

From: Joseph Apparito [joe@phoac.com]
Sent: Monday, May 14, 2012 2:03 PM
To: Solorio, Eric@Energy; planningcommission@sandiego.gov
Cc: ca52dhima@mail.house.gov
Subject: CEC record-Docket #11-AFC-03 Quail Brush Power Generation Siting Case
Attachments: Mission View HOA Resolution of Opposition.pdf

Dear Mr. Solorio and San Diego Planning Commission.

Attached is a Resolution of Opposition of the Quail Brush Generation Project (Docket No. 11-AFC-3) by the Members of the Mission View Homeowners Association.

We urge your support in this matter and thank you for your consideration.

Mission View Homeowners Association
7709-7799 Britt Place
Santee, CA 92071

DOCKET	
11-AFC-3	
DATE	<u>MAY 14 2012</u>
RECD	<u>MAY 25 2012</u>

Sincerely,

Joseph G. Apparito, CCAM
Community Manager
Professional HOA Consultants
8181 Mission Gorge Road Ste. E
San Diego, Ca 92120-1600
619-229-0044 Office
619-229-0047 Fax

**Mission View Home Owners Association
c/o Professional HOA Consultants, Inc.
8181 Mission Gorge Rd., Suite E
San Diego, CA 92120-1600**

May 9, 2012

California Energy Commission
Eric K. Solorio, Project Manager
1516 Ninth Street, MS-15
Sacramento, CA 95814-5512

RE: Mission View Home Owners Association Resolution Opposing the Quail Brush Generation Project (Docket No. 11-AFC-3)

Dear Mr. Solorio,

At a regular Public Meeting held on May 8, 2012, conducted by the Mission View Board of Directors and the Management of The Mission View Home Owners Association located in Santee, CA., an action was taken on behalf of the Association's Members that unanimously requested the Board of Directors to approve a Resolution Opposing the licensing and construction of the Quail Brush GENCO LLC Generation Project. Please be advised the Board of Directors of the Mission View Home Owners Association has unanimously approved and adopted the enclosed Resolution formally Opposing the Quail Brush Power Generation Project as currently proposed within the City of San Diego, that results in an undisputable proximity of the project site closer to the Association's and the Member's residential properties within the City of Santee, than it otherwise would to the nearest City of San Diego residential properties.

All Inquiries with regards to this matter may be directed to Mission View HOA, c/o Professional HOA Consultants, Inc., 8181 Mission Gorge Rd., Suite E, San Diego, CA 92120-1600.

Respectfully Submitted,

Cole Morton,
President

Enclosures:

(1) Mission View Resolution of The Board of Directors

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MISSION VIEW HOME OWNERS ASSOCIATION SANTEE, CALIFORNIA, OPPOSING THE SITING OF THE QUAIL BRUSH GENCO LLC GENERATION PROJECT POWER PLANT

WHEREAS, an Application for Certification (AFC) dated Aug 25, 2011 for the construction and maintenance of a nominal 100-megawatt (MW) intermediate/peaking load electrical generating facility ("Power Plant") was filed with the **California Energy Commission (CEC)**, consisting of eleven (11) natural gas powered internal combustion engines each with a total displacement of 44,323 cubic inches, which includes erecting eleven (11) 100-feet in height X 4.0-feet in diameter exhaust smoke stacks, a 22-feet in height urea storage tank, a 20-feet in height used oil storage tank, a 20-feet in height new oil storage tank, an 18-feet in height radiator cooling tank, a 30-feet in height fire water storage tank, various other listed toxic chemical storage tanks, a 365-feet long X 70 feet wide X 32-feet in height engine generator housing building accompanied by a 92-feet long X 44-feet wide X 32-feet in height electrical housing building in the City of San Diego within one thousand one hundred (1,100) feet of the City of Santee border; and

WHEREAS, the power plant is proposed to be located within approximately 1.0 mile of all thirty one owner-residents' and Mission View Home Owner Association property with shared borders of Mission Trails Regional Park property and with a northwest facing **direct unobstructed line of sight view of the proposed power plant project**; and

WHEREAS, the construction of the described power plant project would unfairly and significantly de-value all Mission View properties causing **irreversible and unmitigated damages** to all 31 current owners investing well in excess of one half (+.50) million dollars each in Mission View property purchases between 2009-2010; and

WHEREAS, the proposed site would be located within approximately one thousand eight hundred (1,800) feet of the **West Hills High School**, nearby **Chet F. Harritt and Carlton Oaks Elementary School**, where all Mission View resident's children attend or will be attending; and

WHEREAS, the reduced air quality and the noise emitted from the power plant will have a direct detrimental, measurable and irreversible long term impact on all owner-residents, the City of Santee, and San Diego East County residents; and

WHEREAS, the proposed power plant location is at a major east-west commute artery that would cause unfathomable traffic delays for tens of thousands of daily commuters, and dramatically affect the majority of Mission View daily work commuters; and

WHEREAS, the proposed power plant location conflicts with the following land use documents:

1. The City of San Diego General Plan
2. The City of San Diego Municipal Code
3. The East Elliot Community Plan
4. The City of San Diego Multi-Species Conservation Program (MSCP)

and;

WHEREAS, the proposed industrial land use presents a serious and immitigable conflict of interest with **MISSION TRAILS REGIONAL PARK**, it's visitors, the nearby residences, the Little League Ball Fields and Local Parks, by permanently and/or irreversibly altering the quality in benefits and amenities offered by each to the City of Santee and the Greater San Diego County residents; and

WHEREAS, the Mission View Home Owner Association is in support of the **RESOLUTION OF THE CITY OF SANTEE OPPOSING THE QUAIL BRUSH GENERATION PROJECT.**

IT IS HEREBY RESOLVED that the MISSION VIEW Board of Directors formally and unanimously oppose the proposed location of the Quail Brush GENCO LLC Generation Project.

BE IT IS FURTHER RESOLVED that this Resolution shall be forwarded to the California Energy Commission and City of San Diego.

ADOPTED by the MISSION VIEW Home Owners Association Board of Directors, at a Regular Public Board Meeting thereof held in Santee, CA this May 8 Day of _____, 2012.

AYES: C. MORTON, P. BRANTLEY, B. HOYT, A. BROWN, K. ROLLINS

NOES: NONE

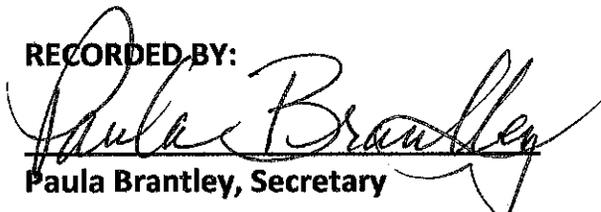
ABSENT: NONE

APPROVED



Cole Morton, President

RECORDED BY:



Paula Brantley, Secretary