

5.10 Socioeconomics

This section describes and evaluates the socioeconomic effects of the Huntington Beach Energy Project (HBEP). Section 5.10.1 describes the project setting and Section 5.10.2 discusses the affected environment. Section 5.10.3 presents an analysis of the project's socioeconomic effects. Section 5.10.4 identifies environmental justice impacts from development of the power plant. Section 5.10.5 evaluates any potential cumulative effects to socioeconomics, and Section 5.10.6 addresses proposed mitigation measures that would avoid, minimize, or compensate for any adverse impacts. Section 5.10.7 describes the laws, ordinances, regulations and standards (LORS) that apply to the project, and Section 5.10.8 presents agency contacts. Section 5.10.9 notes that no additional permits are required, and Section 5.10.10 contains the references used to prepare this section. A screening-level environmental justice analysis is provided in Appendix 5.10A.

5.10.1 Setting

The HBEP site is located in an industrial area of Huntington Beach at 21730 Newland Street, just north of the intersection of the Pacific Coast Highway (Highway 1) and Newland Street. The project will be located entirely within the existing Huntington Beach Generating Station. The HBEP site is bounded on the west by a manufactured home/recreational vehicle park, on the north by a tank farm, on the north and east by the Huntington Beach Channel and residential areas, on the southeast by the Huntington Beach Wetland Preserve / Magnolia Marsh wetlands, and to the south and southwest by the Huntington Beach State Park and the Pacific Ocean. The site is located on a gently sloping coastal plain.

HBEP is a 939-megawatt combined-cycle power plant, consisting of two power blocks. Each power block is composed of three combustion turbines with supplemental fired heat recovery steam generators, a steam turbine generator, an air-cooled condenser, and ancillary facilities. HBEP will be constructed entirely within the existing Huntington Beach Generating Station, an operating power plant. HBEP will reuse existing onsite potable water, natural gas, stormwater, process wastewater, and sanitary pipelines and electrical transmission facilities. No offsite linear developments are proposed as part of the project.

The project will use potable water, provided by the City of Huntington Beach, for construction and operational process and sanitary uses. During operation, stormwater and process wastewater will be discharged to a retention basin and then ultimately to the Pacific Ocean via an existing outfall. Sanitary wastewater will be conveyed to the Orange County Sanitation District via the existing City of Huntington Beach sewer connection. Two 230-kilovolt (kV) transmission interconnections will connect HBEP Power Blocks 1 and 2 to the existing onsite Southern California Edison (SCE) 230-kV switchyard.

HBEP construction will require the removal of the existing Huntington Beach Generating Station Units 1, 2, and 5. Demolition of Unit 5, scheduled to occur between the fourth quarter of 2014 and the end of 2015, will provide the space for the construction of HBEP Block 1. Construction of Blocks 1 and 2 are each expected to take approximately 42 and 30 months, respectively, with Block 1 construction scheduled to occur from the first quarter of 2015 through the second quarter of 2018, and Block 2 construction scheduled to occur from the first quarter of 2018 through the second quarter of 2020. Removal/demolition of existing Huntington Beach Generating Station Units 1 and 2 is scheduled to occur from the fourth quarter of 2020 through the third quarter of 2022.

Existing Huntington Beach Generating Station Units 3 and 4 were licensed through the CEC (00-AFC-13C) and demolition of these units is authorized under that license. Therefore, demolition of existing Huntington Beach Generating Station Units 3 and 4 is not part of the HBEP project definition. However, to ensure a comprehensive review of potential project impacts, the demolition of existing Huntington Beach Generating Station Units 3 and 4 is included in the cumulative impact assessment. Removal/demolition of existing Huntington Beach Generating Station Units 3 and 4 will be in advance of the construction of HBEP Block 2.

HBEP construction will require both onsite and offsite laydown and construction parking areas. Approximately 22 acres of construction laydown will be required, with approximately 6 acres at the Huntington Beach Generating Station used for a combination of laydown and construction parking, and 16 acres at the AES Alamitos Generating Station (AGS) used for construction laydown (component storage only/no assembly of components at AGS).

During HBEP construction, the large components will be hauled from the construction laydown area at the AGS site to the HBEP site as they are ready for installation.

Construction worker parking for HBEP and the demolition of the existing units at Huntington Beach Generating Stations will be provided by a combination of onsite and offsite parking. A maximum of 330 parking spaces will be required during construction and demolition activities. As shown on Figure 2.3-3 in Section 2.0, Project Description, construction/demolition worker parking will be provided at the following locations:

- Approximately 1.5 acres onsite at the Huntington Beach Generating Station (approximately 130 parking stalls)
- Approximately 3 acres of existing paved/graveled parking located adjacent to HBEP across Newland Street (approximately 300 parking stalls)
- Approximately 2.5 acres of existing paved parking located at the corner of Pacific Coast Highway and Beach Boulevard (approximately 215 parking stalls)
- 225 parking stalls at the City of Huntington Beach shore parking west of the project site.
- Approximately 1.9 acres at the Plains All American Tank Farm located on Magnolia Street (approximately 170 parking stalls)

5.10.2 Affected Environment

The region of Influence for purposes of evaluating the socioeconomic impacts associated with the HBEP is the City of Huntington Beach and Orange County.

5.10.2.1 Population

Orange County is located in the densely populated Southern California region. It is bordered by Los Angeles County to the northwest, San Bernardino County to the northeast, Riverside County to the East, San Diego County to the south, and the Pacific Ocean to the west (California State Association of Counties, 2012).

Huntington Beach, with an estimated January 1, 2011 population of 190,377 is the fifth largest city in Orange County (California Department of Finance [DOF], 2012b). The City of Huntington Beach was incorporated in 1909 (City of Huntington Beach, 2012a). Historical population data for Huntington Beach, Orange County, and the state of California are summarized in Table 5.10-1. Annual average compounded population growth rates are summarized in Table 5.10-2. During the 1990s, Orange County's population increased at an average annual rate of 1.7 percent. The average annual growth rate for the eleven years from 2000 to 2011 was 0.04 percent for Huntington Beach and 0.6 percent for Orange County.

