

DOCKET
09-AFC-9

DATE APR 21 2010
RECD. APR 21 2010

April 21, 2010

Laura Cunningham
Kevin Emmerich
Basin and Range Watch
PO Box 153,
Baker, CA 92309

RE: Ridgecrest Solar Power Project (RSPP), Docket No. 09-AFC-9, Responses to Basin and Range Watch Set 2 Data Requests #1 to #7

Dear Ms. Cunningham and Mr. Emmerich:

As requested, attached please find Ridgecrest Solar I, LLC's responses to Basin and Range Set 2 Data Requests DR-1 to DR-7.

If you have any questions on these data responses to the Data Requests, please feel free to contact me at 510-809-4662 (office) or 949-433-4049 (cell).

Sincerely,



Billy Owens
Director, Project Development

Cc: Eric Solorio, CEC
Docket



**BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT
COMMISSION OF THE STATE OF CALIFORNIA
1516 NINTH STREET, SACRAMENTO, CA 95814
1-800-822-6228 – WWW.ENERGY.CA.GOV**

**APPLICATION FOR CERTIFICATION
For the *RIDGECREST SOLAR
POWER PROJECT***

Docket No. 09-AFC-9

**PROOF OF SERVICE
(Revised 3/2/2010)**

APPLICANT

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DECLARATION OF SERVICE

I, Elizabeth Copley, declare that on April 21, 2010, I served and filed copies of the attached Ridgecrest Solar Power Project (Docket No. 09-AFC-9) Responses to Basin and Range Watch Data Request Set 2, Data Requests #1 to #7. The original document, filed with the Docket Unit, is accompanied by a copy of the most recent Proof of Service list, located on the web page for this project at:

[\[http://www.energy.ca.gov/sitingcases/solar_millennium_ridgecrest\]](http://www.energy.ca.gov/sitingcases/solar_millennium_ridgecrest).

The documents have been sent to both the other parties in this proceeding (as shown on the Proof of Service list) and to the Commission's Docket Unit, in the following manner:

(Check all that Apply)

For service to all other parties:

- sent electronically to all email addresses on the Proof of Service list;
- by personal delivery;
- by delivering on this date, for mailing with the United States Postal Service with first-class postage thereon fully prepaid, to the name and address of the person served, for mailing that same day in the ordinary course of business; that the envelope was sealed and placed for collection and mailing on that date to those addresses **NOT** marked "email preferred."

AND

For filing with the Energy Commission:

- sending an original paper copy and one electronic copy, mailed and emailed Respectively, to the address below (preferred method);

OR

- depositing in the mail an original and 12 paper copies, as follows:

CALIFORNIA ENERGY COMMISSION

Attn: Docket No. 09-AFC-9
1516 Ninth Street, MS-4
Sacramento, CA 95814-5512
docket@energy.state.ca.us

I declare under penalty of perjury that the foregoing is true and correct.



**RIDGECREST SOLAR POWER PROJECT (09-AFC-9)
BASIN AND RANGE NO. 2 DATA REQUESTS #1 - #7**

Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

B&R No. 2 DR-1

Information Required:

- (a) Please provide a Key Observation simulation of the night lighting from three different points.
- (b) The project site is a popular star gazing site for many individuals. Please provide an analysis of how the project will impede the activity of star gazing for astronomy groups.
- (c) Will dry cool towers be lit for aviation safety?
- (d) Would night time glare or glow from the project be visible from the community of Ridgecrest?

Response:

(a) Figures B&R No.2 DR-1a through 1i, provided at the end of this section, depict existing conditions and the night lighting of the Project facility. The three observation points selected for simulation were chosen based on their location and use. They are as follows: 1) a residential location on the elevated ridge northeast of the project site; 2) the rocky recreational site near the intersection of SR-395 and Brown Road; and 3) the elevated ridgeline on BLM land to the west of the Project site. Figure B&R No. 2 DR-1j shows the locations of the three simulation points. All three simulations demonstrate a low level of night lighting impact on viewers at these three observation points.

(b) Project operation will require onsite nighttime lighting for safety and security. The power block, administrations building next to the power block, the substation and the gate entrances off Brown Road will be lit as described below. Neither the perimeter fencing nor the solar arrays will be lit at night. To the extent feasible, the Applicant will install lighting that does not directly illuminate the nighttime sky except if FAA aircraft safety lighting were to be required, but this is not anticipated (see response (c) below). To reduce offsite and nighttime sky lighting impacts, lighting at the facility will be restricted to areas required for safety, security, and operation. Exterior lights will be hooded, and lights will be directed on site so that light or glare will be minimized. Low-pressure sodium lamps and fixtures of a non-glare type will be specified. Switched lighting will be provided for areas where continuous lighting is not required for normal operation, safety, or security; this will allow these areas to remain un-illuminated (dark) most of the time and thereby minimizing the amount of lighting potentially visible off-site. These measures should minimize or eliminate offsite lighting or glare and will impede star gazing activity to a low to moderate degree, depending on the location and direction of view of the activity. As is demonstrated in the simulations, star gazers looking directly toward, or over, the Project will receive a low to moderate level of light. Any views to the side of or away from the Project will receive none to low levels of night light.

(c) No lights for aviation safety will be provided on the ACC units. The RSPP facilities are not within an FAA area of concern, and the ACC units (120 feet) are shorter than the minimum height that would trigger an FAA review in areas outside areas of concern (200 feet).

(d) Minimal night time glare or flow would be visible from the community of Ridgecrest.

B&R No. 2 DR-2

Information Required:

How much of the project site will be visible from the El Paso Mountains Wilderness Area? Please provide a KOP from this wilderness area.

**RIDGECREST SOLAR POWER PROJECT (09-AFC-9)
BASIN AND RANGE NO. 2 DATA REQUESTS #1 - #7**

Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

Response:

The extent of visibility of the Project site from the El Paso Mountains Wilderness Area is calculated from the highest peak in the wilderness, Black Mountain (the KOP), as follows: 1) approximately 90-95% of the Project site north of Brown Road would be visible; and 2) approximately 2-3% of the Project site south of Brown road would be visible. This difference in visibility between the north and south portions of the Project is caused by intervening topography between Black Mountain and the Project site. The line-of-site distance from Black Mountain to the nearest edge of the project disturbance boundary is 6.3 miles. The accompany photographs (Figures B&R No.2 DR-2a and 2b) show the existing condition and visual simulation from Black, which is the highest peak in the El Paso Mountains Wilderness Area.

B&R No. 2 DR-3

Information Required:

In section 5.15 in the Visual Resources section of the Application of Certification, the applicant states: "When viewed from an angle near the current direction of the sun, at a distance or an elevated position, the solar field at its most reflective will mirror the sky and may appear like a lake at hours of the day when the mirrors are oriented toward the viewer (e.g., looking from the south with the sun behind the viewer on a sunny afternoon); it will not produce significant glare."

Please explain how the appearance a new rectangular "body of water" is not a visual impact in the more commonly dry Mojave Desert.

Please explain how the applicant has determined that obtrusive reflections "will not produce significant glare". This would seem almost unavoidable from many locations near the proposed project.

Response:

Information regarding how much of the mirrors would be visible to on the ground viewers, when it would be visible, and anecdotal information regarding glare from Kramer Junction were provided in DR-VIS-233 to 236. The text below provides additional information regarding glare.

The production of glare from the mirror array is caused by specular reflection. Specifically, the issue is specular reflection from the Heat Conducting Element (HCE) at the line of focus of the parabolic mirror. Specular reflection must obey the Law of Reflection, derived from Snell's Law, in which the incoming and outgoing light rays form the same angle of incidence from the normal to the reflecting surface. The mirror arrays are aligned north-south to allow east-west tracking of the sun. The perpendiculars (normals) for any given HCE tube are therefore east and west of the solar array, and therefore reflections can only occur to the east and west. To be observed by a ground level observer, the perpendiculars must be horizontal to ground. Consequently, the only time specular reflection can occur from the RSPP mirror array and be visible by a ground level observer is when the observer is to the east or west of the mirror, the sun is to the back of the observer and slightly over the observer's shoulder, and the observer is looking at the point where a perpendicular line from the observer to the HCE intersects the HCE. This means that the glare will not be observable from south or north of the RSPP.

For a properly situated ground level observer, the only time glare would be visible is in the first few hours after sunrise, or before sunset, when the sun is low on the horizon. However, for the RSPP, with the ridge

**RIDGECREST SOLAR POWER PROJECT (09-AFC-9)
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Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

immediately to the west, the general public will only be exposed to the potential specular reflections when located to the east of the mirror arrays and when on that ridge to the west, which has no public hiking trail. As the sun rises in the sky during the morning and the mirrors begin tracking the sun, Snell's Law will not allow a ground level observer to observe the reflection. The reflection (glare) is predominantly specular reflection from the HCE tube back toward the mirror, and minimally reflection of the sun from the parabolic mirror.

