

State of California
State Energy Resources Conservation and Development Commission

In the Matter of:)	Docket # 09-AFC-03
)	
Mariposa Energy Project)	
)	Social Economic Effects of Mariposa
)	Power Plant on Mountain House
_____)	Community (By Rajesh Dighe)

Date: Nov 22-2010
From: Rajesh Dighe

Mountain House Community and History?

Mountain House Community is just 2.5 miles East of the proposed Mariposa Energy Project site. In 1994 the master plan for Mountain House was approved which consists of 12 distinct neighborhoods housing 44,000 residents. The community will possess a Town Center, designed to be a commerce hub for the community. Offices, retail shops will be planned. It is anticipated that it will take 20 years to complete the Master plan.

Each neighborhood is expected to have its own elementary school and park. So there will 12 Elementary schools planned as per the current master plan.

Today, Mountain House has three elementary schools (Wicklund Elementary, Bethany Elementary, Questa Elementary school) and about 3000 to 3500 homes.

http://www.ci.mountainhouse.ca.us/master-plan.asp?section=about_mountain_house

Mountain House Epicenter of Foreclosure

Mountain House has been the epicenter of recent foreclosure and is still recovering. In November 2008, Mountain House was declared the most underwater community in America. Below is quote from New York Times, Nov 2008 article:

Because of plunging home values, almost 90 percent of homeowners here owe more on their mortgages than their houses are worth, according to figures released Monday. That is the highest percentage in the country. The average homeowner in Mountain House is "underwater," as it is known, by \$122,000.

http://www.nytimes.com/2008/11/11/business/11home.html?_r=1

Even CALPERS (California Public Employees Retirement System) investment is losing ground in Mountain House. Below is a snippet from Tracy Press Report, Apr 2010

The report said the company has put about \$1.1 billion into the Mountain House investment since 2005 and estimated the land was worth about \$197 million in 2009.

http://www.tracypress.com/view/full_story/7107892/article-CalPERS-losing-ground-in-Mountain-House

**MHCSD (Mountain House Community Services District) has no revenue coming in from Businesses
MHCSD big chunk of revenue comes from Mountain House Resident's Property Taxes**

Mountain House Community is still recovering from foreclosure and economic downturn. Trimark developer owns most of the commercial undeveloped land in Mountain House. It's a big challenge for this developer who is struggling to grow businesses in Mountain House. For the record, apart from a very small store there are absolutely no businesses here in Mountain House.

This is a critical point causing near zero business tax revenue to MHCSD. Entire burden of MHCSD operation costs is handled via Mountain House resident taxation.

Mountain House residents hence end up paying high water bills (because of developer loan pledge components), high property taxes (about 2% of property value) of which 1% goes into special tax

MHCSD budget is difficult to balance because of current economy and high foreclosure rates (foreclosures cause reduction in MHCSD property tax revenue) and lack of business growth.

100's of Mountain House homes are currently closed and facing foreclosures and many more in the pipeline. MHCSD Board together with resident volunteers is trying best to keep the community together during this tough financial time.

<http://www.ci.mountainhouse.ca.us/admin/upload/MHCSD%20Annual%20Audit%202009.pdf>

Green Mountain House Community

Mountain House residents love their home and enjoy their community at the foot hills of the Altamont. The wind mills in their backyards and their inclination towards installing solar panels on roof tops and their continual lookout for greener solutions in their community's infrastructure development like water treatment plants etc. clearly shows their forward thinking and support for cleaner and greener California. The residents are doing their part of responsibility in helping meet California's Solar and Green initiatives.

<http://www.arb.ca.gov/cc/ab32/ab32.htm>

The proposed Power Mariposa Power Plant is just 2.5 miles west of this Green Mountain House. Residents here are very concerned because of Mariposa Power Plant's GHG (greenhouse gas) thrown in their atmosphere so close to their elementary schools and future senior citizen community (Shea Homes- Trilogy Senior Living) which is the community's growth plan.

Mountain House Community and New Home Buyers

New home buyers will definitely get alienated because of the Mariposa Power Plant. Berkeley study shows about 3 to 7% decline in home values and rent because of close proximity to Power plants.

Details already docketed.

http://www.energy.ca.gov/sitingcases/mariposa/documents/others/2010-10-12_Effect_of_Power_Plants_on_Local_Housing_Values_Rents_TN-58732.pdf

Quick Mathematics:

Let's say:

Number of Homes in Mountain House=3000
Avg Price of Mountain House home=\$300,000
Avg Decrease in Home Price=5%

Then we have about \$15,000 value lost per home because of power plant.
For 3000 homes, Mountain House community would lose about \$45,000,000
(\$45 million loss in residential property value)

We have not even considered loss in undeveloped commercial property in our calculations which could be 100's of millions of dollar loss for Mountain House.

As mentioned earlier, MHCS D does not have a balanced budget. The community is struggling in its finance. This loss is a big deal for the Mountain House community. It is interesting to even think on how Mariposa Energy LLC will mitigate this issue.

Mountain House residents who are plagued with foreclosures are worried about this home value loss which will be triggered by Mariposa Power Plant.

