	91	28.8	21.6	52	1,055
Inglis	864	481	170	16.7	12.7	88	575
Inverness	4,086	2,431	962	8.3	4.9	314	759
Jennings	308	179	104	8.0	8.0	3	695
Kissimmee	26,937	9,689	11,416	20.1	13.9	2,503	950
Lady Lake	8,468	5,143	1,801	23.2	20.6	799	899
Lake Buena Vista	6	6	0	-	-	0	-
Lee	243	118	71	7.8	7.8	5	782
Leesburg	10,909	4,499	4,280	32.8	16.8	556	872
Live Oak	2,956	1,377	1,175	8.9	4.7	15	635
Mascotte	1,654	1,095	277	42.3	38.3	64	1,008
Newberry	2,341	1,565	507	10.0	5.6	0	708
Ocala	26,978	11,573	10,735	16.3	11.4	1,199	827
Orlando	120,519	39,155	59,810	14.0	11.1	3,409	973
Otter Creek	91	57	7	0.0	0.0	19	-
Polk City	853	553	194	4.8	0.0	43	793
St. Cloud	14,486	8,869	4,188	12.1	7.8	508	1,055

TABLE 5.2-13

Existing Housing Accommodations in the Project Area in Florida

Location	Total Housing Units <u>a/</u>	Owner Occupied <u>a/</u>	Renter Occupied <u>a/</u>	Total Vacancy Rate <u>a/</u>	Rental Vacancy Rate <u>a/</u>	Units for Seasonal Recreation <u>b/</u>	Median Rent <u>a/</u>
Trenton	924	496	322	4.3	4.3	0	736
Webster	454	227	143	10.1	10.1	10	593
Wildwood	3,546	2,550	425	31.9	26.6	73	619
Williston	1,181	650	356	6.3	2.7	22	688
Yankeetown	542	200	82	43.8	31.7	160	773

Sources:

a/ U.S. Census Bureau 2012d.

b/ U.S. Census Bureau 2012e.

- Data unavailable.

- *Located within 10 miles of the Project, but is not directly affected by the Project.

TABLE 5.2-14

Public Service Infrastructure in the Sabal Trail Project Area in Alabama

Location	Number of Fire Stations <u>a/</u>	Number of Active Firefighters <u>a/</u>	Number of Public Schools <u>b/</u>	Numbers of Students/Teachers <u>b/</u>	Number of Hospitals & Medical Facilities/Hospital Beds <u>c/</u>	Number of Police & Sheriffs Offices/Number of Enforcement Personnel <u>d/</u>
<i>Chambers County</i>	3	41	14	4,881/340	1/175	1/13
<i>Lee County</i>	10	44	32	20,710/1,401	1/373	1/80
<i>Russell County</i>	13	177	19	9,808/588	2/76	1/64
<i>Tallapoosa County</i>	15	234	12	6,181/417	2/97	1/87

Sources:
a/ U.S. Fire Administration 2014.
b/ National Center for Education Statistics 2014.
c/ U.S. Department of Health and Human Services 2014a.
d/ PoliceOne 2014.

TABLE 5.2-15

Public Service Infrastructure in the Sabal Trail Project Area in Georgia

Location	Number of Fire Stations <i>a/</i>	Number of Active Firefighters <i>a/</i>	Number of Public Schools <i>b/</i>	Numbers of Students/Teachers <i>b/</i>	Number of Hospitals & Medical Facilities/Hospital Beds <i>c/</i>	Number of Police & Sheriffs Offices/Number of Enforcement Personnel <i>d/</i>
<i>Brooks County</i>	2	28	4	2,312/155	1/25	2/34
<i>Colquitt County</i>	20	320	14	9,259/68	2/132	2/96
<i>Dougherty County</i>	12	302	30	15,906/1,040	2/541	3/645
<i>Lee County</i>	7	-	7	6,258/371	0	1/9
<i>Lowndes County</i>	36	511	22	17,869/1,225	2/376	1/155
<i>Mitchell County</i>	9	130	9	4,031/300	1/181	2/27
<i>Stewart County</i>	4	25	3	548/43	1/25	2/14
<i>Terrell County</i>	5	70	4	1,517/90	0	2/30
<i>Webster County</i>	2	29	2	468/33	0	1/5

Sources:
a/ U.S. Fire Administration 2014.
b/ National Center for Education Statistics 2014.
c/ U.S. Department of Health and Human Services 2014a.
d/ PoliceOne 2014.
 - Data unavailable.

TABLE 5.2-16

Public Service Infrastructure in the Sabal Trail Project Area in Florida

Location	Number of Fire Stations <u>a/</u>	Number of Active Firefighters <u>a/</u>	Number of Public Schools <u>b/</u>	Numbers of Students/Teachers <u>b/</u>	Number of Hospitals & Medical Facilities/ Hospital Beds <u>c/</u>	Number of Police & Sheriffs Offices/Number of Enforcement Personnel <u>d/</u> , <u>e/</u>
<i>Alachua County</i>	26	445	65	28,659/1,958	4/1,575	4/576
<i>Citrus County</i>	15	158	27	15,675/1,111	2/326	1/181
<i>Gilchrist County</i>	5	58	6	2,636/163	0	1/22
<i>Hamilton County</i>	6	68	10	1,799/114	0	1/6
<i>Lake County</i>	39	486	59	41,110/2,656	3/624	3/245
<i>Levy County</i>	9	109	17	5,732/371	1/40	2/47
<i>Madison County</i>	6	102	11	2,720/181	1/25	1/27
<i>Marion County</i>	37	642	63	41,955/2,876	5/835	2/265
<i>Orange County</i>	79	1,995	247	176,008/12,221	4/4,021	1/1,375
<i>Osceola County</i>	23	460	67	53,357/3,196	2/319	2/480
<i>Polk County</i>	56	903	159	95,178/6,778	5/1,744	1/560
<i>Sumter County</i>	7	111	12	7,626/501	1/134	3/77
<i>Suwannee County</i>	11	108	12	6,172/364	1/15	2/47

Sources:

a/ U.S. Fire Administration 2014.

b/ National Center for Education Statistics 2014.

c/ U.S. Department of Health and Human Services 2014a.

d/ PoliceOne 2014.

e/ Florida Department of Law Enforcement 2014.