Figures B&R No.2 DR-3a and 3b presents a comparison of glare from the Kramer Junction SEGS facility in a photograph taken by Merlyn Paulson of AECOM, and CEC RSPP Staff Assessment/Draft Impact Statement photo taken by Michael Clayton & Associates. The photograph by Mr. Paulson is one of about 200 taken that day and represents the photograph with the most intense glare spot. The CEC picture presents a glare that is considerably more intense than in photographs that either AECOM or third-party interveners in another CEC siting case photographs. The most plausible explanation for the non-representativeness of the CEC photo is that the CEC photo is over-exposed. If an over-exposure did occur, the light sensor would have been saturated with the result that the apparent size of the glare spot is much larger than actually existed.

The CEC photo was taken from U.S. Highway 395 near sunrise looking southwest, as demonstrated by the horizontal pointing of the mirror and includes a broad expanse of dark pavement in the foreground and transmission lines in the background. The early morning hour indicates relatively low light conditions, as does the relatively dark sky. Because the actual glare spot is small in the frame of the picture, it is unlikely to affect the parabolic area-weighted exposure algorithm in the camera and thus the exposure will be calculated by the camera based on the dark foreground. If the person taking the photograph in such a difficult exposure situation does not adjust the camera settings for the difficult exposure, the autoexposure mode of the camera will likely result in a wide aperture setting based on the general low light and dark foreground. This likely happened with the CEC photograph, resulting in a wider aperture than appropriate for the element in the photograph of interest – the glare spot - with a resulting overexposure of the glare. As a result, the glare is out of proportion from what actual occurred. In addition, the wider aperture will allow more flare in the lens and reflections from the mirror. Note that close examination of Paulson's photo taken with a proper exposure setting contains a small amount of flare around the glare point. An overexposed image would be expected to have considerably more flare in the resultant picture. The probable overexposure and flare result in an intense spot of light not representative of actual viewing conditions.

The photograph by Paulson was taken with a Nikon D200 camera in shutter priority mode, with the below exposure settings:

Width: 3872 pixels
Height: 2592 pixels
Date: 04/25/2009 8:43:53 A.M.
Camera: Nikon D200
Software: 2.0
Shutter: 1/80
Aperture: f 32.0
Max Aperture: f4.9
Exposure: Shutter priority
Exposure Bias: 0.0
Focal Length: 70.00mm
ISO Speed: 100
Sensing: One-chip color area
Brightness: 0.0

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The appearance of an introduced shape in the valley that resembles a body of water or a mirage will cause a low to moderate visual impact in this landscape. Although, this will occur only at times during the day when the angle of incidence from the reflecting surface (the parabolic troughs' mirrors) is aligned with the vantage point of viewers. All other times of the day the view will consist of the visually muted tops or backs of the troughs.

B&R No. 2 DR-4

Information Required:

The applicant's certification report on visual resources states "The Project's effects on visual conditions during hours of darkness will be moderate to high." but later states: " a new source of substantial light and glare that would not adversely affect day or nighttime views in the area."

This report is very difficult to decipher when it contradicts itself many times. We would like to request a more thoughtful analysis be prepared to include more complete details of the concerns of local land owner's concerns, a better analysis of night lighting and a more objective view of visual resource classifications.

Response:

These statements from the AFC are not in contradiction in that they apply to two the different contexts of the Project as follows: 1) In the case of the two nearest key observation points along Brown Road, that would look directly into the power block area of the site, there would be moderate to high change in visual conditions during hours of darkness; and 2) views from remaining vantage points in the area are directed toward the mountains and other off-site features. These views would not be adversely affected, blocked, or otherwise impeded. Please refer to the immediately preceding B&R No. 2 DR-3 for explanation of detailed analyses of light and glare. In the first case, the observation points along Brown Road, it is not likely people with intent to experience night sky would do so while driving along this road (with lights from other vehicles and hazards of moving traffic).

Below is additional analysis of visual resource impacts from the construction and operation of the RSPP.

Project construction activities typically will occur during normal Monday through Friday working hours, although nighttime activities may occur at certain times during the construction period depending on the Project schedule. When and if nighttime construction activities take place, illumination will be provided that meets State and Federal worker safety regulations. To the extent possible, the nighttime construction lighting will be erected pointing toward the center of the site where activities are occurring, and will be shielded. Task-specific lighting will be used to the extent practical while complying with worker safety regulations. In spite of these measures, there may be times, when and if there is nighttime construction, when the Project site may temporarily appear as a brightly lit area as viewed from nearby locations. The first facility to be erected will be the power block area (includes the assembly building and administrative building). The assembly once certified for occupation, will be used on a 24 hr basis to assemble the solar arrays prior to field installation in the daytime.

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BASIN AND RANGE NO. 2 DATA REQUESTS #1 - #7**

Technical Area: Visual (AFC Section 5.15)

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Project operation will require onsite nighttime lighting for safety and security. To reduce offsite lighting impacts, lighting at the facility will be restricted to areas required for safety, security, and operation. Exterior lights will be hooded, and lights will be directed on site so that light or glare will be minimized. Low-pressure sodium lamps and fixtures of a non-glare type will be specified. Switched lighting will be provided for areas where continuous lighting is not required for normal operation, safety, or security; this will allow these areas to remain un-illuminated (dark) most of the time and thereby minimizing the amount of lighting potentially visible off-site.

The Project's effects on visual conditions during hours of darkness, once operational, will be low to moderate (see B&R No.2 DR-1). Some nighttime lighting will be required for operational safety and security. There will be a small amount of additional visible lighting associated with the Project structures. At times when lights are turned on, the lighting will not be highly visible off site and will not produce offsite glare effects. The offsite visibility and potential glare of the lighting will be minimized by specification of non-glare fixtures and placement of lights to direct illumination into only those areas where it is needed. However because of the present scarcity of other manmade sources of light in this remote area, when viewed from nearby offsite locations, the overall change in ambient lighting conditions at the Project site may be significant.

Secondly, the Project not create a new source of substantial light and glare that would adversely affect day or nighttime views in the area. It also should be noted that the Project's largest structures (120 feet in height) will be in the power block, approximately 1.4 miles from the nearest of the KOPs. The 1,440-acre facility footprint will be occupied by two solar fields, which will surround the power block. The solar collectors will be oriented north-south and will track the sun's movement across the sky. They will focus the sun's rays on the parabolic trough collector and thus will not produce significant light or glare impacts during the day for the KOPs situated generally northeast, east and south of the Project. When viewed from an angle near the current direction of the sun, at a distance or an elevated position, the solar field at its most reflective will mirror the sky and may appear like a lake at hours of the day when the mirrors are oriented toward the viewer (e.g., looking from the south with the sun behind the viewer on a sunny afternoon); it will not produce significant glare. At night, the solar collectors will not be illuminated.

B&R No. 2 DR-5

Information Required:

The project area is considered visually significant by several of the local residents of the Ridgecrest area. Please explain how the applicant has determined the area is only "Class Three" visual resource area.

Response:

The Visual Resource Inventory (VRI) Class III designation is based on the Bureau of Land Management's (BLM) Visual Resource Management System (VRM). The BLM VRM system's methods and applications are clearly defined in the 8400 series manuals, as referenced in the AFC. The VRI classification is defined by the combination of seven factors of scenic quality, six factors of visual sensitivity, and three factors of visual distance zones, as previously described and referenced in the AFC.

Based on the combinations of scenery quality, sensitivity levels and distance zones, the Project area (including the 1-mile VRM study area buffer zone) is composed of Interim VRM II and VRM III classes. The VRM Class II objective is to retain the existing character of the landscape. The level of change to the

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Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

characteristic landscape in Class II areas should be low. Management activities may be seen, but should not attract the attention of the casual observer. Any changes must repeat the basic elements of form, line, color, and texture found in the predominant natural features of the characteristic landscape. The VRM Class III objective is to partially retain the existing character of the landscape. The level of change to the characteristic landscape should be moderate. Management activities may attract attention but should not dominate the view of the casual observer. Changes should repeat the basic elements found in the predominant natural features of the characteristic landscape (existing condition). We believe our distance from local viewing points mitigates the impact.

B&R No. 2 DR-6

Information Required:

How many of the private landowners who have properties near the site were interviewed for this analysis? What were their opinions?

Response:

Private landowners who have properties near the site were not interviewed for this analysis. However, these property owners have had the opportunity to make their opinions known at the public workshops and meetings held in the City of Ridgecrest as well as through comments on scoping and the impact analyses.

B&R No. 2 DR-7

Information Required:

We would also like to request that the applicant provide an objective analysis of how the project will impact the property values and quality of life for landowners who would be living adjacent to the project site.

Response:

The potential impact to property values for the area as a whole or to those who live near to, or have a view of the site is difficult to assess. Provided as Attachment 2 is a presentation of residential sales and prices for Ridgecrest provided at the 22nd Indian Wells Valley Economic Conference, February 11, 2010. The analysis indicates a mixed picture of price for calendar periods prior to the October 2008 economic collapse. So even in better economic times prior to October 2008, the prices among neighborhoods either closest to or with a view of the site show considerable variability on a month to month basis.

