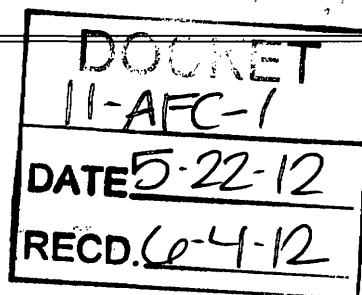


CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



May 22, 2012

**NOTICE OF AVAILABILITY
FINAL STAFF ASSESSMENT
FOR THE PROPOSED PIO PICO ENERGY CENTER (11-AFC-1)**

To: MEMBERS OF THE PUBLIC

This notice is to inform you of the availability of the Final Staff Assessment (FSA) for the Pio Pico Energy Center's (PPEC) Application for Certification (11-AFC-1). The FSA was published on February 22, 2012. The FSA contains the California Energy Commission staff's final engineering, environmental and public health and safety evaluation of the proposed PPEC.

The FSA will serve as staff's formal testimony in evidentiary hearings to be held by the Energy Commission's Committee assigned to hear this case. The Committee will hold evidentiary hearings to consider the recommendations presented by staff, applicant, interveners, government agencies, and the public prior to proposing its decision. In the last step, the full Energy Commission will issue the final decision.

The California Energy Commission encourages public participation in the review of the PPEC's Application for Certification (AFC). Technical or project schedule questions should be directed to the Energy Commission's project manager, Mr. Eric Solorio, at (916) 651-0966 or by email at esolorio@energy.ca.gov.

SUMMARY OF THE PROPOSED PIO PICO ENERGY CENTER

On February 10, 2011, Pio Pico Energy Center LLC submitted an Application for Certification (AFC) to the California Energy Commission seeking permission to construct and operate a nominal 300-megawatt (MW) natural gas-fired simple-cycle generating facility, the PPEC. The current AFC replaces the previously proposed project that was withdrawn on December 10, 2010. The new project site is proposed to be located in an unincorporated area of southwestern San Diego County, known as Otay Mesa.

The PPEC project would be located on approximately 10 acres of disturbed land on the southeast quadrant of the Alta Road and Calzada de la Fuente intersection. The construction lay down (equipment and materials) area is proposed to be 6-acres of an adjacent parcel to the south.

The generating facility would include three General Electric (GE) LMS100 natural gas-fired combustion turbine generators (CTGs), each equipped with water injection to the combustors for reducing production of oxides of nitrogen (NOx), a selective catalytic

reduction (SCR) system with 19 percent aqueous ammonia injection to further reduce NOx emissions, and an oxidation catalyst to reduce carbon monoxide (CO). Thermal energy is produced in the CTGs through the combustion of natural gas, which is converted into mechanical energy to drive the combustion turbine compressors and electric generators. The total net generating capacity would be approximately 300 MW.

ENERGY COMMISSION'S SITE CERTIFICATION PROCESS

The Energy Commission is responsible for reviewing and ultimately approving or denying all applications to construct and operate thermal electric power plants, 50 MW and greater, in California. The Energy Commission's facility certification process carefully examines public health and safety, environmental impacts and engineering aspects of proposed power plants and all related facilities such as electric transmission lines and natural gas and water pipelines. The Energy Commission has a certified regulatory program and is the lead agency under the California Environmental Quality Act (CEQA).

SUMMARY OF CALIFORNIA ENERGY COMMISSION STAFF'S FINAL CONCLUSIONS

Staff concludes that with implementation of staff's recommended mitigation measures described in the conditions of certification, the PPEC would comply with all applicable laws, ordinances, regulations, and standards (LORS). Staff also concludes that for all environmental areas significant adverse direct, indirect, and cumulative impacts will not occur.

AVAILABILITY OF THE FINAL STAFF ASSESSMENT

You may download a copy of the FSA from the project web site:

<http://www.energy.ca.gov/sitingcases/piopico/index.html>. Copies of the FSA are also available at the Energy Commission's Library in Sacramento, the California State Library in Sacramento, and at public libraries in Eureka, San Francisco, Los Angeles, and San Diego. Additionally, copies of the FSA were mailed to the following public libraries:

Civic Center Branch 365 F Street Chula Vista, CA 91910	South Chula Vista Branch 389 Orange Avenue Chula Vista, CA 91911	East Lake Branch 1120 EastLake Parkway Chula Vista, CA 91915	Central Library 820 E Street San Diego, CA 92101
Otay Mesa-Nestor Branch 3003 Coronado Avenue San Diego, CA 92154	Bonita-Sunnyside Branch 4375 Bonita Road Bonita, CA 91902	Imperial Beach Branch 810 Imperial Beach Boulevard Imperial Beach, CA 91932	Lincoln Acres Branch 2725 Granger Avenue National City, CA 91950

Also, a copy of the FSA has been sent to those public agencies that would normally have jurisdiction except for the Energy Commission's exclusive authority to certify sites and related facilities.

PUBLIC RESOURCES, CONTACT INFORMATION AND ADDITIONAL SOURCES FOR INFORMATION

If you desire information on how to participate in the Energy Commission's review of the proposed project, please contact the Energy Commission's Public Adviser at (916) 653-5898 or toll free in California at (800) 822-6228, or by email at: publicadviser@energy.ca.gov.

To request special accommodations for those persons with disabilities, please contact Lourdes Quiroz at lquiroz@energy.ca.gov or by telephone (916) 654-5146.

For additional information contact Eric Solorio, CEC Project Manager at (916) 651-0966 or email at esolorio@energy.ca.gov.

News media inquiries should be directed to Acting Assistant Director, Adam Gottlieb, at (916) 654-4989, or by email at: mediaoffice@energy.ca.gov.

Date: 5/22/12

Sincerely,



Chris Davis, Office Manager
Siting Office

Mailed to lists:
Property Owners and
Library

Cc: Docket and Proof of Service List