

EXECUTIVE SUMMARY:

**APPROVED
WITH CONDITIONS**

DOCKET	
05-AFC-2	
DATE	AUG 1 ⁵ 2007
RECD.	AUG 24 2007

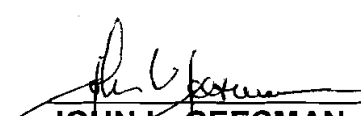
The Energy Commission approves the proposed 500 megawatt Walnut Creek Energy Park in the City of Industry, California, together with the following highlighted measures to mitigate potential environmental and community impacts and comply with applicable laws, ordinances, regulations and standards (LORS):

- ENERGY RESOURCES:** ✓ The proposed project will use state-of-the-art GE LMS100 technology resulting in optimized resource efficiency.
- AIR QUALITY**
- ✓ The power plant will use state-of-the-art Best Available Control Technology to minimize emissions.
 - ✓ Offsets and RECLAIM credits will be used to compensate for any pollutant for which the South Coast Air Quality Management District determines that it is in non-attainment.
- VISUAL**
- ✓ There is no significant visual impact for hillside residents of Puente Hills and Hacienda Heights, since they generally look from a distance across the valley over the project.
- NOISE**
- ✓ The Commission selected a 49 dbA nighttime noise limit to avoid a significant noise impact to residential receptors from nighttime operation at higher capacity factors.
- PROJECT BENEFITS**
- ✓ Average of 220 direct project-related construction jobs.
 - ✓ Total capital costs of \$220-280 million.
 - ✓ Construction payroll of \$28.6 million.
 - ✓ Operation payroll is \$630,000.
 - ✓ Property taxes of \$3.9 to \$4.5 million.
 - ✓ Total sales and use tax during construction of \$14.8 million.
 - ✓ Local sales tax of \$247,500 annually
 - ✓ \$6 to 9 million spent locally for construction materials.
 - ✓ \$3 million annual operation budget.

Dated: August 15, 2007



JACKALYNE PFANNENSTIEL
Chairman and Presiding Member
Walnut Creek AFC Committee



JOHN L. GEESMAN
Commissioner and Associate Member
Walnut Creek AFC Committee