

THE COST SHOWS UP AT HOME

Countywide revenue can coexist with concentrated noise, fumes, visual change, and infrastructure burdens.

1

NOISE

Low-frequency hums, whines, and generator testing can disrupt sleep and outdoor use.

2

AIR

Diesel generators and on-site power can add nitrogen oxides, particles, odors, and concern.

3

LANDSCAPE

Large buildings, substations, and transmission lines can alter neighborhood character.

4

INFRASTRUCTURE

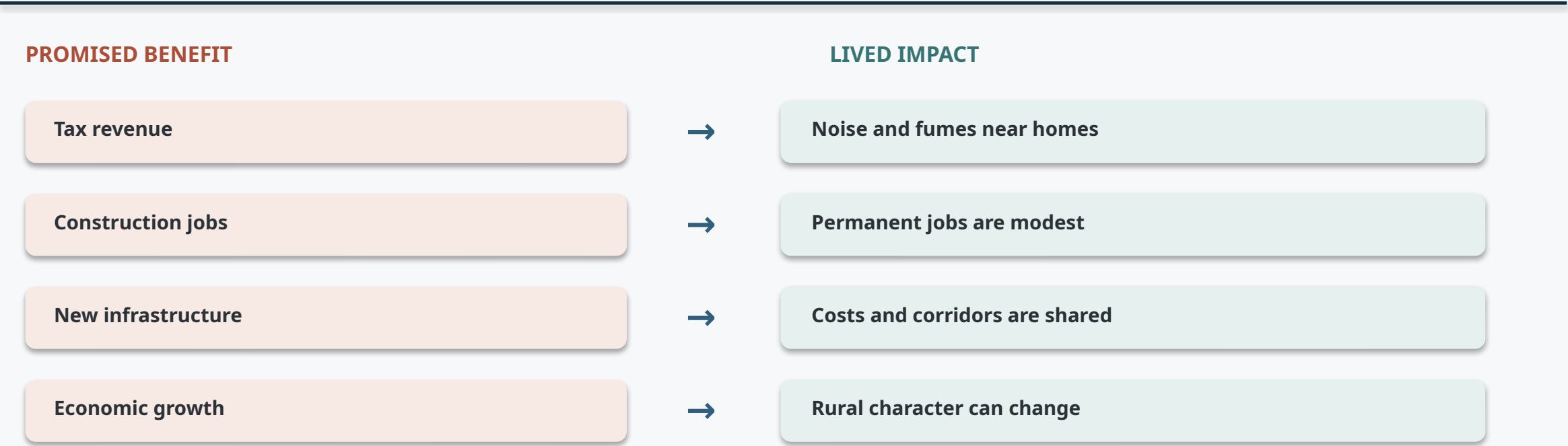
Power, water, roads, and transmission upgrades may create costs outside the site.

The paper asks whether countywide fiscal gains adequately account for concentrated household impacts.

COUNT THE COST WHERE PEOPLE LIVE.

BENEFIT AND BURDEN

The economic case should be evaluated beside the lived experience closest to the facility.

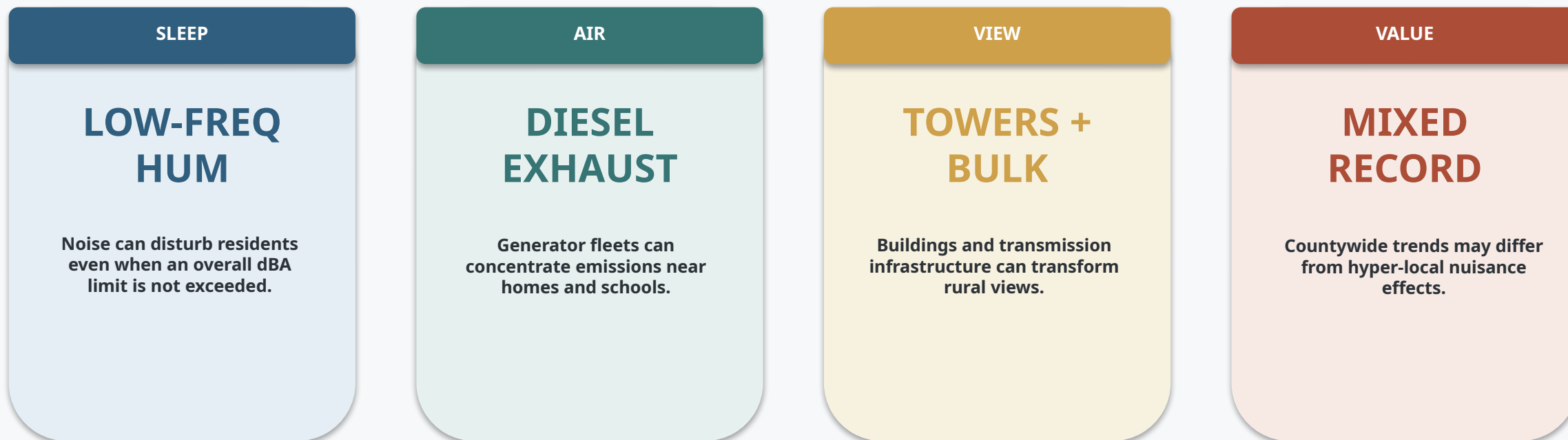


A complete fiscal analysis should identify who receives each benefit and who carries each burden.

COUNT BOTH SIDES OF THE LEDGER.

FOUR QUALITY-OF-LIFE TESTS

The paper highlights impacts that broad tax totals can conceal.



Impacts should be measured at the household and neighborhood scale, not only averaged countywide.

AVERAGES CAN HIDE THE NEIGHBOR.

THE CITIZEN 4x4

Four questions help test whether the public return justifies the public and household cost.

- 01

MEASURE AT NIGHT

Test tonal and low-frequency noise when residents are most sensitive.
- 02

COUNT CUMULATIVE LOAD

Add generators, substations, transmission, traffic, and future phases.
- 03

COMPARE JOBS AND COSTS

Separate temporary construction work from permanent local employment.
- 04

ASK WHO PAYS

Identify ratepayer, taxpayer, County, household, and operator responsibilities.

Economic development is strongest when benefits are durable and burdens are measured, disclosed, and assigned.

REVENUE IS REAL. SO ARE THE IMPACTS.