TABLE 5.2-17

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Alabama

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
Mainline Route											
<i>Tallapoosa County</i>	41,616	69.3%	26.6%	0.3%	0.5%	0.0%	1.7%	1.0%	2.5%	30.7%	17.5%
CT 9619	2,507	86.1%	12.5%	0.1%	0.1%	0.0%	0.3%	0.6%	0.6%	13.9%	24.7%
CT 9620 <u>d/</u>	4,136	58.0%	40.3%	0.2%	0.2%	0.0%	0.4%	0.6%	0.9%	42.0%	14.8%
CT 9622	4,773	71.3%	23.0%	0.2%	0.5%	0.0%	3.0%	1.2%	4.0%	28.7%	26.4%
CT 9624	4,703	59.0%	37.9%	0.5%	0.4%	0.0%	0.4%	1.1%	1.2%	41.0%	19.0%
CT 9625.01	4,243	87.7%	9.5%	0.2%	0.3%	0.0%	0.7%	1.2%	1.2%	12.3%	11.2%
<i>Chambers County</i>	34,215	58.1%	38.7%	0.2%	0.5%	0.0%	0.6%	1.1%	1.6%	41.9%	22.3%
CT 9540	6,669	40.8%	56.9%	0.1%	0.2%	0.0%	0.4%	0.9%	1.6%	59.2%	23.4%
CT 9543	4,708	56.8%	38.9%	0.3%	2.3%	0.0%	0.2%	1.1%	0.9%	43.2%	22.2%
<i>Lee County</i>	140,251	69.8%	22.7%	0.3%	2.6%	0.1%	1.3%	1.6%	3.3%	30.2%	22.2%
CT 417	8,528	63.2%	30.9%	0.3%	2.1%	0.1%	1.0%	1.5%	2.3%	36.8%	10.3%
CT 418	6,705	84.1%	12.8%	0.3%	0.4%	0.1%	0.3%	1.3%	1.3%	15.9%	15.1%
CT 419	7,623	83.2%	13.0%	0.5%	0.4%	0.0%	0.5%	1.2%	2.0%	16.8%	15.6%
CT 421.02	6,826	74.7%	22.0%	0.4%	0.5%	0.0%	0.7%	1.0%	1.5%	25.3%	12.3%
<i>Russell County</i>	52,947	52.1%	41.8%	0.4%	0.4%	0.2%	1.3%	2.1%	3.7%	47.9%	21.1 %
CT 309.02	6,946	46.9%	42.2%	0.5%	0.7%	0.9%	2.3%	3.5%	7.0%	53.1%	12.4%
CT 310	3,727	73.2%	23.0%	0.4%	0.1%	0.1%	1.0%	1.0%	2.1%	26.8%	17.2%
CT 312	3,990	59.9%	35.9%	0.4%	0.5%	0.0%	0.6%	1.8%	1.8%	40.1%	19.4%

Sources:

a/ U.S. Census Bureau 2010c.

b/ White Alone, Not Hispanic or Latino

c/ U.S. Census Bureau 2012b.

d/ Census tract contains an aboveground facility.

Bold values indicate percentage exceeds thresholds defined in text, and is an EJ population

TABLE 5.2-18

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Georgia

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
Mainline Route											
<i>Stewart County</i>	6,058	27.3%	47.3%	0.2%	0.7%	0.0%	22.8%	1.0%	24.0%	72.7%	26.2%
CT 9501	1,976	31.7%	64.8%	0.2%	0.8%	0.0%	0.7%	1.6%	1.9%	68.3%	32.6%
CT 9504	4,082	25.2%	38.8%	0.2%	0.7%	0.0%	33.5%	0.7%	34.7%	74.8%	20.5%
<i>Webster County</i>	2,799	53.3%	42.3%	0.0%	0.3%	0.0%	2.4%	1.0%	3.5%	46.7%	22.8%
CT 9602	1,408	53.8%	42.6%	0.0%	0.0%	0.0%	1.3%	1.6%	2.6%	46.2%	20.5%
<i>Terrell County</i>	9,315	36.1%	61.2%	0.2%	0.3%	0.0%	0.8%	0.9%	1.7%	63.9%	28.2%
CT 1202	1,527	60.7%	37.0%	0.4%	0.5%	0.0%	0.1%	0.7%	1.2%	39.3%	20.1%
CT 1203	3,244	16.6%	81.4%	0.1%	0.1%	0.0%	0.6%	1.0%	1.5%	83.4%	30.7%
CT 1205	1,407	61.4%	35.3%	0.6%	0.1%	0.0%	0.9%	1.1%	1.6%	38.6%	18.5%
<i>Dougherty County</i>	94,565	28.9%	67.1%	0.2%	0.8%	0.1%	1.0%	1.2%	2.2%	71.1%	26.6%
CT 104.01	6,606	62.2%	33.4%	0.2%	1.7%	0.0%	0.4%	0.9%	1.8%	37.8%	3.3%
CT 104.02	3,491	15.9%	80.4%	0.1%	0.7%	0.1%	0.9%	1.4%	1.7%	84.1%	19.6%
CT 104.03	1,708	60.8%	37.3%	0.1%	0.6%	0.0%	0.4%	0.6%	0.7%	39.2%	6.7%
CT 105 <u>d/</u>	2,173	33.8%	63.6%	0.1%	0.3%	0.0%	0.7%	1.0%	1.5%	66.2%	19.4%
CT 106.02	3,751	11.3%	87.6%	0.0%	0.2%	0.0%	0.2%	0.7%	0.7%	88.7%	38.7%
CT 109	1,780	32.1%	63.4%	0.7%	0.5%	0.8%	0.7%	1.3%	2.8%	67.9%	15.9%
CT 110	2,898	50.5%	45.1%	0.5%	0.4%	0.0%	1.0%	1.6%	2.0%	49.5%	8.6%
<i>Mitchell County</i>	23,498	46.4%	47.7%	0.3%	0.5%	0.0%	2.4%	1.0%	4.4%	53.6%	23.9%
CT 901	3,515	66.2%	28.8%	0.4%	0.3%	0.0%	1.7%	1.5%	3.0%	33.8%	28.7%
CT 902	3,606	67.4%	24.9%	0.5%	0.5%	0.0%	3.7%	1.4%	6.2%	32.6%	25.9%
<i>Colquitt County</i>	45,498	58.8%	22.4%	0.5%	0.6%	0.0%	10.3%	1.4%	17.1%	41.2%	25.3%

