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**Sent:** Sunday, June 17, 2012 2:10 PM

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**Subject:** Quail Brush Community Plan Amendment Initiation–Project No. 2011-04, CEC Record-Docket #11-AFC-03 Quail Brush Power Generation Siting Case

Good Day,

The Quail Brush project conflicts with the following documents: the East Elliott Community Plan, which designates the site as Open Space; the General Plan, which designates the site as Park, Open Space, and Recreation; and the Municipal Code, which designates the site's zoning as single-family residential (RS-1-8). Cogentrix wants to amend the Community and General Plan by initiating a rezoning from residential to industrial in open space area that was designated to be protected.

First, I would like to bring to your attention that in the report to the Planning Commission regarding the initiation of this Amendment, under the section Discussion, the implication that this change in land use designation would "help SDG&E to reduce its greenhouse gas emissions" is illogical. Fundamentally this would not be a public benefit due to the pollution this power plant would provide the San Diego region's citizens. There are so many more available, modern options to help to reduce greenhouse gas emission, such as power storage, and solar that will not damage our health or environment. Additionally SDG&E is not the decision maker for whether or not the San Diego region requires energy; this responsibility belongs to the California Public Utilities Commission.

Next, please consider the guidance that the San Diego City Planning & Community Investment Department set out. Goal two is to "plan and enhance San Diego's urban form". I would also like you to remember that in the Urban Design Element document which is incorporated into the City of San Diego General Plan it states "The Urban Design Element addresses urban form and design through policies aimed at respecting our natural environment and preserving open space systems." The General Plan is a blueprint for how the City of San Diego will grow and develop over the next 20 to 30 years. Furthermore San Diego County's General Plan under Conservation and Open Space Element chapter, the second goal is Sustainability of the Natural Environment. "Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development."

In the Navajo Community plan it states "Protect views of and from Cowles Mountain by implementing development controls on urban development in its vicinity in accordance with the Mission Trails District Design Manual. The Design District provides that no structure shall exceed four stories and in no case shall a structure exceed fifty (50) feet in height."

Also, natural areas are vital to the region for rest and relaxation, tourism, and ecological health. Unplanned growth and insufficient investment risks it all. The region must protect lands not only for wildlife and plants but also to trap carbon, replenish water supply, and foster healthy lifestyles for everyone.

Additionally, open space may prove directly profitable in other cases as well. A number of examples have been reported where urban open space, especially in the form of city parks, has enhanced the value of surrounding properties to the point where the tax received from those properties exceeds any tax yield that might have been realized had the area of open space been built upon. A good example in the City of San Diego is the area surrounding Balboa Park.

You were appointed to be stewards and protectors of our San Diego land, I am asking you to please follow through on that responsibility and protect our open space and do not initiate this change in designation from open space to industrial.

In conclusion, I would like you to remember what the late President Kennedy stated in a special message to Congress: "Open space must be reserved to provide parks and recreation, conserve water and other natural resources, prevent buildings in undesirable locations, prevent erosion and floods and avoid the wasteful extension of public services and control the rate and character of community development."

Thank you,

Beth Frice