

**Docket Optical System - "CEC record-Docket #11-AFC-03 Quail Brush Power Generation Siting Case."**

**DOCKET**

**11-AFC-3**

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**From:** Sean Bascom <snbascom@yahoo.com>  
**To:** "ESolorio@energy.state.ca.us" <ESolorio@energy.state.ca.us>  
**Date:** 3/27/2012 5:55 PM  
**Subject:** "CEC record-Docket #11-AFC-03 Quail Brush Power Generation Siting Case."

Mr Solorio,

I would like thank you and your staff for coming to Santee recently, educating concerned citizens on your process and hearing the public's concerns.

I am a recent homeowner and resident in Santee and have become aware of the plans to build a power plant smack dab in the gateway to our city. Aside from the health and safety issues I have some very specific concerns.

1. Preserving the Park and Sycamore Canyon: A huge influence on my choice to move to Santee was the access to, and immediate vicinity of, Mission Trails Park. I am an avid mountain biker and ride in and around Sycamore Canyon multiple times a week. The destruction, pollution and nuisance that this plant will bring to the park is of very real concern. My wife, my daughter and I frequently hike in the area as well. In addition, hiking and mountain bike trails in San Diego are growing more and more sparse. There are two main trails that are very popular with bikers and pedestrians that have been closed or that have had the number of trails reduced drastically.

- The first being near Sycamore Canyon. The federal government (Miramar) has recently put up no trespassing signs and began policing MANY of the linking trails on federal land in and around Mission Trails Park. I have been riding these trails for years and they are no longer accessible. Please have your team look into this. I understand you cannot change what Miramar does, you CAN realize that these trails are no longer accessible and provide less options for park goers. One of the main stretches that was closed runs north, along the west side of Santee lakes into "Martha's Grove" which is near Poway.

- Los Penasquitos Canyon Preserve or "The tunnels" running east/west along the south side of hwy 56. The City of San Diego has plans in the works to cut MORE THAN HALF of these trails. Again, this is a VERY popular biking destination for locals and visitors alike. You can see in very good detail how these proceedings with the city have played out here: <http://sdmba.com/forum/viewtopic.php?f=9&t=126>. Please have your team keep these other loss of trails in consideration.

2. Property values: This ties into my above concern as Santee being desirable, it is not a matter of "if" property values will drop, but more a matter of "by how much." As someone who has recently spent \$350,000 on a home here in Santee this too is of very

real concern. The problem I believe may not even be that the plant has actual air pollution or noise pollution and whether they will be "within limits", but **THE THREAT** of these issues. Human nature weighs much more heavily on a perceived threat than a real one. As a real estate broker myself who has closed \$10,000,000+ of property transactions I can tell you, whether actual or perceived, this plant **WILL** drop property values throughout the **WHOLE** city.

Imagine being a home buyer heading out to look for homes, you have considered Santee and head here via going west on hwy 52. What's the first thing you are going to see? **THE POWER PLANT**. What do you imagine that home buyer, or even a renters reaction is going to be? I foresee values dropping fairly substantially, not just near the plant, but for the whole city. This, in turn, is going to have a very real effect on the city's tax base and ability to provide services. How will this loss of value be mitigated? Will the property owners in Santee be compensated? I noticed you didn't have a specialist on your panel for real property issues. Why?

I very much look forward to your response and appreciate you and your team taking these factors into consideration.

Best,

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