TABLE 5.2-18

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Georgia

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
CT 9702	2,743	76.2%	18.9%	0.5%	0.6%	0.0%	2.3%	0.6%	3.4%	23.8%	20.0%
CT 9706	6,643	66.4%	9.4%	0.5%	1.1%	0.0%	13.1%	1.5%	22.1%	33.6%	14.2%
CT 9707.01	6,644	62.2%	20.0%	0.4%	1.1%	0.0%	9.4%	1.6%	15.7%	37.8%	28.9%
CT 9708	3,121	40.6%	50.0%	0.4%	0.5%	0.2%	4.4%	1.7%	7.5%	59.4%	25.2%
CT 9709	6,280	73.1%	5.8%	0.4%	0.2%	0.0%	13.6%	1.0%	20.1%	26.9%	24.0%
<i>Brooks County</i>	16,243	58.0%	35.3%	0.3%	0.3%	0.1%	2.9%	1.2%	5.3%	42.0%	23.1%
CT 9602	1,660	71.4%	18.9%	0.4%	0.2%	0.0%	6.3%	1.4%	8.1%	28.6%	16.4%
CT 9603	5,801	74.6%	19.6%	0.3%	0.2%	0.1%	2.3%	1.0%	4.6%	25.4%	21.1%
CT 9604	3,601	40.1%	53.2%	0.2%	0.8%	0.1%	2.6%	0.9%	5.1%	59.9%	23.6%
CT 9605	2,576	32.6%	58.7%	0.2%	0.2%	0.2%	4.7%	2.0%	7.5%	67.4%	37.6%
<i>Lowndes County</i>	109,233	56.1%	35.8%	0.4%	1.5%	0.1%	2.0%	2.1%	4.8%	43.9%	21.5%
CT 114.01	2,173	50.9%	45.0%	0.2%	1.0%	0.1%	1.0%	0.8%	2.2%	49.1%	12.2%
CT 114.03	8,253	69.5%	18.5%	0.4%	0.8%	0.3%	4.8%	2.6%	9.2%	30.5%	17.5%
<i>Lee County</i>	28,298	75.8%	18.6%	0.3%	2.2%	0.1%	0.6%	1.4%	2.0%	24.2%	12.4%
CT 203	6,712	74.9%	20.8%	0.2%	0.7%	0.0%	0.9%	1.3%	2.2%	25.1%	16.1%
CT 204.03	5,470	77.9%	14.9%	0.1%	4.4%	0.0%	0.2%	1.5%	1.8%	22.1%	6.7%

Sources:

a/ U.S. Census Bureau 2010c.

b/ White Alone, Not Hispanic or Latino

c/ U.S. Census Bureau 2012b.

d/ Census tract contains an aboveground facility.

Bold values indicate percentage exceeds thresholds defined in text, and is an EJ population

