



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 7, 2012 **REPORT NO. PC-12-027**

ATTENTION: Planning Commission Agenda of March 15, 2012

SUBJECT: Initiation of an Amendment to the East Elliot Community Plan to redesignate a portion of an approximately 22 acre site from Open Space to Industrial. PTS #270282

APPLICANT: C. Richard Neff, Quail Brush Genco, LLC

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the East Elliot Community Plan to redesignate a portion of an approximately 22 acre site from Open Space to Industrial? The property is located on Sycamore Landfill Road, approximately 0.6 miles north of Mast Boulevard; APN 366-081-42.

Staff Recommendation: INITIATE the plan amendment process.

Community Planning Group Recommendation: There is no recognized community planning group for the East Elliot Community.

Environmental Impact: If initiated, the proposed plan amendment and future discretionary actions would be subject to environmental review.

Fiscal Impact: Processing costs would be paid by the applicant.

Housing Impact: The proposed community plan amendment would not decrease or increase land designated for residential development. Therefore, subsequent approval of the proposed community plan amendment would have a neutral impact on housing.

The initiation of a plan amendment in no way confers adoption of a plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.



BACKGROUND

The project site is a vacant 22 acre parcel located on Sycamore Landfill Road, approximately 0.6 miles north of Mast Boulevard which is west of the City of Santee, south of the Sycamore Landfill and north of Highway 52 in the East Elliot Community Planning area (Attachment 1). The site is currently designated Open Space by the East Elliot Community Plan (Attachment 2). The site is zoned RS-1-8 and is located in the Mission Trails Design District Subarea 2, the Miramar Airport Influence Area Review Area 2, the Overflight Notification Area for Miramar, and the FAA Part 77 Noticing Area for Gillespie Field. The site is also located within the MHPA Subarea 2 and contains environmentally sensitive lands in the form of sensitive biological resources.

On August 29, 2011, Quail Brush Genco, LLC (applicant), submitted an Application for Certification (AFC) to the California Energy Commission (CEC) to construct and operate the Quail Brush Generating Project (project) to help serve San Diego Gas and Electric's (SDG&E) future peak power demand and transmission system reliability needs. The location of the proposed energy generation plant was chosen because of its close proximity to high voltage transmission lines and natural gas lines situated within the project site. The CEC is responsible for reviewing and ultimately approving or denying all applications to construct and operate thermal electric power plants, 50 Mega Watts (MW) and greater, in California. The CEC's facility certification process carefully examines public health and safety, environmental impacts and engineering aspects of proposed power plants and all related facilities such as electric transmission lines and natural gas and water pipelines. The CEC has a certified regulatory program and is the lead agency under the California Environmental Quality Act (CEQA).

The first step in the review process is for the CEC to determine whether or not the AFC contains all the information and data required by their regulations. When the AFC is deemed complete, they will be in the discovery and issue analysis phases. Under its certified regulatory program the CEC prepares and publishes both a Preliminary Staff Assessment and a Final Staff Assessment which are the legal equivalent of an Environmental Impact Report. After allowing for a public comment period on the Preliminary Staff Assessment, CEC staff will prepare and publish the Final Staff Assessment which will serve as the staff's formal testimony in evidentiary hearings to be held by the CEC committee assigned to hear this case.

To ensure the CEC has the information necessary to make a decision regarding the AFC, the CEC regulations identify a special role for federal, state and local agencies to review the AFC and provide information related to: 1) A discussion of those aspects of the proposed site and related facilities for which the applicable agency would have jurisdiction but for the exclusive jurisdiction of the CEC to certify sites and related facilities; 2) A determination of the completeness of the list in the AFC of the laws, regulations, ordinances, or standards (LORS) that are applicable to the proposed site and related facilities, and which the applicable agency would administer or enforce but for the CEC's exclusive jurisdiction; 3) A description of the nature and scope of the requirements that the applicant would need to meet in order to satisfy the substantive requirements of the agency but for the CEC's exclusive jurisdiction, and identification of any analyses that the CEC should perform in order to determine whether their substantive requirements can be met; and 4) An analysis of whether there is a reasonable likelihood that the proposed project will be able to comply with the applicable agency's substantive requirements (Attachment 3)

In order to comply with the CEC's regulations related to federal, state and local review of the AFC, the applicant applied for a Preliminary Review by City Staff in July of 2011, to identify any significant concerns and substantive requirements that would be required for permitting by the City of San Diego but for the CEC's exclusive jurisdiction or certification. As part of the review, city staff identified the need for an amendment to the East Elliot Community Plan to redesignate the project location to an appropriate land use designation due to the site's existing land use designation of Open Space. This information, in addition to several other City of San Diego permitting requirements, was relayed to the applicant and CEC staff for CEC staff's consideration of the AFC.