TABLE 5.10-1
Historical and Projected Populations

Area	1990 ^a	2000 ^a	2011 ^b	2020(p) ^c	2030(p) ^c
City of Huntington Beach	181,519	189,627	190,377	NA	NA
Orange County	2,410,668	2,846,289	3,029,859	3,520,265	3,705,322
California	29,758,213	33,873,086	37,510,766	44,135,923	49,240,891

^a DOF, 2012a

^b DOF, 2012b

^c DOF, 2012c

Note: Population projections rounded to nearest 100.

(p) = projected

NA = Not Available

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

Area	1990-2000 (%)	2000-2011 (%)	2011-2020 (%)	2020-2030 (%)
City of Huntington Beach	0.4	0.7	N/A	N/A
Orange County	1.7	0.6	1.7	0.5
California	1.3	0.93	1.82	1.1

Appendix Tables 5.10A-1 and 5.10A-2 (provided in Appendix 5.10A) show the minority (racial and ethnic) and the low-income population distributions for the census blocks and census tracts that are within a 6-mile radius of the HBEP site. The minority and income data are from the 2010 U.S. Census. Within the City of Huntington Beach, 38.6 percent of the population is minority, and 9.1 percent have incomes below the poverty level. Orange County's population is 55.9 percent minority and 10.1 percent low-income (US Census, 2012a; 2012b). Appendix Figures 5.10A-1 and 5.10A-2 (see Appendix 5.10A) show the percent distribution of minority and low-income populations by 2010 census blocks and census tracts within a 6-mile radius of the HBEP site.

5.10.2.2 Housing

As of January 1, 2011, Orange County and the City of Huntington Beach had a total of 1,054,626 and 78,009 housing units, respectively (DOF, 2012b). Because the 2011 data did not provide a breakdown of the housing units, 2010 data was used to further distinguish between the different types of housing. Table 5.10-3 shows the housing estimates in 2010. Within Orange County, single-family homes accounted for 651,886 units; multiple-family dwellings accounted for 356,546 units; and manufactured homes accounted for 32,112 units (DOF, 2012a). New housing authorizations for Orange County totaled 3,091 units in 2010, about 50.2 percent were single-family units and 49.8 percent were multi-family units (DOF, 2012d). These authorizations were valued at \$1,029,407,000. The median home price in Orange County in February 2011 was \$469,000 (DataQuick, 2012). As of January 1, 2011, vacancy rates for Orange County and Huntington Beach were 5.4 percent and 4.8 percent, respectively (DOF, 2012b).

As such, housing supply is considered to be limited in Huntington Beach, based on the federal standard vacancy rate of 5.0 percent.

TABLE 5.10-3
Housing Estimates by City, County, and State, January 1, 2010

Area	Total Units	Single-Family	Multi-Family	Manufactured Homes	Percent Vacant
City of Huntington Beach	78,060	48,086	26,833	3,141	2.7
Orange County	1,040,544	651,886	356,546	32,112	3.4
California	13,591,866	8,747,293	4,247,635	596,938	5.9

Source: DOF, 2012a

5.10.2.3 Economy and Employment

Orange County is part of Santa Ana-Anaheim-Irvine Metropolitan District (MD). Between 2000 and 2011, employment in the Santa Ana-Anaheim-Irvine MD decreased by 25,200 jobs, or about 2 percent. This 2 percent decrease contrasts with the slight increase (0.8 percent) in employment at the state level over the same period (California Employment Development Department [CEDD], 2012a). The services, retail trade, government, and manufacturing sectors were the largest contributors to employment in 2000 and 2011. These four sectors accounted for about 80 percent of the total industry employment in the MD.

Employment losses were experienced in all sectors except the Financial Activities, Services, and Government sectors. As shown in Table 5.10-4, on an average annual growth rate basis, the Government sector experienced the largest average annual increase (at two percent) in employment while the Agriculture sector had the largest reduction (at -7.6 percent).

TABLE 5.10-4
Employment Distribution in the Santa Ana-Anaheim-Irvine MD, 2000 to 2011

Industry	2000		2011		2000-2011	
	Number of Employees	Employment Share	Number of Employees	Employment Share	Percentage Change	Average Annual Compound Growth Rate
Agriculture	7,600	0.54%	3,200	0.23%	-58%	-7.6%
Mining and Logging	600	0.04%	500	0.04%	-17%	-1.6%
Construction	76,600	5.49%	68,300	4.98%	-11%	-1.0%
Manufacturing	215,500	15.43%	153,600	11.20%	-29%	-3.0%
Wholesale Trade	80,800	5.79%	77,900	5.68%	-4%	-0.3%
Retail Trade	147,000	10.53%	141,600	10.33%	-4%	-0.3%
Transportation, Warehousing and Utilities	30,300	2.17%	27,500	2.01%	-9%	-0.9%
Information	41,200	2.95%	23,800	1.74%	-42%	-4.9%
Financial Activities	100,900	7.23%	103,900	7.58%	3%	0.3%
Services	652,100	46.70%	728,200	53.10%	12%	1.0%
Government	110,400	7.91%	136,900	9.98%	24%	2.0%
Total Employment	1,396,500	100.00%	1,371,300	100.00%	-2%	-0.2%

Source: CEDD, 2012a

Table 5.10-5 provides details on the characteristics of the labor force. It shows 2011 employment data for Huntington Beach and Orange County compared to California. Huntington Beach and Orange County had lower unemployment rates than the state. The CEDD does not project future unemployment rates; therefore, a projection of the future unemployment rate for Huntington Beach and Orange County are not available.

TABLE 5.10-5
Employment Data, 2011

Area	Labor Force	Employment	Unemployment	Unemployment Rate
City of Huntington Beach	121,800	113,100	8,600	7.1%
Orange County	1,603,700	1,464,400	139,300	8.7%
California	18,103,800	15,974,800	2,129,000	11.8%

Source: CEDD, 2012b; 2012c

5.10.2.4 Fiscal Resources

The local agency with taxing power is the City of Huntington Beach. The City of Huntington Beach's General Fund expenditures and revenues are presented in Table 5.10-6. The City's General Fund revenues decreased by 3.2 percent from fiscal year (FY) 2010 to FY 2011 and increased by 4.1 percent from FY 2011 to FY 2012.

In FY 2010, tax revenues comprised 73.8 percent of the City's total General Fund revenue. Tax revenues increased during FY 2011 and FY 2012 by 0.2 percent and 1.5 percent, respectively. The City's projected budget for FY 2012-2013 is under development and as such is not publically available as of the filing date of this AFC.

