

DOCKET

09-AFC-3

DATE JAN 21 2011

RECD. JAN 21 2011

State of California
State Energy Resources Conservation and Development Commission

In the Matter of:) Docket # 09-AFC-03
)
Mariposa Energy Project)
) Rob Simpson's Rebuttal Testimony
)
_____) Exhibit 1000

Rebuttal Testimony of Rob Simpson

I agree with the rebuttal testimony of Mr. Sarvey and the Sierra Club. It appears that the applicant and staff failed to adequately consider, land use, issues and the projects effects on regional property values. I am a licensed California Real Estate Broker License Number 0959493, with 23 years of experience in Alameda County. I have been involved in over 3000 real estate transactions, as the owning broker of 2 local agencies. I agree with the conclusions of the document titled "The Effect of Power Plants on Local Housing Values and Rents" posted on the documents page for this proceeding. I have represented buyers and sellers of agricultural real estate. I understand some of their goals to be to live in a quiet natural setting with a high quality environment. This project violates the local land use regulations which should help ensure these goals.

I have had extensive first hand experience with the people of Hayward and other communities in context of considering a power plant in their community. I have found that, when adequately informed of these government decisions which could affect them, people find that this type of facility may actually discourage investment in the area. This can have a negative effect on property values.

I certify under the penalty of perjury under the laws of the State of California that the forgoing is true and correct and if called to testify I would affirm this. Executed this 21st Day of January 2011.

_____/_____
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APPLICATION FOR CERTIFICATION Docket No. 09-AFC-3
FOR THE MARIPOSA ENERGY PROJECT
(MEP) PROOFOF SERVICE
(Revised 12/23/2010)

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DECLARATION OF SERVICE

I, Rob Simpson, declare that on January 21, 2011 I served copies of my Opening Testimony . 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:

(Check all that Apply)

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OR

CALIFORNIA ENERGY COMMISSION

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