California Public Resources Code (PRC) § 25500, requires projects to comply with local, regional, state and federal LORS and requires the CEC to consult and meet with the public agency concerned to correct or eliminate the non-compliance when it determines a proposed project does not comply. PRC § 25525 provides that if a project cannot be brought into compliance with an applicable state, regional, or local LORS, the CEC may approve the project only if it determines that project is required for the public convenience and necessity and that there are not more prudent and feasible means for achieving the public convenience and necessity. In an effort to comply with the applicable sections of the California PRC, the applicant has requested to initiate a community plan amendment to the East Elliot Community Plan to redesignate the project site to an appropriate land use designation which would ensure that the proposed project is in compliance with the community plan. If initiated, the applicant would propose to move forward with a community plan amendment, rezone and associated discretionary actions to comply with all other applicable local LORS.

There are two additional community plan amendments in process within the East Elliot Community (Attachment 3). The first is the Castlerock project by Pardee Homes which is proposing development of up to 283 single family detached homes and up to 147 single family detached units clustered on common lots, covering approximately 110 acres.. The second amendment is the Sycamore Landfill project which would expand existing landfill operations. These two amendments are in the process of preparing their draft environmental documents for public review.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to both the community plan and the General Plan documents. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Development Services Department - Planning Division believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Navajo Community Plan:**

The proposed amendment appears to be consistent with the goals and policies of the General Plan. Specifically, the proposed amendment appears to be consistent with the Public Facilities, Services and Safety Element's goals stated in Section M. Public Utilities to provide the opportunity to deliver public utility services in a cost-effective and environmentally sensitive way and allow a public utility that sufficiently meets existing and future demand for energy production that is sensible, efficient and could be well-integrated in the natural landscape through sensitive design.

The proposed community plan amendment appears to be consistent with the Conservation Element's goal stated in Section I. Sustainable Energy to allow the opportunity to increase local energy independence through conservation, reduced consumption, and efficient production and development of energy supplies that are environmentally sound, sustainable and reliable. The proposed amendment is also consistent with the Conservation Element's policy CE-1.12, which seeks to use small, decentralized, aesthetically-designed, and appropriately-sited energy efficient power generation facilities to the extent feasible. If initiated, the subsequent project would construct a quick start, natural gas powered peaking load facility which would help alleviate the need for increased energy production at older, higher polluting energy generating facilities. The ability to utilize a clean burning, natural gas powered energy facility in times of peak energy need would also help reduce greenhouse gas emissions consistent with the Conservation Element's goals regarding Section F. Air Quality. The city's Air Quality goals seek to achieve regional air quality which meet state and federal standards and reduce greenhouse gas emissions effecting climate change.

Although the proposed amendment appears to be consistent with the General Plan goals and policies cited above, it would conflict with General Plan and East Elliot Community Plan goals regarding preservation of land designated for Open Space. The benefit of amending the plan to allow the energy generation plant will have to be considered against the loss of plan designated open space and the ability to identify equal or more land to conserve that would be of equal or higher biological value.

(2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed amendment is needed to allow a project which would help serve San Diego Gas and Electric's future peak power demand and transmission system reliability needs. The proposed facility's high efficiency and quick start capabilities will also help SDG&E meet customer demand when intermittent renewable generating resources are not available. SDG&E indicated in a press release issued on May 23, 2011, that the proposed project along with other new peaking resources will "help SDG&E to reduce its greenhouse gas emissions and to contribute toward the state's overall greenhouse gas emissions goal." The proposed amendment would allow a project which would not only benefit the East Elliot community and City of San Diego, but would also benefit California by helping to meet the state's goal to reduce green house gas emissions. Because the project would be a "peaking power" source, it will support renewable power production and will offset peaking power produced by older, higher polluting facilities.

As discussed in criteria number one above, the loss of community plan designated open

space will have to be considered against the benefits of providing additional energy generation capabilities to serve peak power demand and reduction in greenhouse gases. Staff's analysis will consider the type and quality of the habitat to be removed within the area that is proposed to be redesignated from open space to industrial and the ability to preserve habitat of equal or better quality to help offset the loss of plan designated open space.

(3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The location of the proposed energy generation plant was chosen because of its close proximity to high voltage transmission lines and natural gas lines situated within the project site.

As such, public facilities do appear available to serve the proposed amendment at the site.