TABLE 5.10-6
City of Huntington Beach Revenues and Expenditures (in \$)

	FY 2009/10	FY 2010/11	FY 2011/12
Expenditures			
Personal Services	136,500,000	130,600,000	131,693,786
Operating Expenses	39,800,000	41,900,000	43,236,263
Capital Expenditure	1,000,000	2,000,000	4,300,000
Non-Operating Expenditures	4,000,000	3,400,000	4,317,928
Total Expenditures^b	181,300,000	208,500,000	183,547,977
Revenue			
Property Taxes	66,402,000	66,825,000	68,421,750
Sales Tax	19,575,000	20,115,000	22,775,000
Utility Taxes	21,725,000	19,480,000	20,200,000
Other Taxes	54,685,000	51,165,000	55,595,000
Licenses and Permits	6,981,500	6,613,000	6,269,750
Fines, Forfeits and Penalties	4,260,450	4,157,500	4,078,000
Use of Money and Property	14,910,000	14,377,000	13,753,000
Intergovernmental ^a	—	—	—
Charges for Current Service	22,972,563	23,014,500	23,015,657
Non-Operating Revenue	7,380,428	6,401,548	6,835,428
Other	1,211,000	1,002,000	920,000
Total Revenue^b	220,102,941	213,150,548	221,863,585

^a Items are not reported

^b Totals are the sum of included categories in the table and not reported in source of information.

Note: Numbers may not add up due to independent rounding.

Source: City of Huntington Beach 2012b; 2012c, 2012d.

5.10.2.5 Education

There are a total of 28 elementary, high school, and unified school districts in Orange County. The area in which the HBEP site is located is served by the Huntington Beach City School District. Students in the district would attend Eader Elementary, Sowers Middle School, and Edison High School (Sauer, 2012). Historical and current enrollment figures for the school district are presented in Tables 5.10-7a and 5.10-7b. Projected enrollment figures are not available.

TABLE 5.10-7A
Historic and Current Enrollment by Grade

Grade Level	Huntington Beach Union High School District		Edison High School	
	Enrollment		Enrollment	
	(2010-11)	(2011-12)	(2010-11)	(2011-12)
Ninth	4,073	4,091	683	651
Tenth	4,003	4,107	665	679
Eleventh	4,089	3,989	634	632
Twelfth	3,992	4,076	614	610
Ungraded Secondary	160	179	85	90
Total	16,317	16,442	2,681	2,662

Source: California Department of Education (CDE), 2012

TABLE 5.10-7B
Historic and Current Enrollment by Grade

Grade Level	Huntington Beach City Elementary School District		John H. Eader Elementary School		Isaac L. Sowers Middle School	
	Enrollment		Enrollment			
	(2010-11)	(2011-12)	(2010-11)	(2011-12)	(2010-11)	(2011-12)
Kindergarten	840	852	136	107	0	0
First	727	754	95	139	0	0
Second	726	742	113	91	0	0
Third	696	753	82	106	0	0
Fourth	814	715	109	85	0	0
Fifth	723	828	95	110	3	0
Sixth	805	796	1		416	396
Seventh	849	849	0	0	432	439
Eighth	813	873	0	0	354	443
Ninth	6	9	0	0	1	
Tenth	3	0	0	0	1	5
Eleventh	0	2	0	0	0	0
Twelfth	0	0	0	0	0	0
Total	7,002	7,173	631	638	1,204	1,283

Source: CDE, 2012

5.10.2.6 Public Services and Facilities

This section describes public services in the Project area.

5.10.2.6.1 Law Enforcement

Law enforcement services for the HBEP site and surrounding area would be provided by the City of Huntington Beach Police Department. The Huntington Beach Police Department has one station that serves as headquarters located at 2000 Main Street, Huntington Beach, which is 3.5 miles from the project site. The police department has 203 full time sworn officers. The response time to an emergency call from the project area is 6 minutes on average (Donnelly, 2012).

The California Highway Patrol (CHP) is the primary law enforcement agency for state highways and roads. CHP services include law enforcement, traffic control, accident investigation, and the management of hazardous material spills. Huntington Beach includes a segment of the 405 Freeway, Beach Boulevard (also designated as SR 39), and the Pacific Coast Highway. The CHP is the primary law enforcement agency for the 405 Freeway on the eastern boundary of the city, and the CHP and City of Huntington Beach Police Department both serve those portions of Beach Boulevard and Pacific Coast Highway that are within the City of Huntington Beach.

5.10.2.6.2 Fire Protection

The HBEP site is within the Huntington Beach Fire Department (HBFD) jurisdiction. The HBFD has eight fire stations. The primary response station is Fire Station 4 (located at 21441 Magnolia Street, Huntington Beach) which is located 0.8 mile from the project site. Stations 3 and 5 may also respond when additional support is needed. Station 3, located at 19711 Bushard Street, is 3.1 miles from the project site and Station 5, located at 530 Lake Street, is 2.2 miles from the project site. The response time from Fire Station 4 is 2 to 3 minutes while that from Stations 3 and 5 is 6 to 7 minutes (Culhane, 2012).

HBFD Stations 4 and 3 each have one fire engine which is staffed by a captain, a fire engineer and two paramedics. Station 5 has one engine, one truck, and one ambulance (Culhane, 2012).

Additional support would come from other HBFD stations and neighboring cities. There are Automatic Aid Agreements with cities of New Port Beach, Costa Mesa, Fountain Valley, and with Orange County. The closest fire departments for mutual aid are the City of Newport Beach and City of Costa Mesa (Culhane, 2012).

5.10.2.6.3 Emergency Response

The HBFD is first responder to incidents involving hazardous materials which they can elevate to the Hazmat team. The Hazmat team has four personnel with one truck. The City of Huntington Beach Hazmat team is stationed at Fire Station 6. Fire Station 6 is located at 18591 Edwards Street and is approximately 5 miles from the HBEP site. The response time for the City of Huntington Beach Hazmat team from Station 6 is 10 minutes. There is a mutual aid agreement with Orange County Hazmat team, which has a response time of 20 minutes (Culhane, 2012).

