

**From:** John Kessler  
**To:** Robin Bell  
**CC:** Caryn Holmes; Docket Optical System; Jacob Hawkins; Michael Doughton;...  
**Date:** 1/20/2009 4:19 PM  
**Subject:** Re: Property Values

Dear Robin:

Thank you for providing this clarification and detail regarding the property value issue. While I tried to describe our typical level of analysis under our Socioeconomics technical area, I tried to also convey that we would look at this more closely and consider your request that this issue be more fully addressed in our analysis. I am sorry if you got the impression that we were unwilling to consider this, as that was not my intent. I am forwarding this to our Socio staff, and having this docketed as some of our formal comments we have received on the PSA.

Thank you as always for your helpful comments and insights.

Sincerely,

John

Docket Staff - Please docket this email to Carrizo (07-AFC-8) and include the phrase in the file name, "Robin Bell's PSA Comments re Socio - Property Values".

Thanks,

John

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<b>DOCKET</b>	
<b>07-AFC-8</b>	
<b>DATE</b>	<u>JAN 20 2009</u>
<b>RECD.</b>	<u>JAN 20 2009</u>

>>> "Robin Bell" <[robin@midstateexpo.com](mailto:robin@midstateexpo.com)> 1/19/2009 12:58 PM >>>  
 John,

I am writing to follow up our phone conversation last week.

I have considered your comment regarding my request that the CEC address CESF's affect on nearby property values. Your comment was that "The CEC doesn't usually get into that much detail". However, for those of us who have invested substantial assets into our property, we don't consider the effects of this plant on our property value a detail. To us, it is a major issue.

To clarify, I am not looking to a specific dollar or percentage evaluation. I am looking for recognition that this plant will have an impact to our homes and land investments. Not to consider this is to ignore neighboring landowners and homeowners of the plains who may very likely face grave financial losses.

In other areas the PSA discusses the impacts to local residents in the areas of noise, visual and traffic. Unless these issues are fully mitigated, there will be some level of negative impact to our homes and property. For instance, it is common sense that a home in quiet neighborhood is more valuable than a home in a noisy neighborhood. A home in a pretty neighborhood is more desirable than a home in an industrial setting and etc...Given that the predominant use of the nearby small acreage parcels is for residential development (see Cultural Resources Chapter in the PSA) it seems negligent that this impact is not recognized in the Socioeconomic section of the PSA.

Besides the homes in the area, there are many undeveloped parcels that will also be greatly affected. Consider for instance the forty acre parcels that are directly north of the project site. No one has considered the noise impacts to these parcels whatsoever and that their potential to be developed as residential sites is decimated. Now, consider the people who have invested in this property and have watched as nearby residential development in recent years has boomed (relative to the Carrisa Plains) and their land values have increased dramatically. CESF will ruin their investments. To ignore these impacts is irresponsible.

Additionally, as more and more concerns develop about the CESF water use and it's potential impact to our groundwater

basin, I fear their impacts to our property values. The immediate area of the CESF site has the best water supply in the Carrisa Plains and this is reflected in our property values. Any negative impact to this water supply will definitely affect property values.

Again, I ask that you please consider and address this issue in the Socioeconomic portion of the CEC review of the CESF project.

Robin Bell