**RIDGECREST SOLAR POWER PROJECT (09-AFC-9)
BASIN AND RANGE NO. 2 DATA REQUESTS #1 - #7**

Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

**Attachment 1
Figures**

Figure B&R No.2 DR-1a View from KOP-10 Rocky Recreational Site near Intersection of 395 and Brown Road Night Site-Existing Condition



Figure B&R No.2 DR-1b View from KOP-10 Rocky Recreational Site near Intersection of 395 and Brown Road Night Simulated Condition



Figure B&R No.2 DR-1c View from KOP-10 Rocky Recreational Site near Intersection of 395 and Brown Road Night Simulated Condition



Figure B&R No.2 DR-1d View from KOP-11 Elevated Ridgeline on BLM land west of RSPP Site-Existing Condition



Figure B&R No.2 DR-1e View from KOP-11 Elevated Ridgeline on BLM land west of RSPP Simulated Condition



Figure B&R No.2 DR-1f View from KOP-11 Elevated Ridgeline on BLM land west of RSPP Simulated Condition



Figure B&R No.2 DR-1g View from KOP-21 Residential Location on the Elevated Ridge Northeast of RSPP Site-Existing Condition

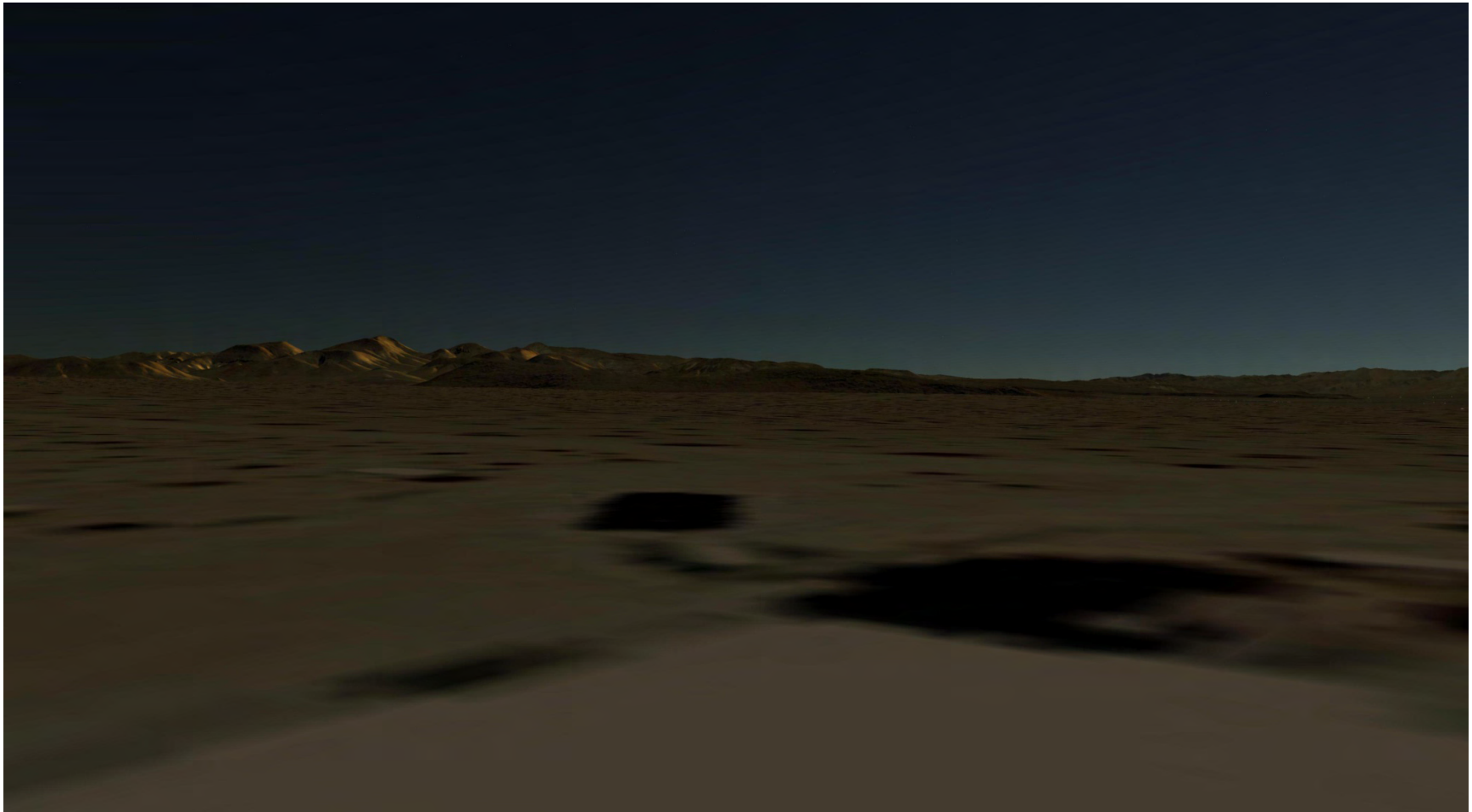
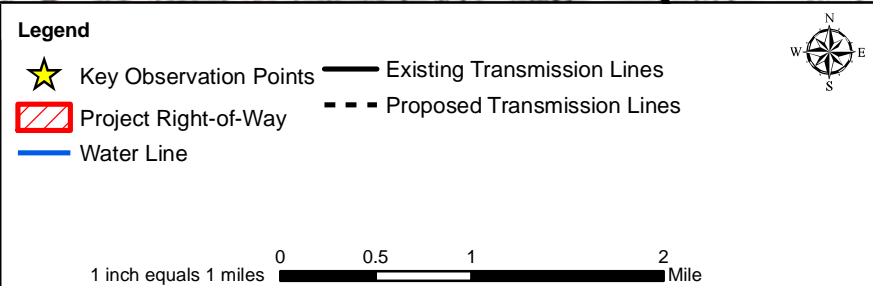
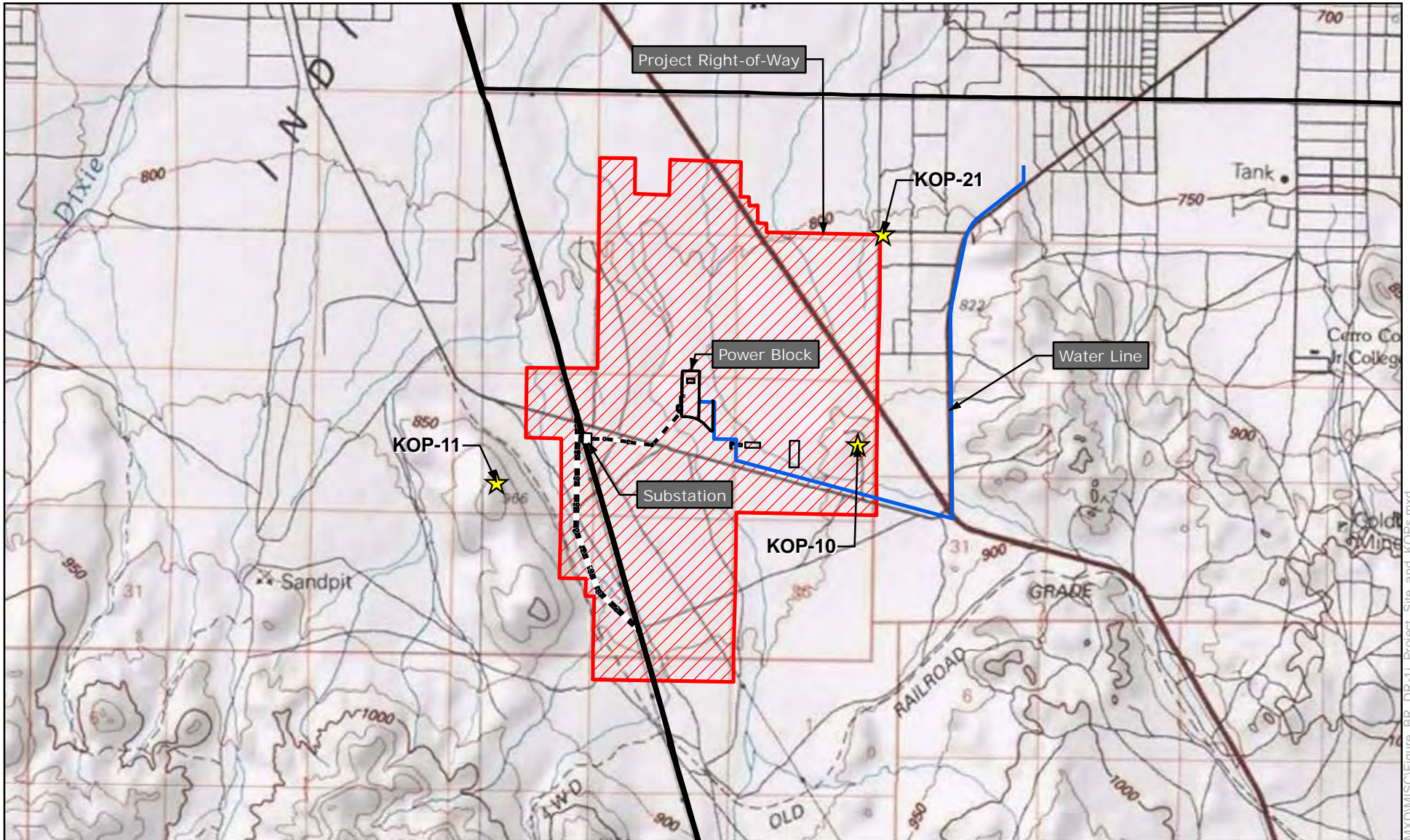