5.10.2.6.4 Hospitals

The majority of trauma injuries from the area in which the HBEP site is located would be transported to Western Medical Center, which is located on 1001 N Tustin Ave in Santa Ana, 14.6 miles from the HBEP site. Trauma patients would be transported by ground ambulance and the traveling time is between 15 and 20 minutes (Culhane, 2012). Western Medical Center is a Level II Trauma center with 282 licensed beds and it is one of three Trauma Centers serving Orange County (Western Medical Center, 2012).

Hoag Memorial Hospital in Newport Beach with 498 licensed beds is the closest hospital to the HBEP site at 3.6 miles from the project site (Culhane, 2012; Hoag Hospital Newport Beach, 2012). The second closest hospital to the HBEP site is Huntington Beach which is located 4.4 miles from the project site (Culhane, 2012, Hoag Hospital Newport Beach, 2012). Orange Coast Memorial medical center is the third closest hospital to the HBEP site with a distance of 5.3 miles from the project site (Culhane, 2012; Memorial Care Health System, 2012).

5.10.2.7 Utilities

This section describes public utilities available in the HBEP area.

5.10.2.7.1 Electricity and Gas

HBEP will connect to the existing onsite SCE 230-kV switchyard located on a separate parcel within the existing Huntington Beach Generating Station. There are no offsite electrical linear requirements for the HBEP. Two onsite 230-kV transmission interconnections will connect HBEP Power Blocks 1 and 2 to the existing onsite SCE 230-kV switchyard. See Section 3.0, Transmission System Engineering, for a detailed discussion of the HBEP electrical interconnection to the existing SCE 230-kV switchyard.

HBEP will also connect to the existing Southern California Gas Company natural gas pipeline that serves the existing Huntington Beach Generating Station. The Southern California Gas Company has provided AES a “Can Serve” letter for the natural gas required for operations of the HBEP (see Section 4.0, Natural Gas Supply Appendix 4A). As discussed in Section 4.0 and in the “Can Serve” letter, the Southern California Gas Company will relocate the existing gas meter that currently serves the existing Huntington Beach Generating Station to support HBEP operations.

5.10.2.7.2 Water

The existing Huntington Beach Generating Station is connected to the City of Huntington Beach potable water system. As discussed in Section 5.15, Water Resources, HBEP will use potable water provided by the City of Huntington Beach through the existing connection to the site to meet all of its water needs during construction, and operation. The City of Huntington Beach has provided a “Will Serve” letter for the potable water required for HBEP construction and operation (see Section 5.15, Water Resources, and Appendix 5.15A).

5.10.2.7.3 Wastewater Discharge

During HBEP operation, stormwater and process wastewater will be discharged to a retention basin and then ultimately to the Pacific Ocean via an existing National Pollutant Discharge Elimination System permitted outfall.

For sanitary wastewater, the existing Huntington Beach Generating Station is connected to the City of Huntington Beach sanitary sewer system, which conveys sanitary wastewater to an Orange County Sanitation District waste water treatment plant. As discussed in Section 5.15, Water Resources, the HBEP will connect to the existing Huntington Beach sanitary sewer system. The City of Huntington Beach has provided a “Will Serve” letter for the connection to the existing sanitary sewer system to support construction and operation of HBEP. The HBEP sanitary waste water will be conveyed by the City’s sewer system to an Orange County Sanitation District waste water treatment plant (see Section 5.15 Water Resources, and Appendix 5.15B).

5.10.3 Environmental Analysis

This section assesses the potential socioeconomic impacts of the HBEP.

5.10.3.1 Potential Environmental Impacts

Local environmental impacts were determined by comparing project demands during construction and operation with the socioeconomic resources of the region of influence (for the purpose of this analysis it is assumed the primary region of socioeconomic influence is Orange County; however, the project could have minor socioeconomic influence within surrounding neighboring counties). A power-generating facility such as HBEP could affect employment, population, housing, public services and utilities, and/or schools. Impacts could be local and/or regional, though generally impacts tend to be more local (city/county) than regional.

5.10.3.2 Significance Criteria

The criteria used to determine the significance of project-related socioeconomic impacts are as suggested in the California Environmental Quality Act Checklist. Project-related impacts from construction and operations of the plant are determined to be significant if they:

- Induce substantial growth or concentration of population

- Displace a large number of people or impact existing housing
- Result in substantial adverse impacts on the local economy and employment
- Create adverse fiscal impacts on the community
- Result in substantial adverse impacts on educational facilities
- Result in substantial adverse impacts on the provision of utility services
- Result in substantial adverse impacts associated with the provision of public services

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

5.10.3.3 Construction Impacts

HBEP construction will require the demolition of existing Huntington Beach Generating Station Units 1, 2, and 5 as part of the construction process. The demolition of Unit 5, scheduled to occur between the fourth quarter of 2014 and the end of 2015, provides the space for the construction of HBEP Block 1. Construction of Blocks 1 and 2 are each expected to take approximately 42 and 30 months, with Block 1 construction scheduled to occur between the first quarter of 2015 through the second quarter of 2018, and Block 2 construction scheduled to occur between the first quarter of 2018 through second quarter of 2020. Removal/demolition of existing Huntington Beach Generating Station Units 1 and 2 is scheduled to occur between the fourth quarter of 2020 through the third quarter of 2022.

Existing Huntington Beach Generating Station Units 3 and 4 were licensed through the CEC (00-AFC-13C) and demolition of these units is authorized under that license. Therefore, demolition of existing Huntington Beach Generating Station Units 3 and 4 is not part of the HBEP project definition. However, to ensure a comprehensive review of potential project impacts, the demolition of existing Huntington Beach Generating Station Units 3 and 4 is included in the cumulative impact assessment. Removal/demolition of existing Huntington Beach Generating Station Units 3 and 4 is scheduled to occur between the third quarter of 2015 and the second quarter 2017 in advance of the construction of HBEP Block 2.

5.10.3.3.1 Construction Workforce

The primary trades required for HBEP construction and demolition will include craft manpower such as boilermakers, carpenters, electricians, ironworkers, laborers, millwrights, operators, and pipefitters. Appendix 5.10B provides an estimate of construction personnel requirements for HBEP.

Total construction and demolition personnel requirements for HBEP will be approximately 22,902 person-months. Construction personnel requirements will peak at approximately 236 workers in months 82 and 83 of the HBEP construction and demolition period. Average workforce over the 90-month HBEP construction and demolition period is 192 workers.

