

Preliminary Economic Impact Analysis Sempra Energy's Proposed Power Plant In Adamstown, Maryland

Provided at the Request of the Board of County Commissioners, Frederick County, Maryland

Economic Damages	Estimate of Net Present Value of Damage	Proportion of Quanti- fiable Damages
Property Values	\$4,532,748	8%
Property Income	\$14,702,166	25%
Development Property Values	\$1,163,256	2%
Income of Businesses	Likely in six figures	
Value of Businesses	Likely in six figures	
County Property Tax Revenues	\$6,073,118	10%
State Property Tax Revenues	\$496,986	1%
Investment Funding	\$3,142,960	5%
Investment Income	\$20,823,858	35%
Retirement Income	\$7,393,209	12%
Commission Income	\$585,037	1%
Lender Interest Income	\$684,447	1%
Losses Imposed By Lenders	Likely in six figures	
Farm Land Taken Out of Production	\$0	0%
Blight Begetting Further Blight	Likely in eight figures	
Total of Quantified Damages	\$59,597,785	100%
Total Quantified Damages With Economic Multiplier	\$104,296,124	
Estimated Total Damages	\$73,971,811	
Estimated Total Damages With Economic Multiplier	\$129,450,669	
Economic Benefits		
Total of Economic Benefits	\$53,198,704	
Total of Economic Benefits With Economic Multiplier	\$93,097,733	
Net Economic Impact		
Using Quantified Economic Damages Only	(\$11,198,391)	
Conservative Estimate of Total Economic Damages	(\$36,352,936)	

Notes

All figures shown are preliminary estimates.

Estimates of 2004 damages and benefits are updates of amounts determined in MSA's August, 2002, analysis entitled *Comparative Economic Damages of Four Proposed Power Plants In and Near Frederick County, Maryland*.

Please see that publication for calculation methods.

The time horizon used for net present value determinations is 30 years, Sempra's minimum estimate of useful power plant life.

The estimate of damages from lowered values of development properties is incomplete, including only one development property, with other development properties within the plant's zone of influence having yet to be identified, enumerated, and analyzed.

Damages do not yet account for homes built in the zone of influence since 2002.

It is assumed that the proposed plant site does not take active farm land out of production.