Figure B&R No.2 DR-1h View from KOP-21 Residential Location on the Elevated Ridge Northeast of RSPP Night Existing Condition



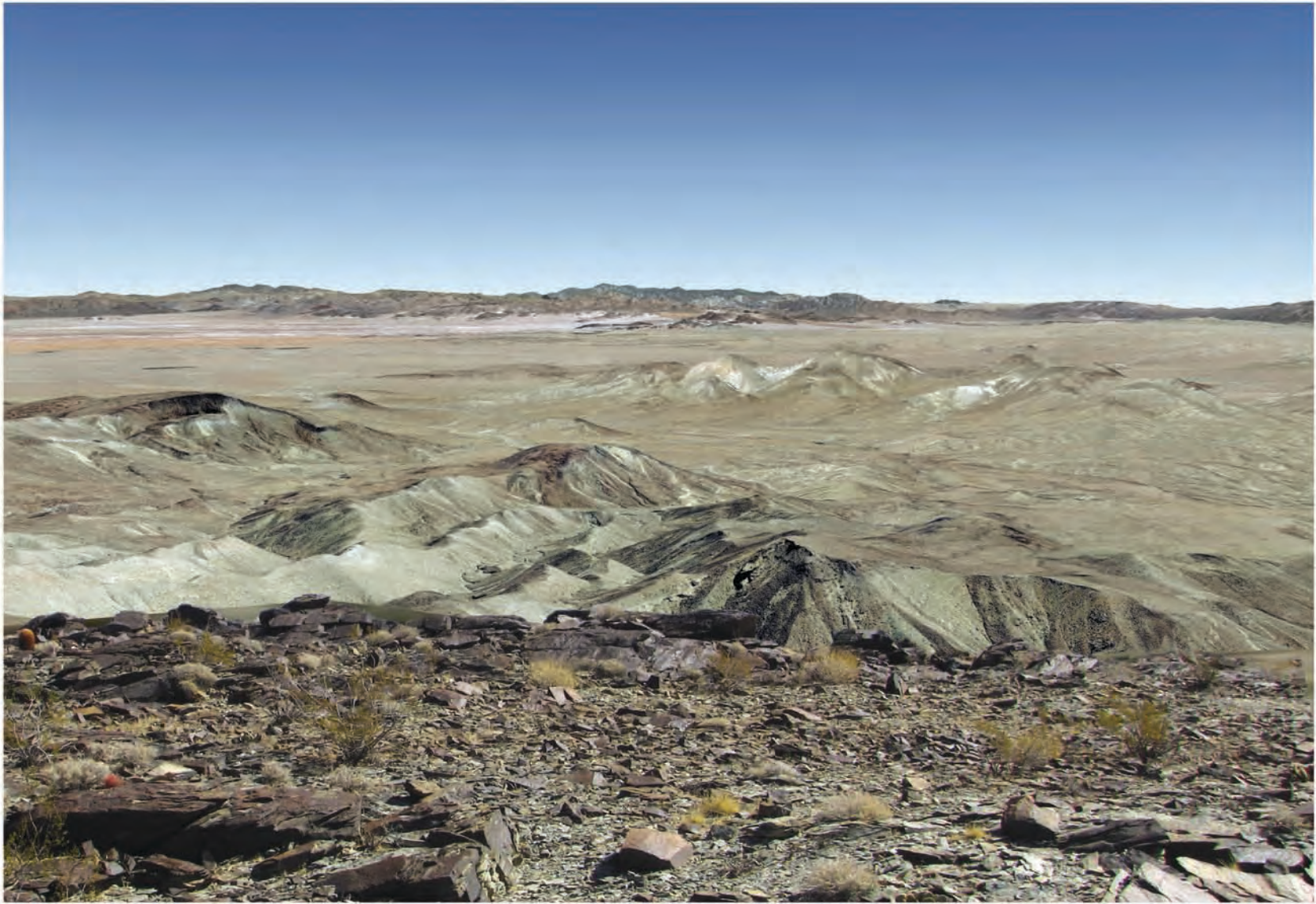
Figure B&R No.2 DR-1i View from KOP-21 Residential Location on the Elevated Ridge Northeast of RSPB Simulated Condition





Ridgecrest Solar Power Project
Figure B&R DR-1j
Project Site and
Key Observation Points

Date: April 2010



Map Location

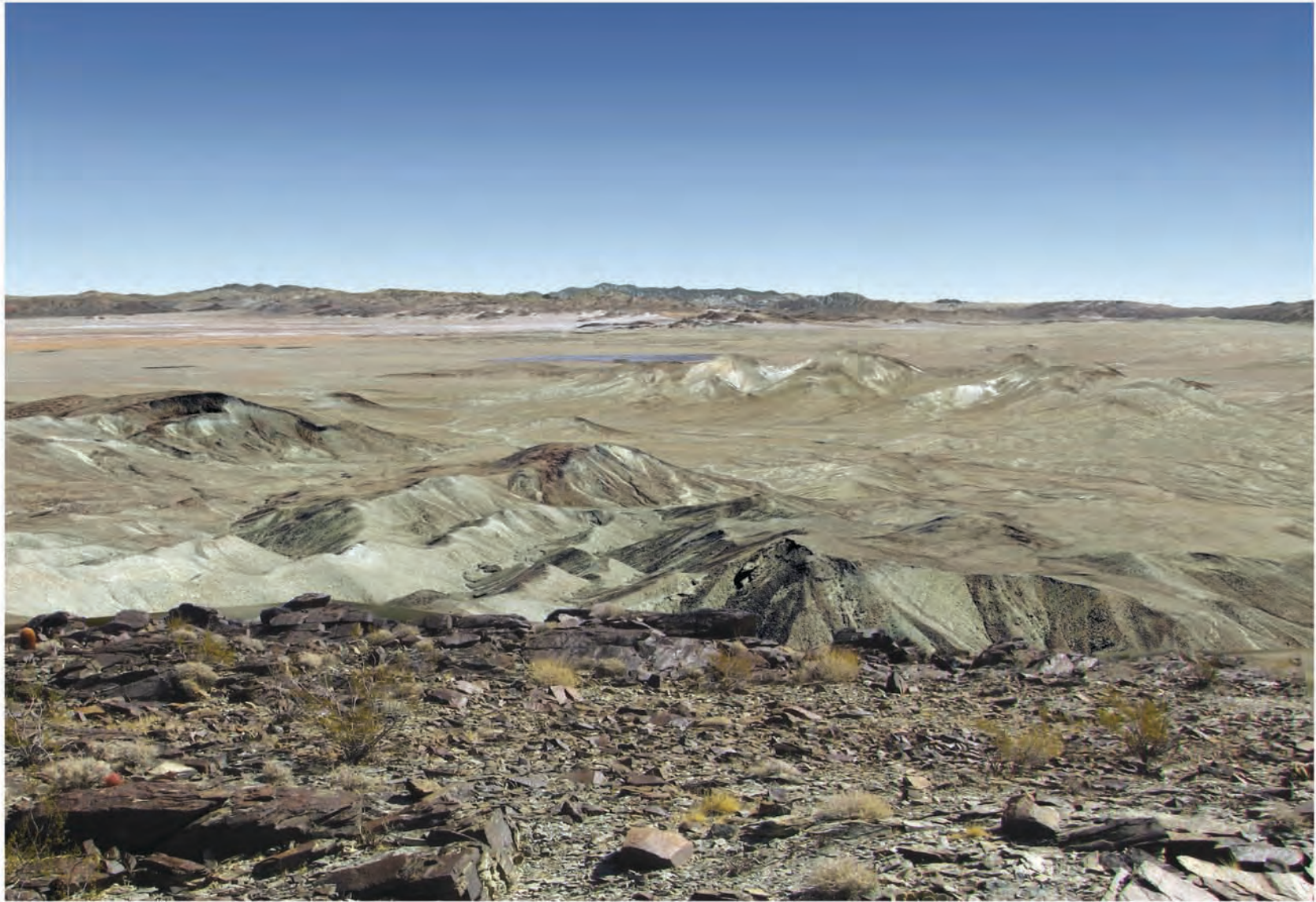


Ridgecrest Solar Power Project

Figure B&R No. 2 DR-2a
Black Mountain Existing View



Date: April 2010



Map Location



Ridgecrest Solar Power Project

Figure B&R No. 2 DR-2b
Black Mountain With
Simulated RSPP



Date: April 2010

Y:\Projects\Solar_Millennium\ASPP\PMX\DWI\SC\Figure_BR_2_DR-2b_Black_Mountain_with_Simulated_RSPP.mxd