TABLE 5.2-19

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Florida

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
Mainline Route											
<i>Hamilton County</i>	14,799	54.9%	34.5%	0.6%	0.5%	0.0%	2.8%	1.7%	8.8%	45.1%	22.9%
CT 9602	4,835	65.2%	17.3%	0.9%	0.6%	0.0%	6.1%	2.6%	15.3%	34.8%	19.8%
<i>Madison County</i>	19,224	55.0%	38.8%	0.5%	0.2%	0.0%	1.6%	1.3%	4.7%	45.0%	22.5%
CT 1101	3,235	74.7%	20.5%	0.5%	0.1%	0.0%	1.2%	1.1%	3.4%	25.3%	17.6%
CT 1104	3,719	82.3%	9.6%	0.5%	0.2%	0.0%	2.2%	1.4%	6.6%	17.7%	14.6%
<i>Suwannee County</i>	41,551	77.7%	11.4%	0.5%	0.5%	0.0%	3.1%	1.9%	8.7%	22.3%	21.1%
CT 9703.01	1,803	86.7%	1.6%	0.4%	0.4%	0.0%	3.3%	2.4%	9.2%	13.3%	6.6%
CT 9703.02	6,184	88.7%	1.3%	0.3%	0.4%	0.0%	1.8%	1.2%	8.4%	11.3%	17.0%
CT 9704	7,016	63.9%	24.1%	0.2%	0.7%	0.0%	4.9%	2.5%	10.0%	36.1%	23.5%
CT 9705	9,116	82.2%	10.5%	0.6%	0.4%	0.0%	1.2%	1.4%	5.6%	17.8%	22.2%
CT 9706 <u>d/</u>	6,859	87.3%	2.4%	0.6%	0.8%	0.1%	3.0%	1.7%	7.2%	12.7%	27.5%
<i>Gilchrist County</i>	16,939	87.9%	5.3%	0.5%	0.4%	0.1%	1.4%	1.5%	5.0%	12.1%	23.9%
CT 9501	5,358	92.4%	0.5%	0.6%	0.3%	0.2%	1.4%	1.3%	5.5%	7.6%	26.4%
CT 9502.01	2,112	94.3%	0.7%	0.0%	0.3%	0.0%	0.3%	1.3%	3.5%	5.7%	24.4%
CT 9502.03	3,145	92.1%	1.3%	0.7%	0.16.3%	0.0%	1.3%	1.7%	4.1%	7.9%	29.8%
<i>Alachua County</i>	247,336	63.7%	20.3%	0.3%	5.4%	0.1%	1.7%	2.6%	8.4%	36.3%	21.5%
CT 22.10	4,323	72.7%	17.0%	0.3%	1.0%	0.0%	1.9%	2.4%	7.3%	27.3%	14.4%
<i>Levy County</i>	40,801	80.8%	9.4%	0.4%	0.6%	0.1%	2.2%	1.9%	7.5%	19.2%	20.1%
CT 9701.02	8,266	79.6%	8.9%	0.3%	0.3%	0.1%	2.6%	2.5%	9.0%	20.4%	24.3%
CT 9704	3,289	91.5%	3.7%	0.4%	0.4%	0.0%	0.5%	2.2%	2.3%	8.5%	25.5%
CT 9705	7,904	84.6%	3.7%	0.5%	0.3%	0.0%	2.8%	1.9%	9.9%	15.4%	16.5%
<i>Marion County</i>	331,303	74.0%	12.3%	0.4%	1.3%	0.0%	2.9%	2.1%	10.9%	26.0%	14.8%
CT 10.03	1,514	84.4%	1.5%	0.3%	0.5%	0.0%	3.0%	2.6%	12.4%	15.6%	30.5%
CT 10.04	12,236	39.4%	23.6%	0.6%	1.1%	0.1%	7.7%	4.4%	35.6%	60.6%	15.4%

TABLE 5.2-19

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Florida

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
CT 10.05	6,004	54.4%	22.5%	0.4%	1.4%	0.1%	4.6%	2.9%	20.5%	45.6%	8.7%
CT 26.01	6,563	80.6%	5.0%	0.5%	0.6%	0.0%	2.7%	2.2%	12.0%	19.4%	20.6%
CT 26.04	3,167	74.8%	7.4%	0.4%	1.3%	0.0%	2.5%	2.9%	14.6%	25.2%	7.1%
CT 27.01	5,978	85.8%	2.9%	0.2%	0.7%	0.0%	2.0%	1.6%	9.4%	14.2%	20.3%
CT 27.02 <u>d/</u>	6,376	87.0%	6.9%	0.2%	0.9%	0.0%	0.7%	1.0%	4.2%	13.0%	17.3%
<i>Sumter County</i>	93,420	82.8%	9.7%	0.4%	0.7%	0.0%	1.5%	1.1%	6.0%	17.2%	10.1%
CT 9101	2,681	66.8%	23.1%	0.3%	0.3%	0.0%	2.3%	0.6%	9.1%	33.2%	20.9%
CT 9103	1,573	91.3%	3.4%	0.8%	0.3%	0.2%	2.0%	1.0%	3.5%	8.7%	18.2%
CT 9105	4,555	76.6%	11.1%	0.4%	0.9%	0.1%	3.8%	2.2%	9.4%	23.4%	18.9%
CT 9107	5,591	71.5%	10.2%	0.7%	0.4%	0.2%	6.9%	2.7%	15.5%	28.5%	25.6%
CT 9109	6,397	19.1%	53.6%	1.3%	0.5%	0.1%	4.8%	3.4%	27.8%	80.9%	0.0%
CT 9113.01	3,412	91.7%	3.9%	0.3%	0.4%	0.0%	0.8%	1.1%	3.1%	8.3%	10.7%
CT 9113.02	1,148	11.8%	85.5%	0.2%	0.3%	0.0%	0.8%	0.8%	2.4%	88.2%	30.5%
CT 9115	2,102	70.7%	22.8%	0.6%	1.0%	0.0%	1.5%	0.8%	4.5%	29.3%	16.0%
<i>Lake County</i>	297,047	74.5%	9.8%	0.5%	1.7%	0.1%	3.6%	2.3%	12.1%	25.5%	11.5%
CT 311.01	7,290	90.2%	3.5%	0.2%	0.6%	0.0%	1.3%	1.1%	4.3%	9.8%	9.6%
CT 312.02	6,090	72.9%	8.0%	0.8%	1.4%	0.1%	5.5%	2.4%	15.0%	27.1%	16.6%
CT 312.03	5,745	67.5%	8.9%	0.4%	1.3%	0.1%	8.4%	2.7%	20.6%	32.5%	6.2%
CT 312.05	2,849	38.9%	8.0%	1.6%	0.1%	0.1%	27.3%	2.1%	51.0%	61.1%	31.4%
CT 313.11	13,462	52.5%	10.0%	0.7%	2.8%	0.1%	10.3%	4.0%	33.1%	47.5%	17.4%
<i>Polk County</i>	602,095	64.6%	14.8%	0.4%	1.6%	0.1%	5.5%	2.4%	17.7%	35.4%	15.1%
CT 124.03	9,921	57.9%	9.4%	0.6%	2.4%	0.2%	8.3%	2.9%	28.7%	42.1%	9.2%
CT 124.05	4,436	63.9%	6.9%	0.3%	2.6%	0.1%	6.9%	3.4%	25.8%	36.1%	3.7%
CT 124.06	3,899	71.0%	4.6%	1.1%	1.3%	0.1%	4.8%	1.9%	22.0%	29.0%	6.9%
CT 125.02	6,670	54.7%	8.6%	0.3%	1.9%	0.1%	14.1%	2.3%	33.9%	45.3%	14.5%

