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REAL ESTATE

SPECIAL COVERAGE: Real Estate

Despite a sagging market, California has seen some major real estate developments in the past year.



El Segundo Energy Center

Luce Forward lawyer energized \$683 million power plant project with a 10-year electricity deal.

Toranto recently helped client NRG Energy Inc. iron out a series of complex legal issues to help push forward one of the state's biggest private developments — the \$683 million El Segundo Energy Center.

As part of the innovative ongoing project, NRG plans to redevelop and “repower” its existing El Segundo power plant site to dramatically increase its efficiency. The company executed a 10-year power purchase agreement with Southern California Edison to supply up to 550 megawatts of environmentally friendly electricity to more than 400,000 homes statewide.

NRG officials said the equipment at the revamped site would be smaller than the previous plant and would more efficiently use

the state's natural resources, since it will use less natural gas for each megawatt generated. It also will feature a new design to eliminate the use of ocean water for cooling.

It was unclear when the plant would be completed.

Toranto said he helped NRG navigate several issues to help the development meet deadlines and worked on issues involving efforts to close the project financing — a process that is still ongoing.

“A project of this size and importance is a team effort, and we're very proud to be part of that team,” he said.

Besides helping to bolster the state's electricity supply, the project is expected to cre-

ate additional jobs and put \$3 million in tax revenue annually into El Segundo's coffers as the city's largest single revenue generator.

“Personally, I think it is always important to try to do well by doing good,” said Toranto, a Luce Forward partner who focuses on real estate and business transactions and clean technology. “This project will help meet the energy needs and the environmental demands of Southern California residents.”

Luce Forward attorneys assisting Toranto include Steven S. Wall, Michael T. Andrew, Brian C. Fish, Hillery M. Stones, Erin E. Del Val and Michelle K. Sugihara.

Tony Toranto

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Cost of development: \$683 million

— Jason W. Armstrong