

## DOCKETED

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## **AES Redondo Beach**

Thank you for coming to Redondo last week. I attended the meeting but held out on making a presentation. I needed time to gather my thoughts based on what I heard.

What I heard from the Redondo Beach council members and Jim Light was the same arguments they have been using all along. However, they fail to address the real reason they are in opposition to a smaller, greener, more efficient power plant: Money! A number of years ago when AES announced they may be shutting down, the City Council, without approval from the voters authorized more than \$1,000,000 to create the "Heart of the City" development plan for the property owned by AES. It included theaters, hotels, houses, shops and condominiums. Needless to say, the citizens revolted, ousting several of the Councilmen and then voted to allow the power plant to stay but when it retired to turn the land into a park. Of course the City complained stating that a park is too expensive to operate. Also, the Citizens voted that any zoning changes would require a vote by the people.

For the life of me I can't understand why all the complaining from the Council other than the fact that the power plant will deliver less taxes per square foot than all of the development they have proposed. Even if there is a new power plant, there is plenty of available land for other projects if the citizens approve.

I am completely in favor of the new plant. I even suggested to AES to not sell their left over property because I do not trust the Council. They could turn it into a park and then lease it to the City. On the other hand, if the City tried to block their construction even after your department approved their plans, the large battles that would follow would tie the property up for years and the removal of the old plants may not even occur in my lifetime! Remember too that Hermosa Beach has already stated they would file a lawsuit if the City tried to develop the property creating more traffic and congestion on their adjoining street Hernado.

The City talks about new hotels to benefit the City. Did they inform you that there is a new boutique hotel under construction on the water front, and the Dirt Yard, a parcel of property just behind the power plant (visible in their photos they supplied that evening) is being shut down to be replaced by another hotel!

Lastly, no one is looking very far to the future when Southern California runs out of water. With the power plant and the available land this is an ideal candidate for a desalination plant.

I should also state that I am a registered boiler inspector with the State of California for a major oil refiner in the area. I am very well informed on the BACT technologies that will be applied to the new plant. On the other hand, the same natural gas burned in our water heaters, our stoves, the two new hotel's have no emission controls or gas scrubbers. It would be interesting to report to the Citizens what the environmental load would be if it there were no new power plant and the site was developed the in the manner the City proposes vs the power plant and a park!

Thanks for your time and consideration.

Ben Sloan

20+ year Redondo Beach homeowner within view of the AES power plant