TABLE 5.2-19

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Florida

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
CT 125.06	4,996	63.2%	7.3%	0.5%	2.7%	0.2%	5.5%	3.2%	25.1%	36.8%	5.5%
<i>Osceola County</i>	268,685	40.3%	11.3%	0.5%	2.8%	0.1%	10.3%	4.1%	45.5%	59.7%	15.0%
CT 408.01 <u>d/</u>	747	74.8%	4.7%	0.5%	1.9%	0.0%	3.2%	2.4%	17.4%	25.2%	10.3%
CT 408.02	5,464	58.2%	6.5%	0.3%	2.7%	0.1%	9.9%	3.5%	31.2%	41.8%	14.5%
CT 408.03	7,876	79.5%	1.8%	0.2%	3.5%	0.1%	2.4%	2.3%	13.1%	20.5%	7.4%
CT 408.04	3,932	58.7%	3.5%	0.7%	6.0%	0.0%	6.8%	3.0%	30.1%	41.3%	10.4%
CT 411	16,827	15.4%	27.3%	1.0%	1.6%	0.3%	10.9%	5.5%	55.9%	84.6%	15.7%
<u>Citrus County Line</u>											
<i>Marion County</i>	331,303	74.0%	12.3%	0.4%	1.3%	0.0%	2.9%	2.1%	10.9%	26.0%	14.8%
CT 10.03	1,514	84.4%	1.5%	0.3%	0.5%	0.0%	3.0%	2.6%	12.4%	15.6%	30.5%
CT 27.02 <u>d/</u>	6,376	87.0%	6.9%	0.2%	0.9%	0.0%	0.7%	1.0%	4.2%	13.0%	17.3%
<i>Citrus County</i>	141,236	89.6%	2.8%	0.3%	1.4%	0.0%	0.8%	1.6%	4.7%	10.4%	14.7%
CT 4501.01	6,495	87.9%	4.6%	0.3%	1.5%	0.0%	0.8%	1.2%	5.3%	12.1%	14.9%
CT 4501.02	4,586	90.8%	4.3%	0.4%	0.3%	0.0%	0.7%	1.1%	3.4%	9.2%	17.5%
CT 4503.02	8,622	82.3%	5.1%	0.4%	1.5%	0.0%	1.6%	2.4%	9.3%	17.7%	9.0%
CT 4503.03	5,954	89.2%	3.7%	0.3%	1.8%	0.0%	0.8%	1.6%	3.9%	10.8%	17.7%
CT 4503.04	9,934	87.3%	3.7%	0.2%	2.8%	0.0%	0.6%	1.5%	4.9%	12.7%	5.5%
CT 4504 <u>d/</u>	6,318	92.2%	2.0%	0.5%	0.6%	0.0%	0.7%	1.4%	3.5%	7.8%	17.2%
CT 4505	4,498	92.5%	1.5%	0.3%	1.4%	0.1%	0.8%	1.0%	3.3%	7.5%	14.0%
CT 4508	4,219	91.2%	2.9%	0.5%	0.4%	0.0%	0.6%	2.0%	3.6%	8.8%	14.6%
<u>Hunters Creek Line</u>											
<i>Osceola County</i>	268,685	40.3%	11.3%	0.5%	2.8%	0.1%	10.3%	4.1%	45.5%	59.7%	15.0%
CT 408.01 <u>d/</u>	747	74.8%	4.7%	0.5%	1.9%	0.0%	3.2%	2.4%	17.4%	25.2%	10.3%
CT 408.03	7,876	79.5%	1.8%	0.2%	3.5%	0.1%	2.4%	2.3%	13.1%	20.5%	7.4%
CT 408.04	3,932	58.7%	3.5%	0.7%	6.0%	0.0%	6.8%	3.0%	30.1%	41.3%	10.4%

TABLE 5.2-19

Racial/Ethnic and Poverty Characteristics for Census Tracts by County Within One Mile of the Sabal Trail Pipeline and Major Aboveground Facilities in Florida

Location	Total Population <u>a/</u>	White <u>a/</u> , <u>b/</u>	African American <u>a/</u>	Native American & Alaskan Native <u>a/</u>	Asian <u>a/</u>	Native Hawaiian & Pacific Islander <u>a/</u>	Other Race <u>a/</u>	Two or More Races <u>a/</u>	Hispanic or Latino Origin – Any Race <u>a/</u>	Total Minority Population <u>a/</u>	Percent Below Poverty Level <u>c/</u>
CT 409.01	3,720	36.3%	7.9%	0.4%	7.2%	0.2%	14.5%	4.3%	48.4%	63.7%	13.2%
CT 409.02	6,084	34.4%	5.4%	1.0%	4.4%	0.1%	15.3%	3.7%	55.0%	65.6%	13.5%
CT 410.02	8,388	34.4%	14.6%	0.5%	3.4%	0.1%	11.6%	4.7%	47.0%	65.6%	12.0%
CT 411	16,827	15.4%	27.3%	1.0%	1.6%	0.3%	10.9%	5.5%	55.9%	84.6%	15.7%
CT 419	5,784	19.8%	13.3%	0.3%	2.0%	0.0%	21.6%	4.6%	67.2%	80.2%	22.0%
CT 420	6,691	21.8%	11.6%	0.5%	2.5%	0.1%	17.4%	4.2%	65.1%	78.2%	21.0%
CT 421	8,739	23.1%	10.4%	0.5%	6.8%	0.0%	12.0%	4.7%	60.9%	76.9%	13.0%
CT 422	8,985	29.7%	10.1%	0.8%	3.5%	0.2%	11.1%	4.1%	57.5%	70.3%	19.4%
CT 423	6,751	27.2%	23.7%	0.8%	2.7%	0.1%	9.5%	4.3%	46.7%	72.8%	16.1%
<i>Orange County</i>	1,145,956	46.0%	20.8%	0.4%	4.9%	0.1%	6.7%	3.4%	26.9%	54.0%	14.7%
CT 170.14 <u>d/</u>	12,144	37.5%	10.2%	0.4%	8.5%	0.3%	11.6%	4.2%	42.3%	62.5%	7.7%
CT 170.15	7,342	51.5%	7.1%	0.2%	7.5%	0.0%	6.0%	3.6%	32.4%	48.5%	6.0%