Map Location



Ridgecrest Solar Power Project

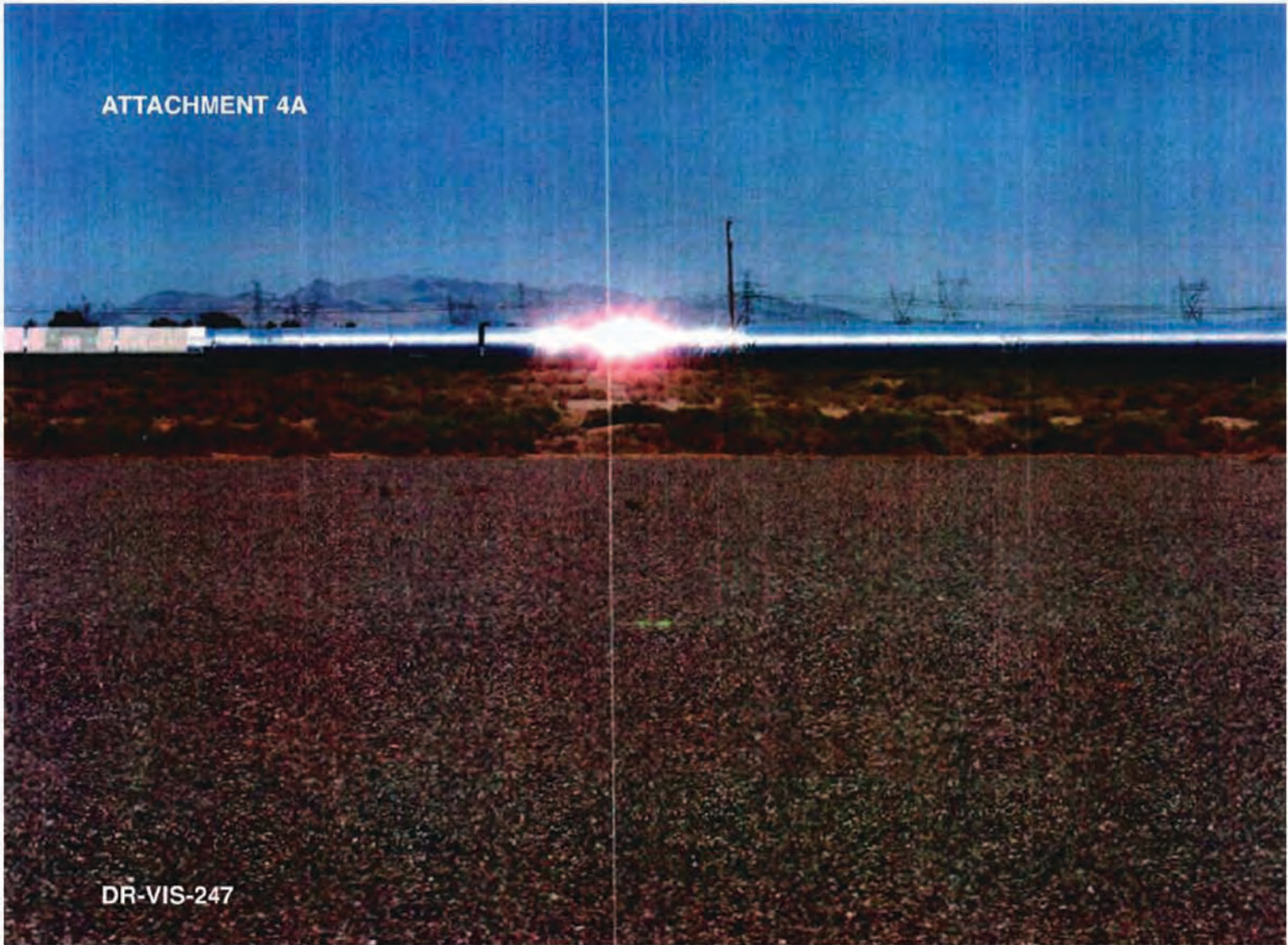


Figure B&R No. 2 DR-3a
Kramer Junction SEGS
facility taken by AECOM



Date: April 2010

ATTACHMENT 4A



DR-VIS-247

Map Location



Ridgecrest Solar Power Project

Figure B&R No. 2 DR-3b
Kramer Junction SEGS
facility taken by Michael
Clayton & Associates



Date: April 2010

RIDGECREST SOLAR POWER PROJECT (09-AFC-9)
BASIN AND RANGE NO. 2 DATA REQUESTS #1 - #7

Technical Area: Visual (AFC Section 5.15)

Response Date: April 21, 2010

Attachment 2
Residential Sales and Prices Presentation

Coldwell Banker Best Realty

Clint Freeman

The Numbers Don't Lie!



www.RidgecrestCaHomes.com

How'z the Market?

Industry experts and economists discover this by tracking market activity and market value...

- 1) Number of Home Sales (activity)
- 2) Median Home Price (activity)
- 3) Absorption Rate (activity)
- 4) Average Days On The Market (activity)
- 5) Price Per Square Foot (value)
- 6) Average Price Markdown (value)

Single Family Home Sales

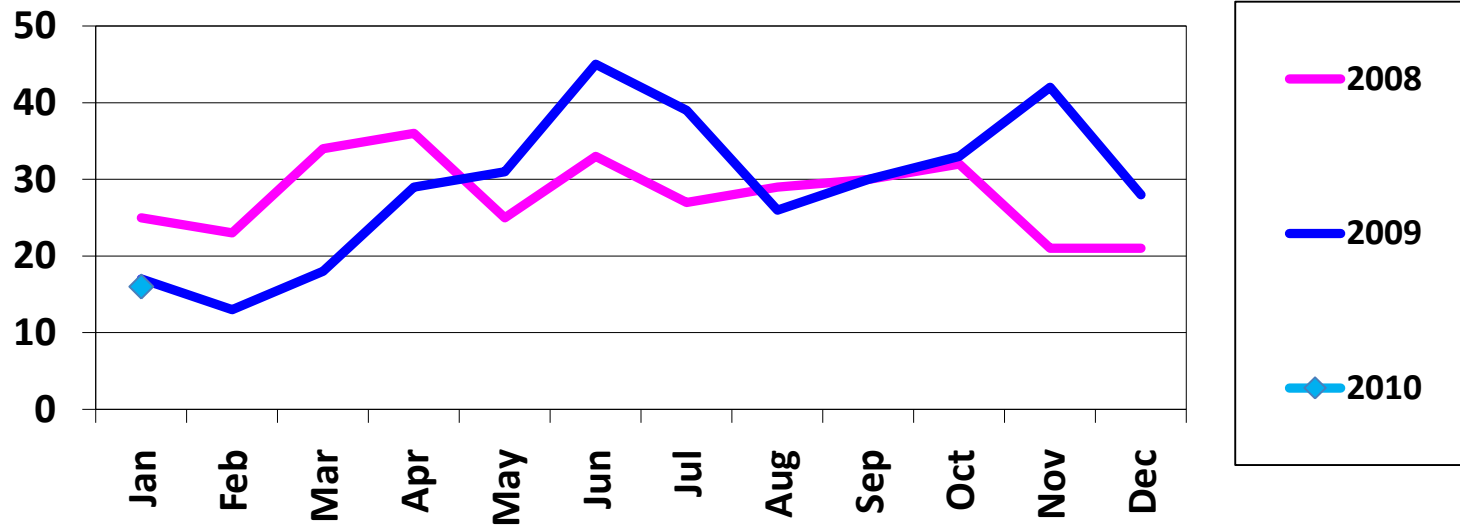
Avg. Sales Per Month

- 2004 = 36
- 2005 = 43 +20% increase
- 2006 = 28 -36% decrease
- 2007 = 24.5 -12.7% decrease
- 2008 = 28 +13.7% increase
- 2009 = 30 +5% increase
- 2010 = 16

Avg. Homes Sold Per Month Since 2004: 31

Single Family Home Sales

Jan '10:
16 homes
sold



Median Home Price

Definition:

- 1) *The mid-point price where half the values are above and half the values are below.*
- 2) *The price where the main current of activity is taking place.*