Available skilled labor in the Santa Ana-Anaheim-Irvine Metropolitan Statistical Area (MSA) was evaluated by surveying the Building and Trades Council (Table 5.10-8) and contacting CEDD (Table 5.10-9). Both sources show that the workforce in Santa Ana-Anaheim-Irvine MSA will be adequate to fulfill HBEP's construction and demolition labor requirements. Therefore, the project will not place an undue burden on the local workforce. Additionally, workforce requirement by the HBEP would not be expected to place undue burden on the local and regional workforce because Huntington Beach is within the major employment centers of Southern California such as the Los Angeles-Long Beach-Glendale MD, Riverside-San Bernardino-Ontario MSA, and the San Diego-Carlsbad-San Marcos MSA, all of which have a large available construction workforce. Finally, the HBEP peak construction needs are less than one percent of the total of the regionally available construction workforce shown in Table 5.10-4. As a result, the construction and demolition activities associated with the HBEP will not result in a significant adverse impact on the construction labor supply in the area.

TABLE 5.10-8
Labor Union Contacts in Orange County

Labor Union	Contact	Phone Number
Los Angeles/Orange County Building Trades Council	Jim Adams, Council Representative	(213) 483-4222

TABLE 5.10-9
Available Labor by Skill in Santa Ana-Anaheim-Irvine MSA, 2008-2018

Occupational Title	Annual Averages		Absolute Change	Percentage Change	Average Annual Compounded Growth Rate (%)
	2008	2018			
Carpenters	14,360	15,070	710	4.9	0.5
Cement Masons and Concrete Finishers	2,230	2,330	100	4.5	0.4
Painters, Construction, and Maintenance	7,510	7,470	-40	-0.5	-0.1
Sheet Metal Workers	1,580	1,570	-10	-0.6	-0.1
Electricians	7,160	7,580	420	5.9	0.6
Industrial Truck and Tractor Operators	4,780	5,120	340	7.1	0.7
Operating Engineers and Other Construction Equipment Operators	2,570	2,790	220	8.6	0.8
Helpers, Construction Trades	3,370	3,640	270	8.0	0.8
Construction Laborers	16,940	19,190	2,250	13.3	1.3
Plumbers, Pipefitters, and Steamfitters	5,410	5,900	490	9.1	0.9
Administrative Services Managers	3,780	4,100	320	8.5	0.8
Mechanical Engineers	2,700	2,900	200	7.4	0.7
Electrical Engineers	1,610	1,660	50	3.1	0.3
Engineering Technicians	5,560	5,910	350	6.3	0.6
Plant and System Operators	950	1,040	90	9.5	0.9

Source: CEDD, 2012d

5.10.3.3.2 Population Impacts

It is anticipated that most of the HBEP construction workforce will be drawn from Orange County or the neighboring counties of Los Angeles and Riverside. Additionally, a portion of the construction workforce could also be drawn from other nearby counties in Southern California. For the purposes of this analysis, because of the size of the local construction workforce, it was assumed that the majority of construction workers will be from the Orange County. Because most workers are expected to commute to the project site on a daily basis, they will not contribute to a significant increase in the population of the area.

5.10.3.3.3 Housing Impacts

The construction workforce will most likely commute daily to the project site; however, if needed, there are numerous hotels/motels in Orange County and other neighboring counties to accommodate workers who may choose to commute to the project site on a workweek basis. In addition to the available hotel/motel accommodation, there are numerous recreational vehicle parks in Huntington Beach and neighboring cities close to the project site. As a result, HBEP construction is not expected to significantly increase the demand for

permanent housing in the area; nor is it expected to have a significant increase on the demand for temporary housing (hotel/motels/recreational vehicle parks) in the project area.

5.10.3.3.4 Impacts to the Local Economy and Employment

The cost of materials and supplies (excludes the electrical generating system and components for HBEP Blocks 1 and 2, and other major pieces of equipment to support HBEP) required for the HBEP during construction and demolition is estimated at \$61.15 million. While it is expected that the majority of materials and supplies will be purchased in the greater Southern California area, for the purpose of this analysis the estimated value of materials and supplies that are assumed to be purchased locally in Orange County during construction and demolition is \$45.02 million. All cost estimates are in constant 2012 dollars, as are the economic benefits figures cited later in this section.

HBEP will provide about \$241.4 million in construction and demolition payroll, at an average rate of \$83 per hour, including benefits. The anticipated payroll for employees, as well as the purchase of materials and supplies during construction, will have a beneficial, though temporary, impact in Orange County as well as in the surrounding neighboring counties. Assuming conservatively that 90 percent of the construction workforce will reside in Orange County, it is expected that approximately \$217.3 million of the construction payroll will stay in the Orange County area during the 90-month HBEP construction and demolition period. These additional funds will result in a temporary beneficial impact by creating the potential for other employment opportunities for workers in other service areas in Orange County, such as transportation and retail. No significant adverse impacts are expected to result related to the local economy and employment.

5.10.3.3.5 Indirect and Induced Economic Impacts from Construction

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

Indirect and induced impacts associated with the construction of HBEP and the demolition of the existing Huntington Beach Generating Station Units 1, 2 and 5 were estimated using an IMPLAN Input-Output model of the Orange County economy. IMPLAN is an economic modeling software program. The estimated indirect and induced employment within Orange County would be 24 and 163 jobs, respectively. These additional jobs result from the \$6.0¹ million in annual local construction expenditures and the \$18.95 million in spending by local construction workers. The \$18.95 million represents the disposable portion of the annual construction payroll (here assumed to be 70 percent of \$27.07² million). Assuming an average direct construction employment of 192 for HBEP, the employment multiplier associated with the construction and demolition phase of the project is approximately 2.0 (i.e., $[192 + 24 + 163]/192$). This project construction and demolition phase employment multiplier is based on a Type SAM model.

Indirect and induced income impacts associated with HBEP construction and demolition were estimated at \$1,177,680 and \$8,447,230, respectively. Assuming a total annual local construction expenditure in Orange County (payroll, materials, and supplies) of \$24.95 million (\$18.95 million in disposable payroll + \$6.0 million in materials and supplies), the project's construction and demolition phase income multiplier based on a Type SAM model is approximately 1.4 (i.e., $[\$24,949,700 + \$1,177,680 + \$8,447,230]/\$24,949,680$).