Sources:

a/ U.S. Census Bureau 2010c.

b/ White Alone, Not Hispanic or Latino

c/ U.S. Census Bureau 2012b.

d/ Census tract contains an aboveground facility.

Bold values indicate percentage exceeds thresholds defined in text, and is an EJ population

TABLE 5.2-20	
Children in the Sabal Trail Project Area in Alabama	
Location/Census Tract	Number of Children Age 0 to 17*
<i>Chambers County</i>	
9540	1,225
9543	918
<i>Lee County</i>	
417	2,041
418	2,099
419	1,999
421.02	2,122
<i>Russell County</i>	
309.02	2,100
310	715
312	646
<i>Tallapoosa County</i>	
9619	690
9620	1,271
9622	932
9624	1,006
9625.01	488

Sources:
 a/ U.S. Census Bureau 2012b.

Note:
 * Age 17 was included in the sampling due to Census data being unavailable for persons age 0-17 with age 17 exclusive.

TABLE 5.2-21	
Children in the Sabal Trail Project Area in Georgia	
Location/Census Tract	Number of Children Age 0 to 17*
<i>Brooks County</i>	
9602	277
9603	1,124
9604	1,045
9605	599
<i>Colquitt County</i>	
9702	787
9706	1,627
9707.01	1,913
9708	776
9709	1,868
<i>Dougherty County</i>	
104.01	1,682
104.02	1,049
104.03	322
105	418
106.02	1,073
109	511
110	508
<i>Lee County</i>	
203	1,841
204.03	1,500
<i>Lowndes County</i>	
114.01	524
114.03	2,088
<i>Mitchell County</i>	
901	1,270
902	960
<i>Stewart County</i>	
9501	428
9504	492
<i>Terrell County</i>	
1202	424
1203	1,014
1205	350
<i>Webster County</i>	
9602	219

TABLE 5.2-21	
Children in the Sabal Trail Project Area in Georgia	
Location/Census Tract	Number of Children Age 0 to 17*
<p>Sources: a/ U.S. Census Bureau 2012b.</p> <p>Note: * Age 17 was included in the sampling due to Census data being unavailable for person's age 0-17 with age 17 exclusive.</p>	

TABLE 5.2-22	
Children in the Sabal Trail Project Area in Florida	
Location/Census Tract	Number of Children Age 0 to 17*
<i>Alachua County</i>	
22.10	982
<i>Citrus County</i>	
4501.01	786
4501.02	591
4503.02	2077
4503.03	846
4503.04	1471
4504	1159
4505	493
4508	754
9113.02	334
<i>Gilchrist County</i>	
9502.03	814
9502.01	255
9501	1075
<i>Hamilton County</i>	
9602	1,054
<i>Lake County</i>	
311.01	315
312.05	704
312.02	1650
312.03	523
313.11	4230
<i>Levy County</i>	
9701.02	1606
9705	1556
9704	645
<i>Madison County</i>	
1104	803
1101	921
<i>Marion County</i>	
26.01	1593
27.02	818
27.01	956
26.04	815
10.05	1290
10.03	293

TABLE 5.2-22	
Children in the Sabal Trail Project Area in Florida	
Location/Census Tract	Number of Children Age 0 to 17*
10.04	3164
<i>Orange County</i>	
170.15	1695
170.14	2427
<i>Osceola County</i>	
408.01	49
408.02	1431
408.03	1911
408.04	945
409.01	758
409.02	1066
410.02	1692
411	4569
419	1994
420	1785
421	2330
422	1853
423	1180
<i>Polk County</i>	
124.03	2298
124.06	709
125.06	1220
124.05	990
125.02	1253
<i>Sumter County</i>	
9101	626
9103	281
9105	1359
9107	1174
9109	0
9113.01	246
9115	739
9602	1054
<i>Suwannee County</i>	
9703.01	463
9703.02	1089
9705	1865
9704	1844
9706	1956

TABLE 5.2-22	
Children in the Sabal Trail Project Area in Florida	
Location/Census Tract	Number of Children Age 0 to 17*
<p>Sources: <u>a</u>/ U.S. Census Bureau 2012b.</p> <p>Note: * Age 17 was included in the sampling due to Census data being unavailable for person's age 0-17 with age 17 exclusive.</p>	

TABLE 5.3-1

Construction and Operational Workforce for the Sabal Trail Project ^{a/}

State	Estimated Construction Workforce	Estimated Construction Labor Income	Estimated Operational Workforce	Estimated Operational Labor Income	Estimated Indirect Employment	Estimated Indirect Employment Income
Alabama	790	\$25,717,631	94	\$2,953,302	188	\$7,335,393
Georgia	1,344	\$39,824,610	145	\$5,784,114	335	\$12,532,498
Florida	1,943	\$73,894,786	288	\$13,338,775	454	\$15,239,347
Total	4,077	\$139,437,027	527	\$22,076,192	977	\$35,107,238

^{a/} Fishkind and Associates 2014.



