

CALIFORNIA ENERGY COMMISSION1516 NINTH STREET
SACRAMENTO, CA 95814-5512

August 10, 2012

California Energy Commission

DOCKETED
12-AFC-02

TN # 66545

AUG 10 2012

Jim Adams
Council Representative
Los Angeles/Orange County Building Trades Council
1626 Beverly Boulevard
Los Angeles, CA 90026

RE: Construction and Operation Workforce for the Proposed Huntington Beach Energy Project (HGEP) (12-AFC-2)

Dear Mr. Adams:

AES Southland Development, LLC. (the applicant) is seeking a license from the California Energy Commission to construct and operate a power generation facility in Huntington Beach, Orange County, California. The Huntington Beach Energy Project (HBEP or proposed project) is proposed on the site of the existing and operating AES Huntington Beach Generating Station, replacing the existing power plant with a natural gas-fired, combined-cycle, air-cooled, 939-megawatt (MW) electrical generating facility (HBEP). The existing power plant currently has four operating steam generating units (Units 1, 2, 3, and 4). Units 3 and 4 are owned by Edison Mission Huntington Beach, LLC., and operated under contract by the applicant. Units 3 and 4 are scheduled to be permanently retired from service by November 2012 as a separate action from the proposed project. They are scheduled for demolition after construction of the first HBEP power block. Project demolition and construction is estimated to take 7.5 years, beginning in the fourth quarter of 2014 with proposed project completion in the fourth quarter of 2024.

The project applicant's entire Application For Certification (AFC) is available on the Energy Commission's website at:

http://www.energy.ca.gov/sitingcases/huntington_beach_energy/documents/index.html.

Section 5.10 Socioeconomics would be the most pertinent section to review.

As part of the environmental review and licensing process for the proposed project, Energy Commission staff evaluates the potential for the construction and operation workforce to impact population, housing, and public services (e.g., police protection and schools) in the area where the project is proposed. Information on the construction and operation workforce in the region is extremely useful in the analysis of potential impacts to these resources. The applicant anticipates the construction workforce would most likely be drawn from the Orange County area or neighboring Los Angeles and Riverside counties. The applicant also anticipates that the majority of construction workers would commute to the project site on a daily basis.

Construction activities include demolition of several of the existing facilities and construction of the proposed new facilities. Construction and demolition would occur in five phases: demolition of the peaker and tank area, construction of block 1, construction of block 2, demolition of units 1 and 2, and construction of building 33 and 34- control building and maintenance. In August and September 2012, the peak workforce of 236 workers would be onsite. Based on the project construction schedule and construction workforce needs presented in Table 5.10B of Appendix 5.10B (Volume II) of the AFC, staff created a spreadsheet that captures the peak month by phase for each construction trade (see enclosures).

An operations workforce of 33 workers would be needed for the project. The applicant estimates that majority of the operation workforce would come from Orange County with some workers coming from the surrounding counties in Southern California. The AFC notes there are several projects that would require a labor supply for construction in roughly the same time period as the HBEP, and according to your discussion with Ashraf Shaqadan of CH2MHill (the applicant's consultants) you note there would be sufficient supply of skilled labor in Orange County.

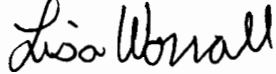
Based on staff's research and communication with other building and construction trades councils, staff understands that construction workers will commute as much as two hours to construction sites from their homes and one hour during operations, rather than relocate. Staff also understands that construction workers do not move their families with them when working on a project. To understand better the commuting habits of construction workers in the local region, I have prepared a list of questions for your consideration and response. This information will be useful to me in evaluating the potential effects of the proposed HBEP project on local population, housing, and public services:

1. Based on your experience and knowledge of the labor workforce in Los Angeles and Orange counties, the project's construction and operation workforce needs, labor availability, and the location and type of the proposed project, how much of the workforce would be likely to seek lodging closer to the project site?
2. Considering the lengthy construction period, what, if any, concerns do you have or problems you foresee about the project and associated labor needs?

Please provide your responses to the above questions and any comments you may have regarding the construction and operation labor for the proposed project by December 6, 2012. Send your responses to my attention. Thank you in advance for your time and assistance.

Jim Adams
August 10, 2012
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Sincerely,