5.10.3.3.6 Fiscal Impacts

HBEP's estimated capital cost for the plant and equipment is estimated to be \$500 to \$550 million; of this, materials and supplies are estimated at approximately \$61.15 million. Although the majority of materials and

¹ Annual portion of local construction expenditures = \$45.02 million * (90 months/12 months) = \$6,002,670.

² Annual local portion of construction payroll = \$225.56 million * (90 months/12 months) x 90% = \$27.07 million. The disposable portion of the annual local construction payroll = \$27.02 million x 70% = \$18,947,040.

supplies are assumed to be purchased in Orange County (with some portion assumed to be purchased in Huntington Beach), it is likely that these purchases will be made in other neighboring counties in the greater Southern California area such as Los Angeles or Riverside. However, for the purposes of this analysis, all of the estimated \$45.02 million in local purchases of materials and supplies during construction of HBEP (and demolition of existing Huntington Beach Generating Station Units 1, 2 and 5) are assumed to be within Orange County. For the purpose of this analysis it is assumed the City of Huntington Beach will be the point of sale for the \$45.02 million in local purchases of materials and supplies and will, as such, realize the associated sales tax revenues on the purchases of these materials and supplies.

The sales tax rate in the City of Huntington Beach is 7.75 percent (as of April 1, 2012). Of this, 6.25 percent goes to the State; 0.25 percent goes to the County; 0.75 percent goes to the place of sale; and 0.5 percent goes to the Orange County Local Transportation Authority (State Board of Equalization [BOE], 2012). The total sales tax expected to be generated during HBEP construction is \$3,489,050 (i.e., 7.75 percent of local sales). Assuming all local sales are made in the City of Huntington Beach, the maximum total sales tax revenues the City could receive would be \$337,650 (0.75 percent of \$45.02 million) during the construction and demolition period. No significant adverse fiscal impacts are expected to result from HBEP construction and demolition.

5.10.3.3.7 Impacts on Education

The schools in the Huntington Beach City and Huntington Beach Union High School Districts are currently at capacity (Sauer, 2012). Construction of HBEP will not cause significant population changes or housing impacts on the region because most employees will commute to the site from areas within Orange County or from other counties in the greater Southern California area, as opposed to relocating to the area. As a result, HBEP construction will not cause a significant increase in demand for school services.

5.10.3.3.8 Impacts on Public Services and Facilities

HBEP construction may have minor impacts on the City of Huntington Beach police, fire, or hazardous materials handling resources. However, it is not expected to place a burden on the City's public service providers. Construction sites may hold a higher risk of emergency due to the types of activities taking place; however, with the HBEP implementing safety procedures for the construction site, as required by applicable regulations and standards, HBEP construction is not expected to create significant adverse impacts on medical resources in the area.

5.10.3.3.9 Impacts on Utilities

As discussed in Sections 5.10.2.7.1, 5.10.2.7.2 and 5.10.2.7.3, HBEP construction will not result in significant adverse demands on local water, sanitary sewer, electricity, or natural gas. Water requirements for construction are relatively small. Given the number of workers and temporary duration of the construction period, the impacts on the local sanitary sewer system would not be significant.

5.10.3.4 Operational Impacts

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

5.10.3.4.1 Operational Workforce

The HBEP will employ an operational staff of 33, including plant operators, supervisors, administrative personnel, mechanics, engineers, chemists, and electricians in three rotating shifts. The facility will be capable of operating 24 hours per day, 7 days per week. Anticipated job classifications are shown in Table 5.10-10. Although it is possible that some or all of the 33 permanent workers may be from within Orange County or may choose to commute on a daily basis from other counties in Southern California, for the purpose of this analysis, the entire permanent workforce is assumed to commute from within Orange County.

TABLE 5.10-10
Typical Plant Operation Workforce

Classification	Number
Plant Manager	1
Operations Leader	1
Maintenance Leader	1
Environmental Engineer	1
Maintenance Planner	1
Power Plant Operators	20
Controls Specialty	5
Mechanic	2
Admin	1
Total	33

Facility employees are expected or assumed to be drawn from the local workforce. Consequently, no population increase is anticipated as a result of the project. There will be no significant impact on local employment.

5.10.3.4.2 Population Impacts

It is anticipated that most of the operational workforce will be drawn from the local population within Orange County, though it is quite possible that some may commute from other neighboring counties on a daily basis or may choose to permanently relocate to Huntington Beach or to Orange County. Even assuming all 33 operations staff were to relocate to Orange County, the increase in population would be insignificant. Consequently, plant operations will not create a significant influx of new workers to the community.

5.10.3.4.3 Housing Impacts

Because it is anticipated that most of the operational workforce would be residents of Orange County, including Huntington Beach, significant impacts on housing are not anticipated. Based on the housing vacancy data in Table 5.10-3, there are approximately 2,068 and 35,042 available housing units within the City and County limits, respectively. Thus, even if all 33 workers were to relocate to Huntington Beach or to Orange County, there would be adequate housing supply. Hence, the project would not create a significant impact on housing.

5.10.3.4.4 Impacts on the Local Economy and Employment

HBEP operation will generate a small, permanent beneficial impact by creating employment opportunities for local workers through local expenditures for materials, such as office supplies and services. The average salary per HBEP operations employee, including benefits, is expected to be \$131,920 per year. For the assumed average of 33 full-time employees, this will result in an approximate operation payroll, including benefits, of \$4.35 million per year. There will be an annual operations and maintenance (O&M) budget of approximately \$4.45 million, all of which is estimated to be spent locally within Orange County. However, it is possible that some of this O&M budget may be spent in other neighboring counties. The additional jobs and spending will generate other employment opportunities and spending in Orange County (including the City of Huntington Beach) as well as in other neighboring counties where these workers may reside or where these expenditures may occur. The addition of 33 full-time jobs would not significantly reduce unemployment rates. All cost estimates are in constant 2012 dollars, as are the economic benefits noted in this section. No adverse impacts on the local economy and employment are expected to result from project operations.

5.10.3.4.4.1 Indirect and Induced Economic Impacts from Operations

The operation of the HBEP would result in indirect and induced economic impacts that would occur within Orange County. These indirect and induced impacts represent permanent increases in the county's economic variables. The indirect and induced impacts would result from annual expenditures on payroll and on O&M.