APPENDIX 5A

**The Fiscal and Economic Benefits of the Proposed
Sabal Trail Natural Gas Pipeline**

Summary for FERC

Fishkind & Associates, Inc.

October 21, 2014

The Fiscal & Economic Benefits of the Proposed Sabal Trail Natural Gas Pipeline-

October 21, 2014

Prepared By:

Fishkind & Associates, Inc.

12051 Corporate Blvd.

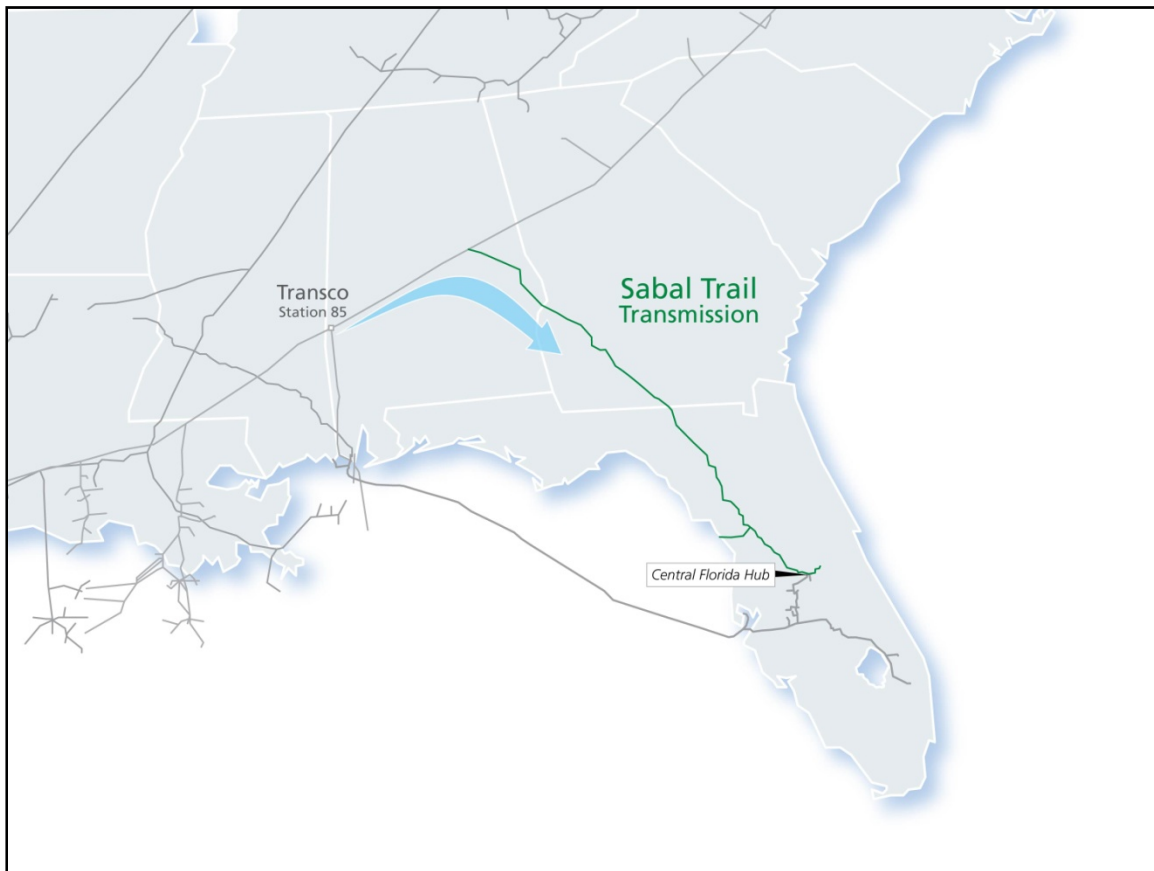
Orlando, Florida 32817

407-382-3256

<http://www.fishkind.com>

Sabal Trail Transmission, LLC (“Client”) is planning to develop a natural gas pipeline in the southeastern United States. The proposed Sabal Trail Pipeline will start in Alabama and continue through Georgia and Florida with the terminus of the pipeline in Central Florida. The proposed construction timeframe is 10-months starting in June of 2016 and finishing in May of 2017. The capital investment required for a pipeline of this magnitude is estimated at \$3.2 billion.