Summary Price Information January 2010

Minimum : \$37,000

Maximum : \$365,000

Average: \$167,044

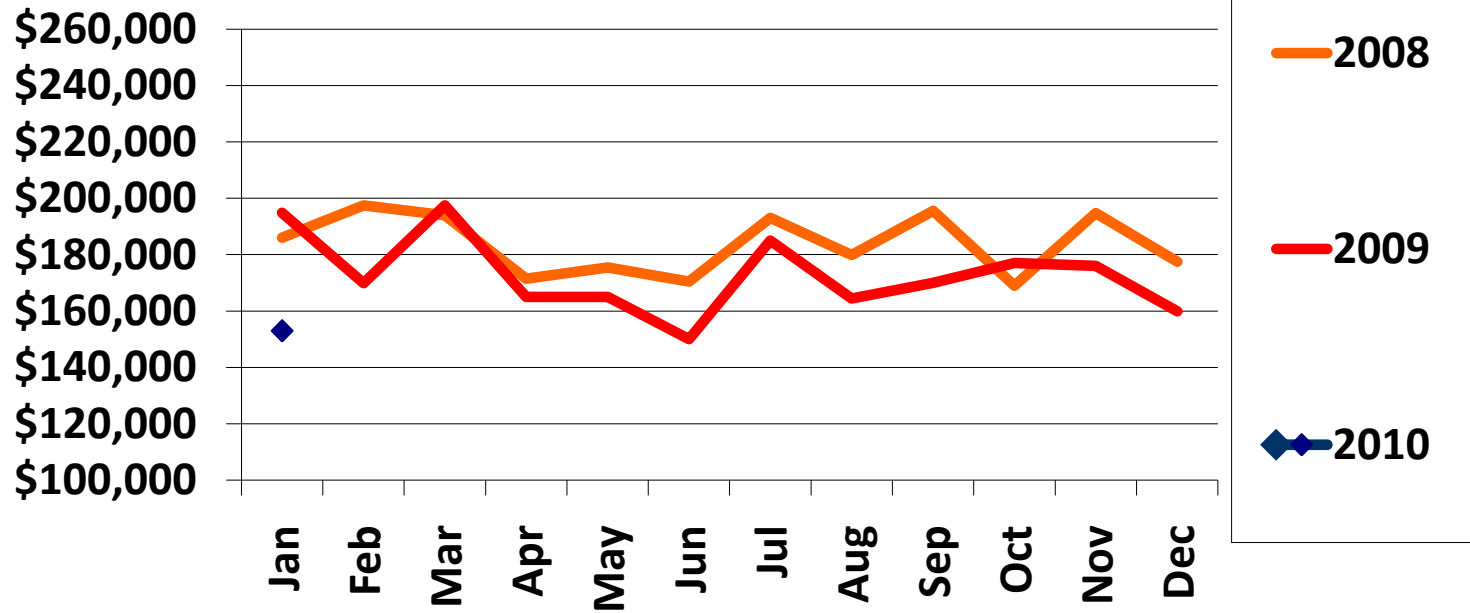
Median: \$152,950

Median Home Price Reflects...

1. *what shoppers should expect to spend in a given area.*
2. *the types of homes that are being purchased, and not a measure of an individual home's value.*
3. *over a longer period of time whether or not home prices are rising or falling.*
4. *a home priced above the median home price will generally take longer to sell.*

Median Home Price

Jan '10:
\$152,950



Highest Median on record

\$237,000 April 2007

Lowest Median on record (since 2004)

\$150,000 June 2009

Ridgecrest Median Home price \$152,950

Lowest Median High Desert: \$121,010

Highest Median Santa Barbara: \$847,500

California: \$306,820

Absorption Rate

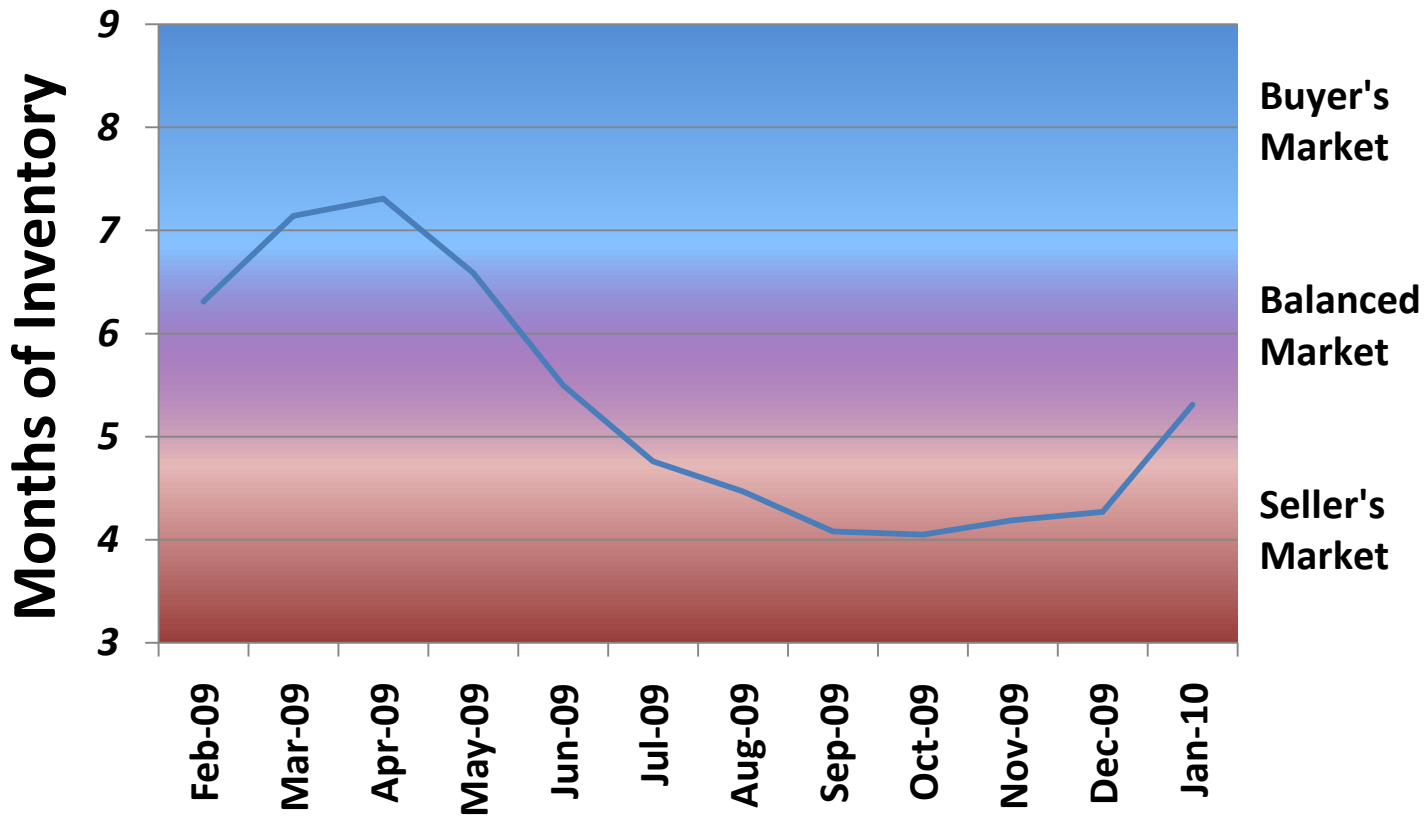
How quick is the market moving?

- *Defines the rate of movement of the market*
- *Ratio of homes exiting the market vs. homes entering the market.*
- *Is it a buyer's market, seller's market, or a balanced market?*

- Formula:

Number of homes sold in the past 6 months/ the present number of active homes presently on the market = x $6/x =$ how many months inventory

6 Month Absorption Rate



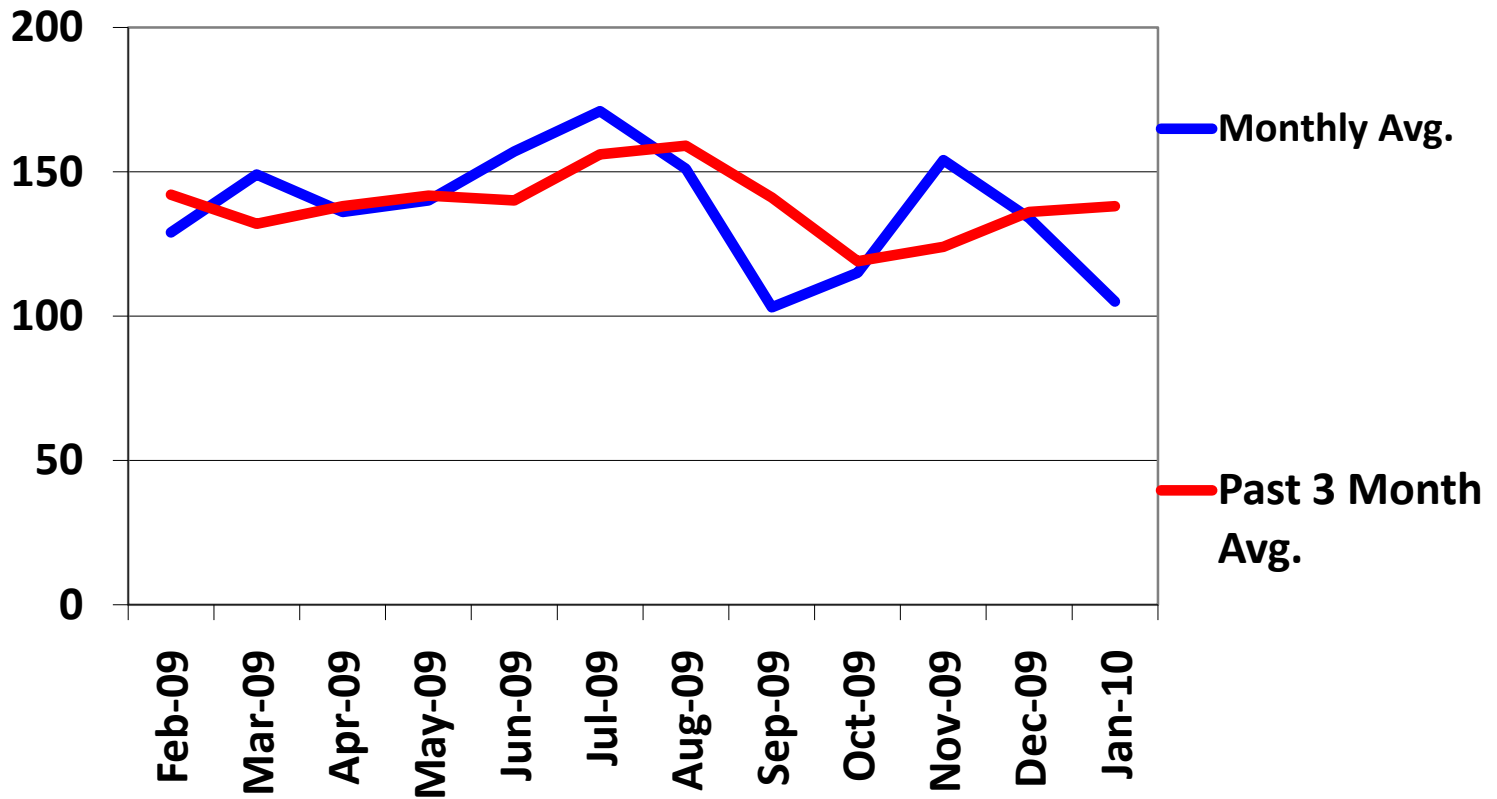
Tale Of Two Markets

6 Month Absorption Rate

Months of Inventory

	<u>Oct '09</u>	<u>Nov '09</u>	<u>Dec '09</u>	<u>Jan '10</u>
Homes above \$300K	11.76	9.37	8.33	9.37
Total Market Absorption	4.05	4.19	4.27	5.31
Homes below \$300K	3.34	3.4	3.77	4.76