Based on the 33 permanent jobs for HBEP and the non-payroll O&M expenditures for HBEP, the estimated indirect and induced permanent employment generated by the project within Orange County would be 7 and 33 jobs, respectively. The additional 40 jobs result from the \$7.50 million (\$3.05³ million in disposable payroll, \$4.45 million in local expenditures during operation) in annual operational budget. The operational phase employment multiplier is estimated at 2.2 (i.e., $[33 + 7 + 33]/33$) and is based on a Type SAM multiplier.

Indirect and induced income impacts are estimated at \$1,308,440 and \$1,724,640, respectively. The income multiplier associated with the operational phase of the HBEP is approximately 1.4 (i.e., $[\$7,495,390 + \$1,308,440 + \$1,724,640]/\$7,495,390$) and is based on a Type SAM model.

5.10.3.4.5 Fiscal Impacts

The HBEP annual non-payroll operations and maintenance budget is expected to be approximately \$4.45 million (in 2012 dollars), and for the purpose of this analysis, it is assumed that all of it is spent locally within Orange County (including the city of Huntington Beach). As stated earlier, HBEP will bring about \$4.35 million per year in operational payroll to the region.

Although the materials and supplies required during the operational phase of the project could come from within Orange County (including the city of Huntington Beach) or from the neighboring counties in Southern California, for the purposes of this analysis it is assumed that all of the O&M purchases will be made within Huntington Beach. Based on the assumed annual local O&M expenditures of \$4.45 million, the estimated sales taxes will be approximately \$244,668 per year. The City of Huntington Beach is assumed to realize \$33,360 (0.75 percent of \$4.45 million) annually in sales tax revenues from the HBEP operation. The overall anticipated increase in sales tax revenue will be beneficial but will not be significant, because it would constitute a small percent of the City of Huntington Beach's sales tax revenues.

HBEP is expected to bring increased property tax revenue to the City of Huntington Beach. The BOE has jurisdiction over the valuation of a power generation facility for property tax purposes, if the power plant produces 50 megawatts or more. Although the BOE assesses the property value, the property tax rate for HBEP is set by the Orange County Assessor's Office. For the existing Huntington Beach Generating Station property, this rate is 1.08299 percent for the most recent fiscal year (FY 2011-12). Based on the assumed capital cost of \$500 million to \$550 million for the plant and equipment, HBEP will generate between \$5.41 million to \$5.96 million in property taxes annually; however, this estimate will be reduced by the amount currently paid on Units 1-5, which are scheduled for demolition. Because the property taxes are collected at the county level, their disbursement is also at the county and city level.

In FY 2011-12, the City's total tax revenues were estimated at \$221.86 million (see Table 5.10-6). Of this amount, \$68.4 million was in property tax revenues. The increase in property taxes resulting from the HBEP (adjusted by the amount currently paid for the existing Huntington Beach Generating Station Units 1-5 scheduled for demolition) would be less than 10 percent of the City's total FY 2011-12 property tax revenues. Thus, the additional property tax revenues generated will be beneficial to the City of Huntington Beach.

5.10.3.4.6 Impacts on Education

The schools in the Huntington Beach City School District are currently at capacity (Sauer, 2012). Even assuming that all 33 operational employees reside within the city of Huntington Beach, HBEP operation is not expected to create any significant adverse impacts on the local school system. Assuming an average family size of 2.67 persons per household for City of Huntington Beach (DOF, 2012a) would imply the addition of approximately 22 children

³ The disposable portion of the annual local operation payroll = $\$4,353,410 \times 70\% = \$3,047,390$.

to the local schools. This would constitute a negligible percent increase in school enrollment. Any industrial development in the Huntington Beach City School District is charged a one-time developer fee of \$0.47 per square foot of commercial development.

Based on the approximately 18,200 square feet of occupied structures (Control and Administration Building, Water Treatment Building, Warehouse and Maintenance Building) and the \$0.47 per square foot of developer fee, HBEP will pay \$8,554 in school impact fees. With the payment of these fees, impacts will be less than significant, as described in Section 5.10.4.

5.10.3.4.7 Impacts on Public Services and Facilities

HBEP operations will not result in any new demands on public services or facilities even if all of the 33 operational HBEP employees reside in Huntington Beach or Orange County. The HBFD and the City of Huntington Beach Police Department did not express any concerns about increased demands during plant operations (Culhane, 2012; Donnelly, 2012). The HBEP's operation is not expected to result in significant impacts on either the HBFD or the City of Huntington Beach Police Department. The HBEP's operation would not create significant adverse impacts on medical resources in the area given the safety record of power plants and few operations staff.

5.10.3.4.8 Impacts on Utilities

HBEP operation will not result in a significant adverse demand on local water, sanitary sewer, electricity, or natural gas because these utilities are currently supplied to the existing Huntington Beach Generating Station and HBEP will operate with no increase in the use of these utilities over previous peak demand.

5.10.4 Environmental Justice

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

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

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

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

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

5.10.5 Cumulative Effects

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

Although there are numerous residential subdivisions ranging from 110 to 1,375 units as well as larger commercial, industrial, and mixed use projects identified in Section 5.6, Land Use (see Table 5.6-5), sufficient information on the construction schedules and the workforce requirement of these projects are currently unavailable. Additionally, the potential for a high worker demand that could pull workers from out of the area and lead to some stress on public facilities and utilities is counterbalanced by the current weakened labor market following the recent economic recession, which has affected the building trades industries particularly hard. Although the pace of the economic recovery has been slow and forecasters do not anticipate full recovery to the pre-2008 levels until mid-decade, it is not anticipated that HBEP will, in conjunction with other projects, cause an influx of construction workers into the project area.

As discussed in Section 5.10.1, the existing Huntington Beach Generating Station Units 3 and 4 were licensed through the CEC (00-AFC-13C) and demolition of these units is authorized under that license. Therefore, demolition of existing Huntington Beach Generating Station Units 3 and 4 is not part of the HBEP project definition rather it is considered a cumulative project. Removal/demolition of existing Huntington Beach Generating Station Units 3 and 4 is scheduled to occur between the third quarter of 2015 and the second quarter 2017 in advance of the construction of HBEP Block 2.

Counterbalancing any potentially high demand for construction workers in the Santa Ana-Anaheim-Irvine MD is the fact that the HBEP construction and the construction of the identified cumulative projects, including the demolition of existing Huntington Beach Generating Station Units 3 and 4, can draw construction workers from the entire Southern California area. As Table 5.10-10 shows, HBEP would use less than one-tenth of one percent of the available workforce in the Santa Ana-Anaheim-Irvine MD. It is very unlikely that worker demand would be sufficiently high to cause the relocation of large numbers of workers and dependents.