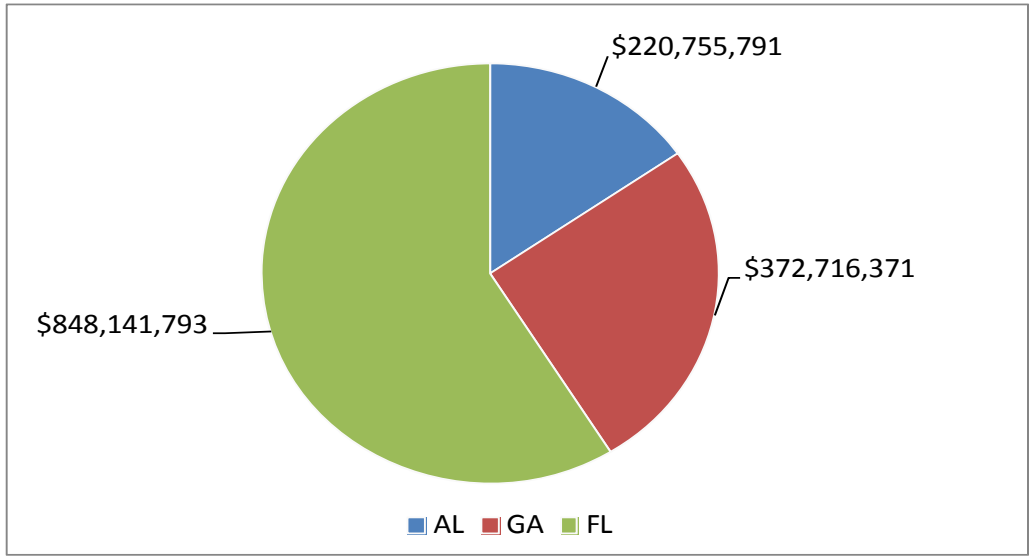
Map 1. Sabal Trail Pipeline Route



Source: Spectra Energy

The Sabal Trail Pipeline generates \$1.4 billion in property taxes over its 60-year useful life. Figure E1 breaks the property taxes down by the state in which they occur. These taxes go to a wide variety of government entities including the state, county, and school district.

Figure 1. Sabal Trail Pipeline Property Taxes Generated in Each State



Source: Fishkind and Associates, Inc.

The economic impacts of the proposed Sabal Trail Pipeline are substantial. Economic impacts are characterized by two types: construction impacts, which are temporary and accrue only during the construction period; and permanent impacts, which are ongoing and accrue annually reflecting the impacts of operations, maintenance and taxes paid to local governments.

The Sabal Trail Pipeline will generate an estimated \$755 million in 1-year construction impacts, employing 5,676 persons during the course of constructing the 501 mile pipeline. Permanent economic impacts will result in 527 permanent jobs, \$22 million in annual wages and \$74 million in total economic output, as shown in Table 1.

**Table 1. Economic Impacts of Sabal Trail Pipeline by State –
For Construction and Permanent Activity**

Construction

<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
Alabama	1,112	\$37,240,486	\$49,685,416	\$140,412,196
Florida	2,709	\$99,524,916	\$157,740,158	\$371,282,027
Georgia	1,856	\$57,885,570	\$88,581,336	\$242,825,056
Total	5,676	\$194,650,972	\$296,006,909	\$754,519,280

Operations (Permanent)

<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
Alabama	94	\$2,953,302	\$4,907,082	\$10,757,812
Florida	288	\$13,338,775	\$21,442,202	\$43,294,998
Georgia	145	\$5,784,114	\$9,050,294	\$19,804,413
TOTAL	527	\$22,076,192	\$35,399,578	\$73,857,223

Source: IMPLAN and Fishkind and Associates, Inc.

**Table 2. Economic Impacts of Sabal Trail Pipeline by State
For Construction Activity by Impact Type in AL, FL, GA**

Alabama	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	790	\$25,717,631	\$28,970,551	\$104,925,922
	Indirect Effect	188	\$7,335,393	\$11,734,075	\$21,226,123
	Induced Effect	134	\$4,187,462	\$8,980,790	\$14,260,151
	Total Effect	1,112	\$37,240,486	\$49,685,416	\$140,412,196
Florida	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	1,943	\$73,894,786	\$109,111,617	\$286,558,823
	Indirect Effect	454	\$15,239,347	\$25,861,669	\$48,992,175
	Induced Effect	312	\$10,390,783	\$22,766,871	\$35,731,029
	Total Effect	2,709	\$99,524,916	\$157,740,158	\$371,282,027
Georgia	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	1,344	\$39,824,610	\$54,358,885	\$183,527,052
	Indirect Effect	335	\$12,532,498	\$21,667,003	\$39,708,114
	Induced Effect	176	\$5,528,462	\$12,555,447	\$19,589,890
	Total Effect	1,856	\$57,885,570	\$88,581,336	\$242,825,056
Multi-State Summary					
	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	4,077	\$139,437,027	\$192,441,053	\$575,011,798
	Indirect Effect	977	\$35,107,238	\$59,262,748	\$109,926,413
	Induced Effect	622	\$20,106,707	\$44,303,108	\$69,581,069
	Total Effect	5,676	\$194,650,972	\$296,006,909	\$754,519,280

**Table 3. Economic Impacts of Sabal Trail Pipeline by State
For Permanent Activity by Impact Type in AL, FL, GA**

Alabama	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	67	2,059,627	3,288,328	7,843,004
	Indirect Effect	17	570,228	927,867	1,814,708
	Induced Effect	10	323,448	690,888	1,100,100
	Total Effect	94	2,953,302	4,907,082	10,757,812
Florida	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	191	\$10,006,503	\$14,812,602	\$31,817,959
	Indirect Effect	54	\$1,886,940	\$3,489,437	\$6,585,230
	Induced Effect	43	\$1,445,333	\$3,140,162	\$4,891,809
	Total Effect	288	\$13,338,775	\$21,442,202	\$43,294,998
Georgia	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	102	\$4,280,601	\$5,952,089	\$14,603,260
	Indirect Effect	25	\$963,107	\$1,884,149	\$3,305,744
	Induced Effect	17	\$540,406	\$1,214,056	\$1,895,408
	Total Effect	145	\$5,784,114	\$9,050,294	\$19,804,413
Multi-State Summary	<u>ImpactType</u>	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>	<u>Output</u>
	Direct Effect	361	\$16,346,731	\$24,053,019	\$54,264,223
	Indirect Effect	96	\$3,420,275	\$6,301,453	\$11,705,683
	Induced Effect	70	\$2,309,186	\$5,045,106	\$7,887,318
	Total Effect	527	\$22,076,192	\$35,399,578	\$73,857,223