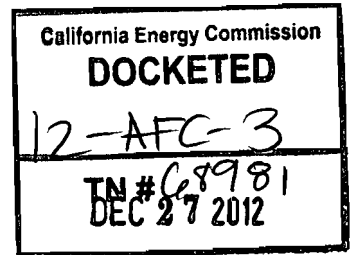


811 North Maria Avenue
Redondo Beach, CA 90277
December 20, 2012

California Energy Commission
Dockets Unit, MS-4
Docket No. 12-AFC-03
1516 Ninth Street, Sacramento, CA 95814-5512



Re: Docket number 12-AFC-03

We have received a letter from you regarding the AES plan to build a new power plant in Redondo Beach. So far, we have stayed out of the "political discussions" regarding this issue, but do live a few blocks away and, therefore, are very concerned. Here are our issues:

1. AES has stated that the new plant would be enclosed in a building, but we don't see any mention of this in your letter.
2. AES has not mentioned moving the Whaling Wall in anything that we have received from them or have read in the newspapers.
3. AES sent postcards for us to send in asking for questions to be answered or to phone a number if we had questions. We did both, but received no answer from AES. Only when I later called the plant phone number did we get a call back.
4. The above three issues are causing us to mistrust AES!
5. We are concerned with the new plant being built closer to our homes, rather than closer to Harbor Drive where the current plant is. AES probably wants this so that they can maximize the usage of the property fronting on Harbor Drive at the expense of the residents living east of the plant. If it must be built, then have it be as far west as possible—away from the residents.
6. If the Whaling Wall is going to be moved, then have it be placed east of the new plant, so that the residents living east of the plant can see it rather than just an ugly plant. Also, people entering the city by way of 190th St. could see it. It could act as a buffer for us. As it is, facing west, only people driving on Harbor Dr. and people on the boats see it.
7. Years ago, when the TECH CENTER was built south east of the plant on Catalina Ave., the developer asked for and was granted a change to the City's General Plan in order to build the TECH CENTER as high as it is. The General Plan height limit was raised because it was felt that this building would act as a buffer between the power plant and the residences nearby. Because of this, we feel that the new plant, if you allow it, should be built just west of the Tech Center. The Tech Center can then continue to do the job of acting as a buffer for the residences—a job for which it was allowed approximately 20 extra feet of height through the General Plan change. AES doesn't want to do this because, again, they would lose the chance to put valuable commercial uses on Harbor Drive. In addition, it would cost them more to connect to the Edison transfer station. **THIS IS A VERY IMPORTANT ISSUE THAT WE DO HOPE THAT YOU WILL STRONGLY CONSIDER.** (I was a member of the General Plan Advisory Group which developed the current General Plan just over 20 years ago.)
8. We do live on the hill just east of the AES plant, and had hoped that building a new plant would at least help our view to be better. Instead, with the relocation of the Whaling Wall, and the proposed location of the proposed new plant, our view will not improve noticeably.
9. Lastly, we are concerned about the health issues. Neither of us are scientists, and therefore, are not qualified to discuss the technical terms for the pollutants that are emitted, but you

should be made aware that during the nearly 25 years that we have lived above the power plant, both of us have been diagnosed with asthma, and use prescribed inhalers.

As a retired government employee, I know that your job is to be fair and impartial, but to also protect us citizens. Your consideration of our points will be greatly appreciated.

Sincerely,

Handwritten signatures of William and Susan Lippert in cursive script.

William and Susan Lippert

(310) 372-6580

Re: Docket number 12-AFC-03