Average Days on the Market



How long will it take to sell?*

<i>69 days</i>	<i>25% chance</i>	
<i>105 days</i>	<i>38% chance</i>	<i>Jan '10 Mo Avg</i>
<i>138 days</i>	<i>50% chance</i>	<i>Past 3 Mo. Avg</i>
<i>139 days</i>	<i>50.3% chance</i>	<i>Past 12 Mo. Avg</i>
<i>207 days</i>	<i>75% chance</i>	
<i>276 days</i>	<i>99.9% chance</i>	

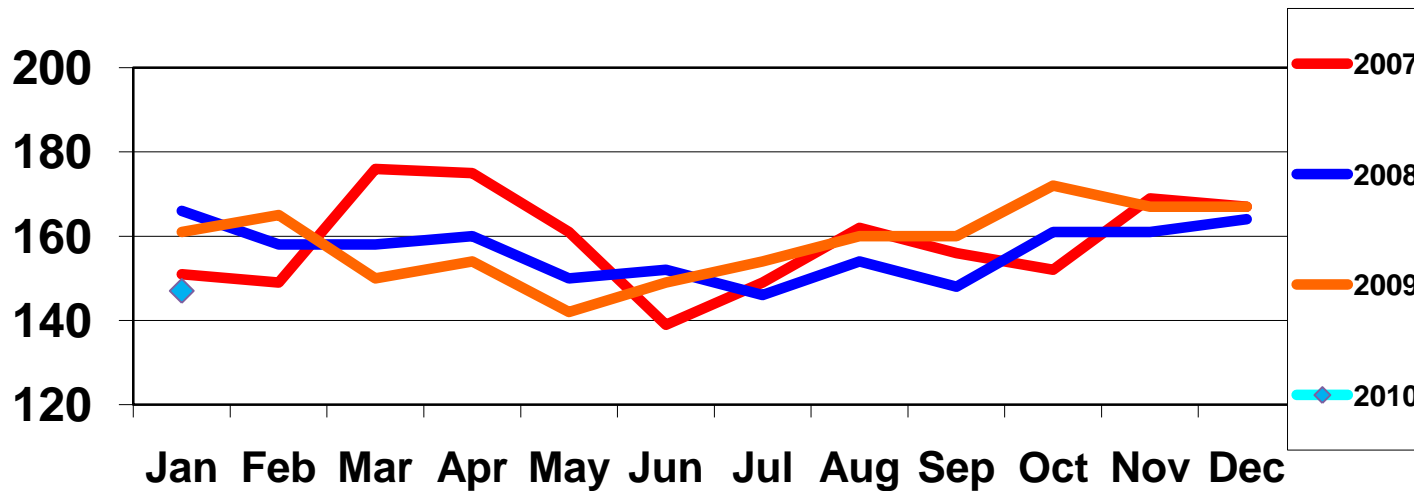
*The percentages above display the odds of selling a home based on the average days on the market (DOM) of sold single family homes in the past 90 days. DOM figures for the past month and year are also displayed for comparison.

Price Per Square Foot

Definition: List or sold price of a home divided by the total finished living space.

- 1. Used most often by appraisers and realtors to determine the value of a home.*
- 2. Determines how much a buyer will pay per square foot.*
- 3. Helpful for comparing the sold prices of several homes of similar size.*

Price Per Square Foot - College Heights

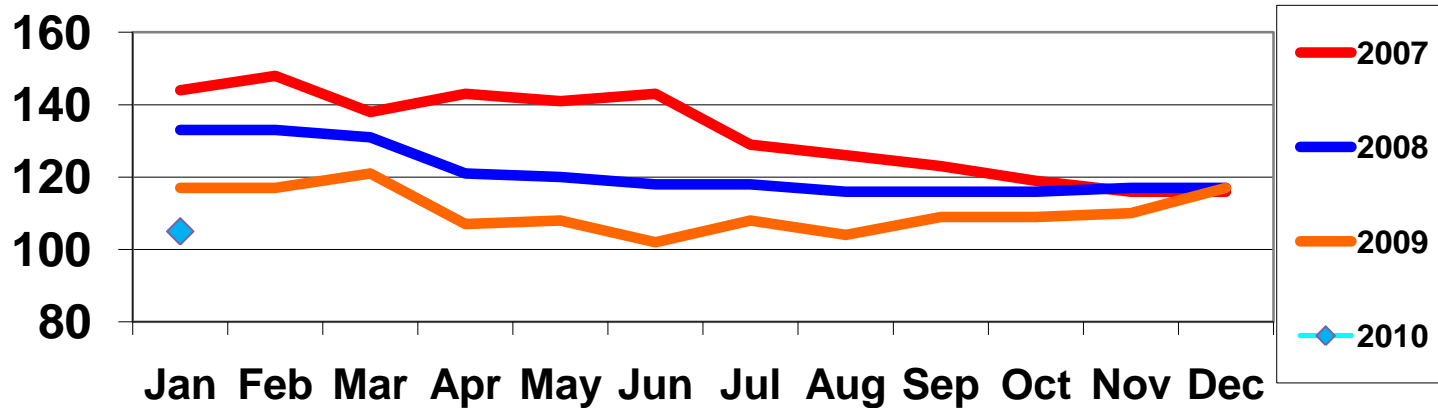


College Heights
Sold Price per Square Foot

Past 3 Month Avg: \$147

(Jan 2010: \$127)

