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<th><strong>Docket Number:</strong></th>
<th>12-AFC-03</th>
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<td><strong>Project Title:</strong></td>
<td>Redondo Beach Energy Project</td>
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<td><strong>TN #:</strong></td>
<td>201908</td>
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<tr>
<td><strong>Document Title:</strong></td>
<td>Stephen Vollucci Comments: Highest Public Use is Commercial Retail Residential Development</td>
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<tr>
<td><strong>Description:</strong></td>
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<td><strong>Filer:</strong></td>
<td>System</td>
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<td><strong>Organization:</strong></td>
<td>Stephen Vollucci</td>
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<td><strong>Submitter Role:</strong></td>
<td>Public</td>
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<td><strong>Submission Date:</strong></td>
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Highest Public Use is Commercial Retail Residential Development

I would like to state that the highest and best use of the property occupied by the AES power plant is for commercial, retail, and residential development - not a power plant. The AES plant was originally built to power a light rail trolley system almost 100 years ago, but it is not required for that purpose, nor is it a cost effective and environmentally appropriate source of electricity to the regional grid. Please do not approve an expansion or the continued operation of the plant. Thank you.