San Ramon Mayor Abram Wilson Statement

Mayor Abram Wilson has also shown concern in having Power Plant so close to Mountain House community. Below is a quote from his letter to CEC

The residents of Mountain House are currently struggling with falling property values and one of Northern California's highest foreclosure rates. Prior to the foreclosure crisis, Mountain House was a blossoming town with a plan for twelve schools and a vibrant commercial corridor. Further negative pressure to property values with nearby smoke stacks and pollution would add another serious detriment to recovery

Furthermore, the specific location of the project on the border of Alameda' and San Joaquin Counties negates any tax benefit for Mountain House to offset the negative impact of such a close proximity plant. I understand the need for improvements to California's energy production capabilities and do not oppose the eventual approval of this project. I simply request that the commission denies approval until a location be found that does not jeopardize the vitality of one of our communities.

[http://www.energy.ca.gov/sitingcases/mariposa/documents/others/2010-10-26 Letter from Abram Wilson Opposing Proposed location of MEP TN-58876.pdf](http://www.energy.ca.gov/sitingcases/mariposa/documents/others/2010-10-26%20Letter%20from%20Abram%20Wilson%20Opposing%20Proposed%20location%20of%20MEP%20TN-58876.pdf)

San Joaquin County misses Air Pollution Control deadline

Mountain House comes under San Joaquin County. Today this county is facing tough challenges in controlling its pollution. Below is a quote from Nov 15 New10 article

Twenty years ago, the U.S. Environmental Protection Agency set firm ozone standard deadlines for cities and regions across the nation. The Clean Air Act of 1990 gave San Joaquin Valley until Nov. 15, 2010 to clean up its air but the area failed.

Last month, the San Joaquin Valley Air Pollution Control District voted to add an additional \$10 fee to car registrations to both penalize the automobile drivers who contribute to air pollution, and use the funds to develop better pollution control, such as buying green school buses and cleaner farm equipment.

<http://www.news10.net/news/local/story.aspx?storyid=106271>

Mariposa Energy needs to show the will to use advanced technologies to reduce GHG and not just use mitigation to buy air pollution credit here in San Joaquin County.

Any additional power plant pollution over San Joaquin will be detrimental for the county's Air Quality.

Mountain House residents signed petition to oppose Mariposa Power Plant

Mountain House residents have opposed this power plant because of the above said reasons. Hundreds of Mountain House residents who are already suffering because of

underwater mortgages and struggling to make their daily financial ends meet are getting stressed because now their kids are going to be sensory receptors to MEP air pollution.

All these residents have already petitioned their opposition to Mariposa Power Plant in large numbers.

I Rajesh Dighe (MEP 09-AFC-03 application intervener and Mountain House resident) have talked to 1000's of Mountain House residents. Here are some of the quotes from Mountain House residents which will show their concerns around Mariposa Power Plant.

“How can CEC approve power plant so close to young growing community?”

“I will have to leave my home and walk away if the Power Plant gets approved”

“This will further cripple Mountain House economically and financially”

“Mountain House will not get a chance because of Mariposa to come out of its current foreclosure crisis”

“Mariposa Power Plant will add more mental stress to already troubled home buyers”

“Power Plant so close to the Schools should not be allowed”

“In this age of Solar and Green initiatives building smoke stack power plants close to Mountain House is interesting”

“We here in Mountain House support Green but Mariposa will offset our true green efforts by throwing more pollution on top of us. Not fair”

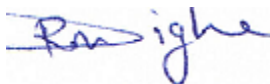
“We hope CEC will investigate this power plant applicant carefully”

“Power plants are good but close to residential green community is unjust”

“Throwing in a gas-fired power plant to support intermittent renewable power generation (Wind and Solar) is a good idea but not so close to Mountain House please. Did they study alternate locations?”

“What kind of advanced technologies will Mariposa use to prevent pollution?”

Thanking you
Sincerely



Rajesh Dighe

STATE OF CALIFORNIA

State Energy Resources

Conservation and Development Commission

In the Matter of: [DOCKET NUMBER 09-AFC-03]

[MARIPOSA ENERGY PROJECT] DECLARATION OF SERVICE

I, [Rajesh Dighe](#) declare that on Nov-22-2010, I served and filed copies of this document dated Nov-22-2010. The original document, filed with the Docket Unit, is accompanied by a copy of the most recent *Proof of Service* list (most recent version is located on the proceeding's web page at: <http://www.energy.ca.gov/sitingcases/mariposa/index.html>)

The document has 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:

For service to the applicant and all other parties:

sent electronically to all email addresses on the Proof of Service list;

by personal delivery or by depositing in the United States mail at [Sacramento, California](#) with first-class postage thereon fully prepaid and addressed as provided on the *Proof of Service* list above 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

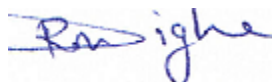
depositing in the mail an original and 12 paper copies, as follows:

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

Rajesh Dighe

Nov-22-2010





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1516 NINTH STREET, SACRAMENTO, CA 95814
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APPLICATION FOR CERTIFICATION
FOR THE **MARIPOSA ENERGY PROJECT**
(MEP)

Docket No. 09-AFC-3

PROOF OF SERVICE
(Revised 10/20/2010)

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