Price Per Square Foot - Northwest

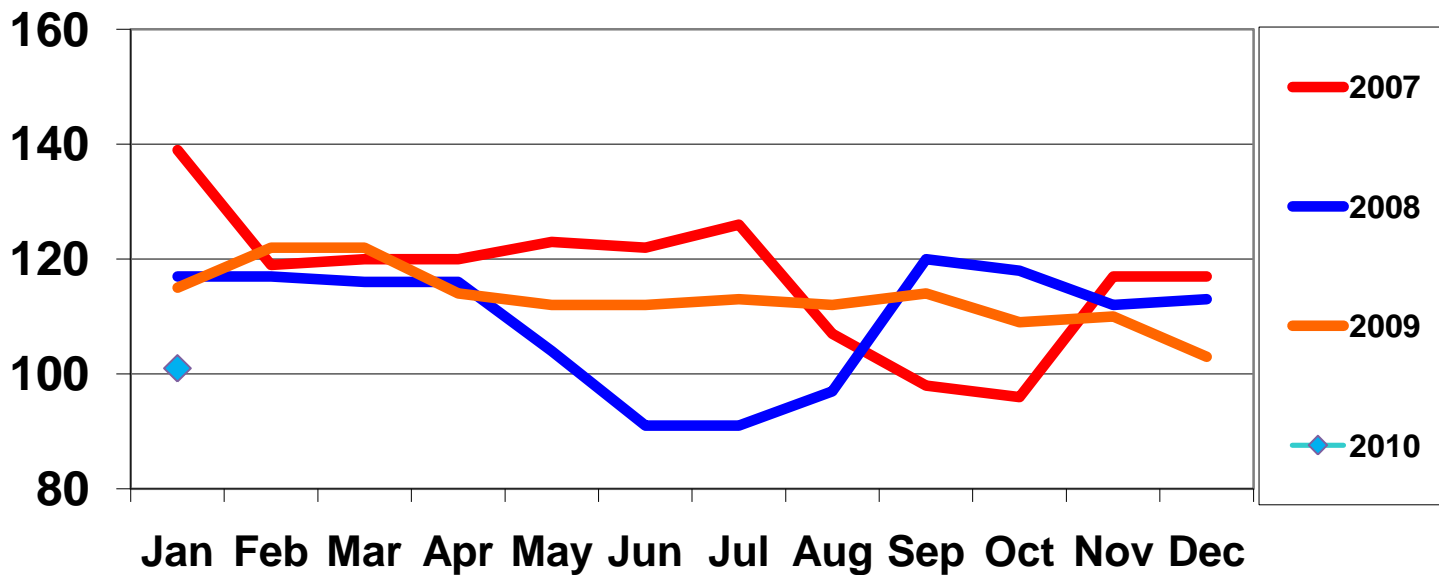


**Northwest
Sold Price
per
Square
Foot**

**Past 3
Month
Avg: \$117**

**(Jan 2010:
\$98)**

Price Per Square Foot - Northeast

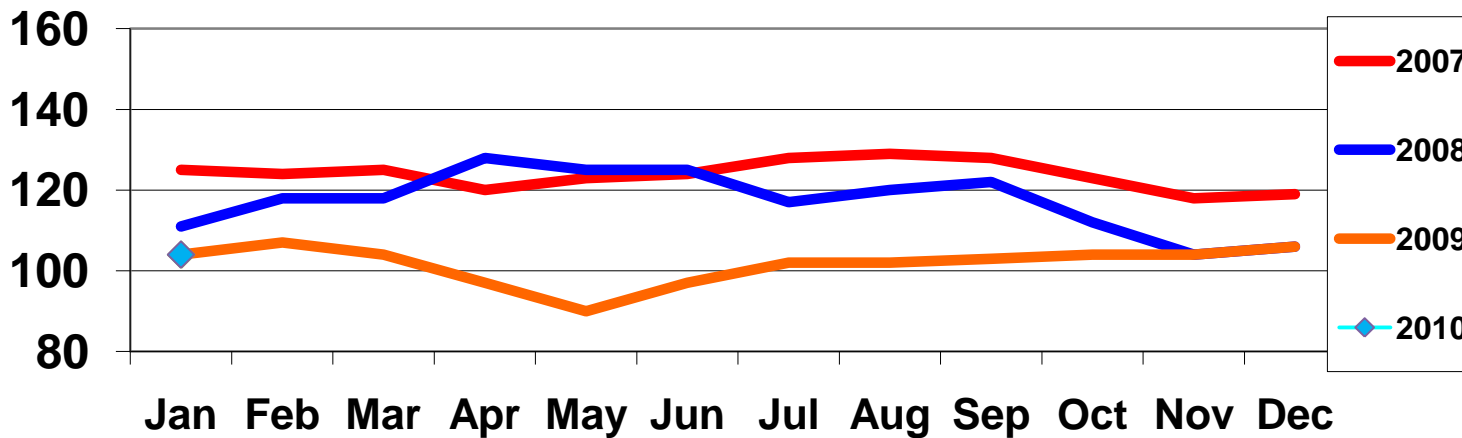


Northeast
Sold Price per
Square Foot

Past 3 Month
Avg: \$101

(Jan 2010:
\$88)

Price Per Square Foot - Southeast



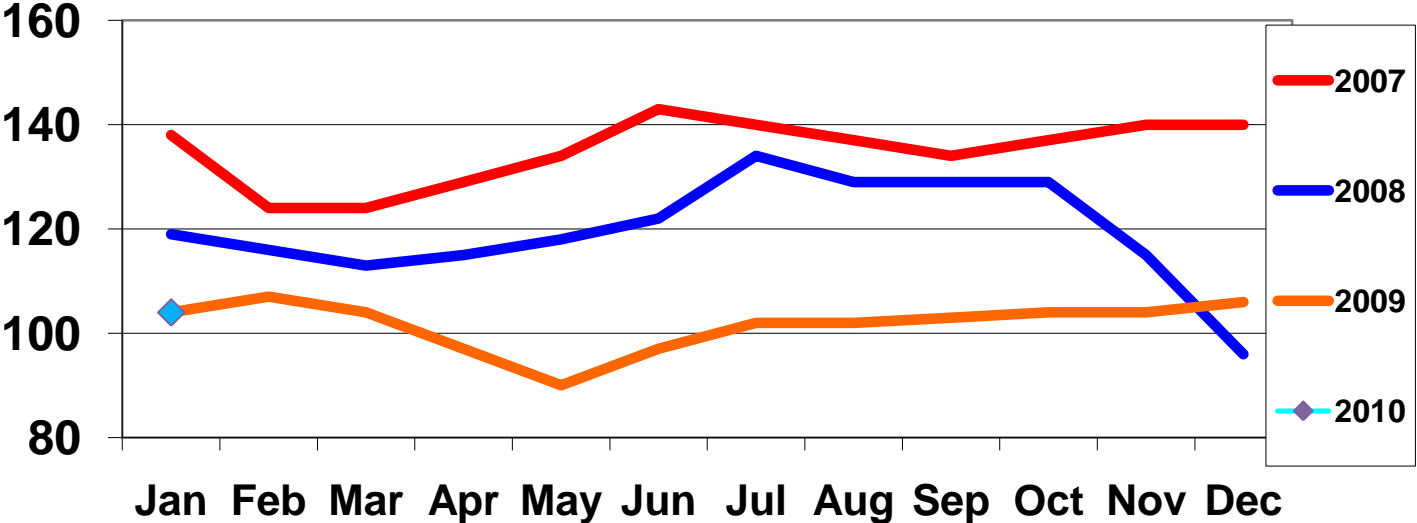
Southeast
Sold Price
per
Square Foot

Past 3
Month
Avg: \$104

(Jan 2010:
\$114)

Price Per Square Foot - Southwest

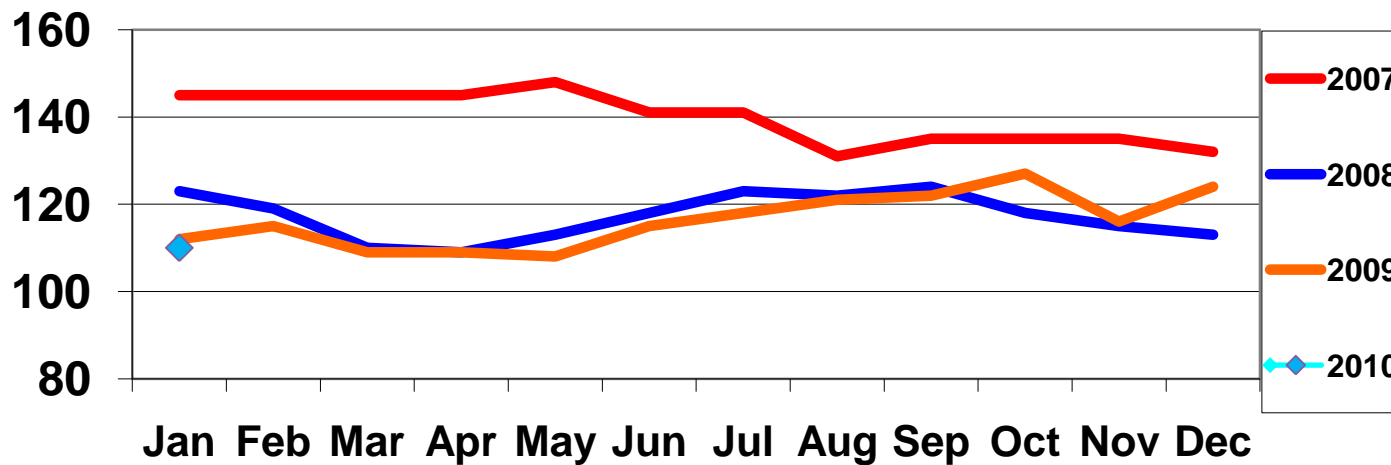
Southwest
Sold Price per
Square Foot



Past 3 Month
Avg: \$103

(Jan 2010:
\$90)

Price Per Square Foot - Ridgecrest Heights



Ridgecrest Heights
Sold Price per Square Foot
Past 3 Month Avg: \$110
(Jan 2010: \$102)

Values Over the Years

Northwest

<u>Avg Price Per Sq Foot</u>	<u>1535 sq ft</u>
June '06: \$158	\$242,530
Dec '09: \$117	\$179,500

\$63,000 decrease in value

What happens when values begin to rise?

$$1535 \times \$120 = \$184,000$$

$$\$125 = \$192,000 \quad +\$8,000$$

$$\$130 = \$199,500 \quad +\$15,500$$

REO (Foreclosure) Market Activity

Percentage of sold inventory that are REO home

Feb '09 - 30%

Aug '09 – 19%

Mar '09 – 22%

Sept '09 – 36

Apr '09 – 24%

Oct '09 – 33%

May '09 – 22%

Nov '09 – 26%

Jun '09 – 33%

Dec '09 – 2%

Jul '09 – 20%

Jan '09 – 43%

Total monthly sold avg. past 13 months: 27%

***17 out of 160 homes on the market,
or 10% of the active inventory are REO homes***

Neighboring Cities

How do they compare?

Bakersfield

- *50% of homes sold in January 2010 were foreclosures.*
- *23% of homes on the market are foreclosures.*

Lancaster/Palmdale

- *50% of sold homes in January 2010 were foreclosures.*
- *29% of homes on the market are foreclosures.*

Around the Nation

Pending Home Sales

National Association of Realtors

- Midwest – up 5.2%
- Northeast – up 2.3%
- South – up 2.2%
- West – down 3.8%

“The swings from month to month are masking the underlying trend in housing, which is a broad improvement over year-ago levels.” -- Lawrence Yun, Chief Economist NAR

How'z the Market?

Alive and very healthy



[www. RidgecrestCaHomes.com](http://www.RidgecrestCaHomes.com)