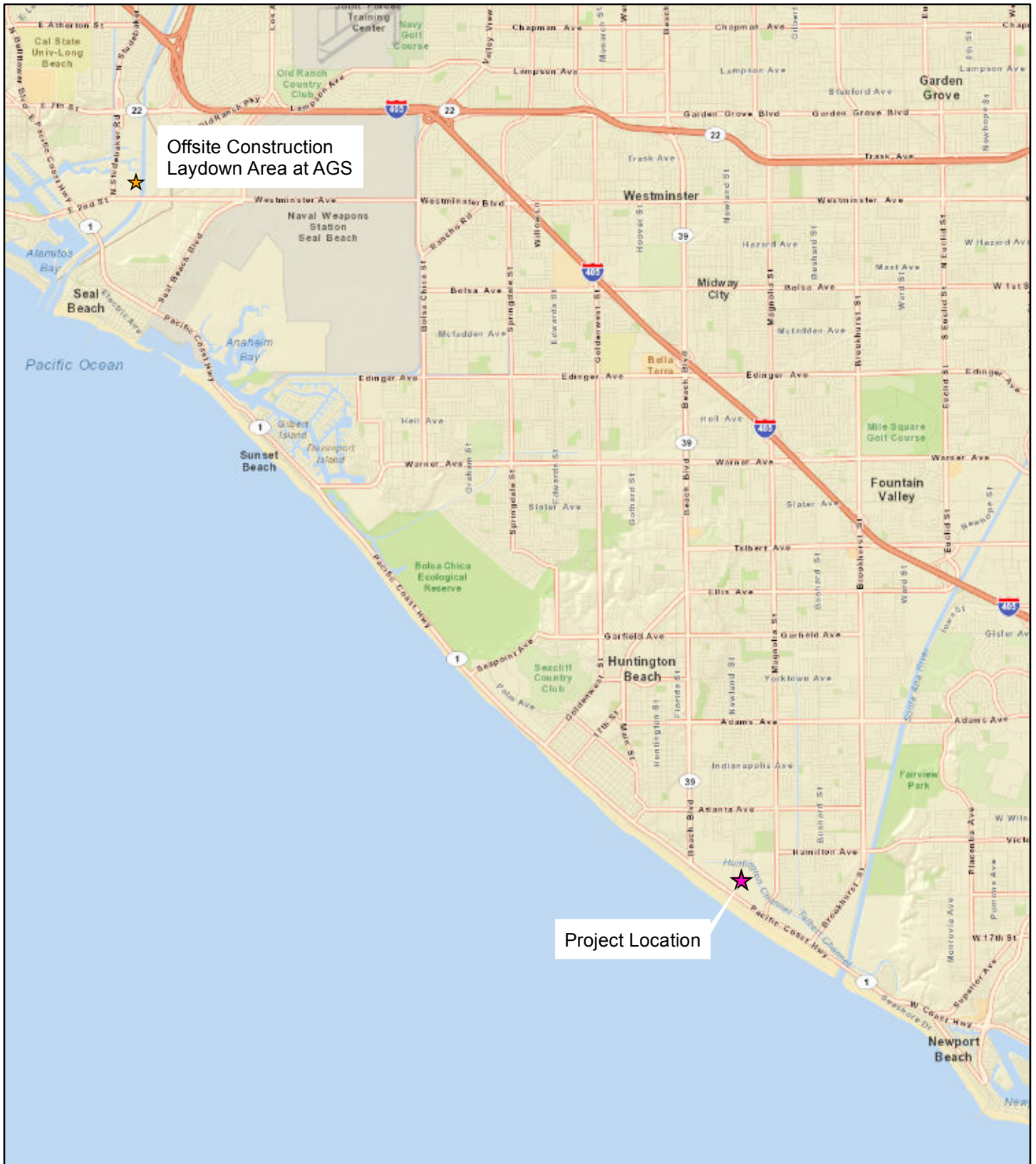
Lisa Worrall, Planner II
California Energy Commission
Siting, Transmission, and Environmental Protection Division
1516 Ninth Street, MS 40
Sacramento, CA 95814
lisa.worrall@energy.ca.gov

Tele: (916) 654-4545
Fax: (916) 651-8868

Enclosures:

Map showing the approximate location of the project site (from the AFC)
Map showing the location of the construction parking areas (from the AFC)
Construction workforce (peak month by craft and phase) (created from the AFC)

cc. Felicia Miller, California Energy Commission Project Manager
Amanda Stennick, Planner III/Supervisor



Offsite Construction Laydown Area at AGS

Project Location

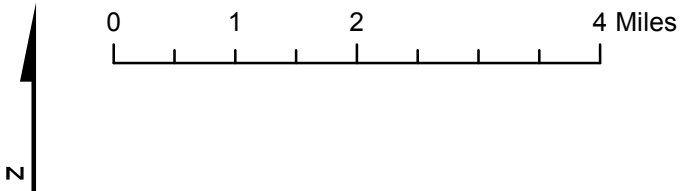
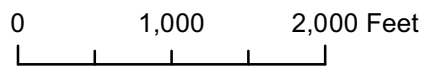


FIGURE 1.1-2
Regional Location Map
 AES Huntington Beach Energy Project
 Huntington Beach, California



Legend

- AES Huntington Beach Generating Station
- AES Huntington Beach Energy Project
- Onsite Construction Parking
- Offsite Construction Parking
- Construction Parking Shuttle Route



FIGURE 5.12-4
HBEP Construction Parking Areas
 AES Huntington Beach Energy Project
 Huntington Beach, California

		HBEP Construction Workforce Needs- Peak Month by Phase				
		Demo Peaker & Tank Area	Construct Block 1	Construct Block 2	Demo Units 1 & 2	Construct Bldg 33 & 34 Control Bldg & Maintenance
Peak Month		June 2015	April 2017	Aug & Sept 2021	March 2023	July 2024
Piling Crew ¹						
Carpenter			20	25	20	8
Laborer		30	25	30	8	10
Teamster		8	8	8		4
Electrician			16	25	3	10
Ironworker			25	12	3	
Millwright			8	6	4	
Boilermaker		4	20	15		
Plumber			10	14		4
Pipefitter			12	12		
Insulation Worker			8	8	2	4
Operating Engineer		3	15	15	3	2
Oiler/ Mechanic		2	4	4	2	2
Cement Finisher			8	12		
Roofer			6	8		
Sheet Metal Worker			8	8		6
Sprinkler Fitters			6	8		5
Painters			6	6		6
Sheetrockers						6
I & C - Control Rom						8
Total	Craft	47	205	216	45	75
	Supervision	4	25	20	5	4
	Workforce	51	230	236	50	79
Notes: ¹ Piling crew not needed during peak month for each phase. Piling crew needed for construction of block 1 (Feb to July 2015- 10 workers per month), block 2 (April to June 2020- 10 workers per month), and building 33 & 34 (August to September 2020- 6 workers per month). Source: HBEP AFC, Appendix 5.10B, Table 5.10B.						