Finally, the HBEP peak construction needs are less than one percent of the total construction workforce shown in Table 5.10-4. As a result, the project will not result in a significant adverse impact on the construction labor supply in the area.

Therefore, although several projects will require a labor supply for construction in roughly the same time period, there is a sufficient supply of skilled labor in Orange County (Adams, 2012). Other kinds of cumulative socioeconomic impacts are also unlikely, as the HBEP's effects on housing, schools, and public services would be negligible.

5.10.6 Mitigation Measures

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

However, because the project would be located within the Huntington Beach City School District service area, the project would be subject to school impact fees. Any industrial development within the Huntington Beach City School District is currently charged a one-time assessment fee of \$0.47 per square foot of principal building area (James, 2012). Based on 18,200 square feet of occupied structures, HBEP will pay \$8,554 in school impact fees. These school impact fees are considered full mitigation for any project impacts on these school districts.

5.10.7 Laws, Ordinances, Regulations, and Standards

A summary of the LORS, including the project's conformance to them, is presented in Table 5.10-11.

5.10.7.1 Federal LORS

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

5.10.7.2 State LORS

Government Code Sections 65996 and 65997 provide the exclusive methods of considering and mitigating impacts on school facilities that might occur as a result of the development of real property. Education Code Section 17620, listed in Government Code Section 65997 as an approved mitigation method, allows school districts to levy a fee or other requirement against construction within the boundaries of the school district for the purpose of funding construction of school facilities.

TABLE 5.10-11
Laws, Ordinances, Regulations, and Standards for Socioeconomics

LORS	Requirements/Applicability	Administering Agency	AFC Section Explaining Conformance
Federal			
Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, or national origin. Applies to all federal agencies and agencies receiving federal funds.	Office of Civil Rights	Section 5.10.4
Executive Order 12898	Avoid disproportionately high and adverse impacts on minority and low-income members of the community. Applies only to federal agencies.	EPA	Section 5.10.4
State			
Government Code Sections 65996-65997	Establishes that the levy of a fee for construction of an industrial facility be considered mitigating impacts on school facilities. Antioch Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	Antioch Unified School District	Section 5.10.2
Education Code Section 17620	Allows a school district to levy a fee against any construction within the boundaries of the district for the purpose of funding construction of school facilities. Antioch Unified School District may charge a one-time assessment fee to mitigate potential school impacts.	California Department of Education	Section 5.10.2
Local			
City of Huntington Beach General Plan (1996)	Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and Businesses through employment and local fiscal stability. Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor serving uses while attracting new uses to Huntington Beach.	City of Huntington Beach	Section 5.10.7.3.2

5.10.7.3 Local LORS

5.10.7.3.1 Orange County

Orange County 2011 General Plan encourages the utilization of energy resources and development of alternative energy sources to meet County's future demand. Goal 2 of the Resources Element calls for encouraging the utilization of existing energy resources to their highest potential and the development of alternative energy sources consistent with sound energy conservation practices to meet the County's future energy demand. (Orange County General Plan, 2012a).

In the Land Use Element policies (Orange County General Plan, 2012b), the following policies address economic growth:

- **Balanced Land Use** to ensure that communities at all levels are developed in a manner whereby residential, industrial, commercial, and public land uses are proportionally balanced. This balance is intended to aid in developing a sense of community by distributing the various land uses and employment base more evenly throughout the County.
- **Phased Development** to ensure that development coincides with the adequacy of public services and facilities especially where the public health, safety, and welfare are concerned.
- **New Development Compatibility Policy** to ensure that new development is compatible with adjacent areas.
- **Employment Development Policy** to accelerate development of employment uses in unincorporated Orange County.

5.10.7.3.2 City of Huntington Beach

The existing 1996 Huntington Beach City General Plan (City of Huntington Beach, 2012e) contains an Economic Development Element that has specific economic goals and policies. Three economic goals and several associated policies and programs are identified in the general plan. The economic goals (Goal ED 1 through 2) include providing economic opportunities for present and future residents and businesses through employment, aggressively retain and enhance the existing commercial and industrial uses while attracting new uses, and enhance Huntington Beach's economic development potential through strategic land use planning. Also, there is one Implementation program (I-ED 1) to achieve economic development through the creation of Economic Development Strategy/Strategies. The Strategy is intended to set forth the broad economic development policies of the City (City of Huntington Beach, 2012e). HBEP will comply with the City's Economic Development Element of the City's General Plan.

5.10.8 Agencies and Agency Contacts

Table 5.10-12 provides a list of agencies and contacts of potentially responsible agencies.

TABLE 5.10-12
Agency Contacts for Socioeconomics

Issue	Agency Contacted	Person Contacted
Available resources, potential impacts on resources and average response times	Huntington Beach Fire Department	Dave Smythe Hazardous Materials Specialist/Program Manager 2000 Main Street Huntington Beach, CA 92648 (714) 536-5469 dsmythe@surfcity-hb.org
School impact fees, enrollment data, potential enrollment impacts	Huntington Beach City School District	Dana Sauer Administrative Assistant 20451 Cramer Lane Huntington Beach, CA 92646 (714) 378-2051 Dana.Sauer@hbcasd.k12.ca.us

TABLE 5.10-12

Agency Contacts for Socioeconomics

Issue	Agency Contacted	Person Contacted
Available resources, potential impacts on resources and average response times	Huntington Beach City Police Department	Lt. Tom Donnelly Uniform Division, Executive Officer Huntington Beach Police Department 2000 Main Street Huntington Beach, CA 92648 (714) 536-5410 tdonnelly@hbpd.org
Available resources, potential impacts on resources and average response times	Huntington Beach Fire Department	Bob Culhane Deputy Fire Marshal Administrative Office 2000 Main Street Huntington Beach CA 92648 (714) 608-5946 rculhane@surfcity-hb.org
Availability of labor	Los Angeles/Orange County Building Trades Council	Jim Adams Council Representative 1626 Beverly Blvd Los Angeles, CA 90026 (213) 483-4222 Jimeadams@sbcglobal.net

5.10.9 Permits and Permit Schedule

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

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