A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the East Elliot Community Plan be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and zoning for the site.
- Appropriate boundaries of the amendment.
- Impact of proposed development on nearby residential development projects.
- Impacts of proposed open space boundary line adjustment including the value of biological resources in open space areas proposed for development.
- Environmental impacts including presence sensitive biological resources.
- Impacts to Multi Habitat Planning Area open space system.
- Traffic impacts of the proposed project.
- Sensitive grading techniques and appropriate design of the proposed energy generation plant to minimize visual impacts of the project.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Christine Rothman, AICP
Program Manager – Planning Division
Development Services Department

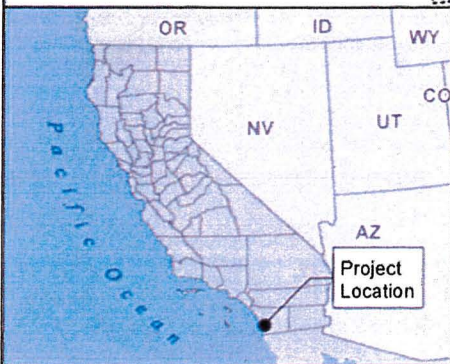
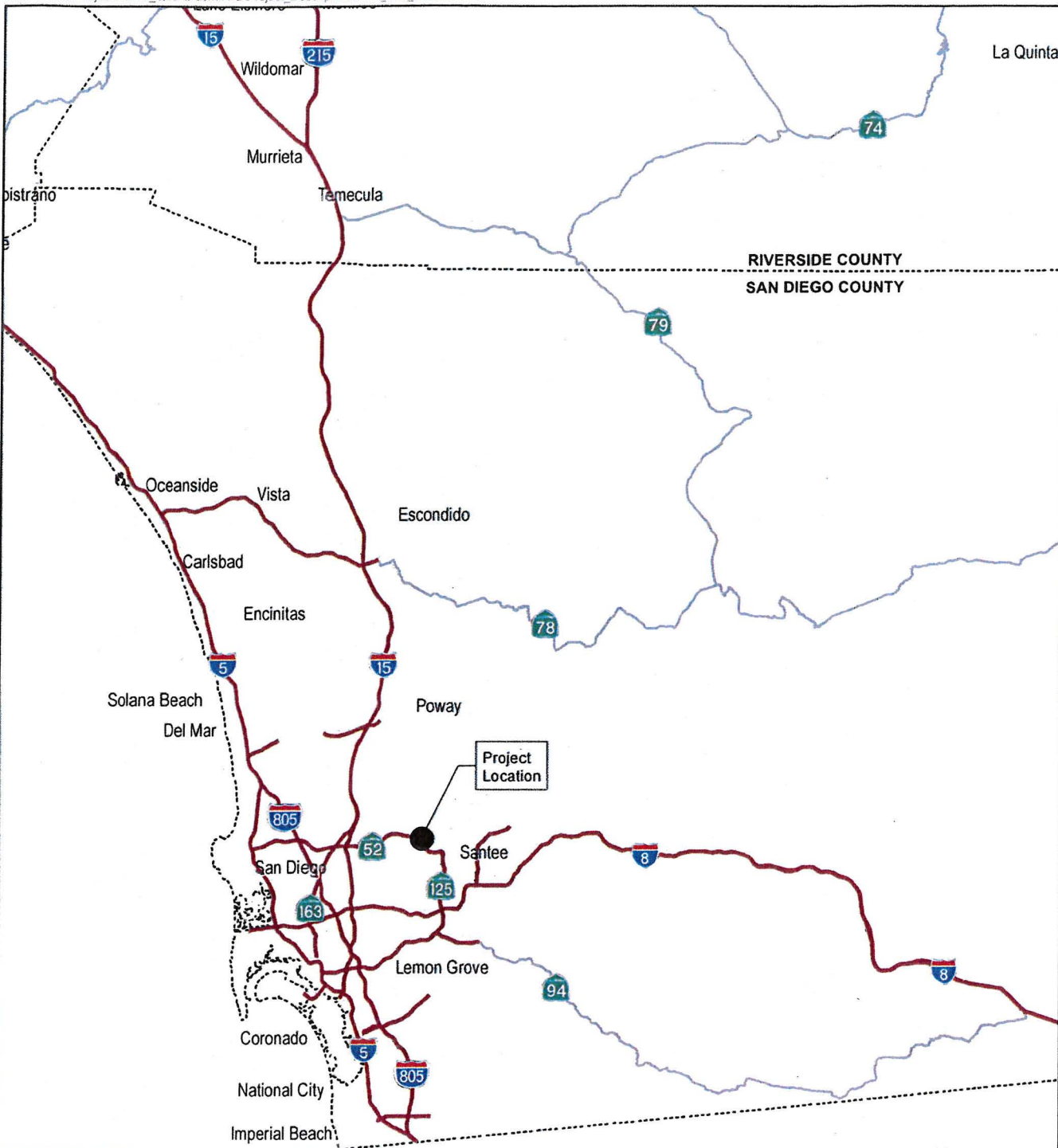
Dan Monroe
Senior Planner
Development Services Department

ROTHMAN/MONROE

Attachments:

1. Project Location Map
2. East Elliot Community Plan Land Use Map
3. California Energy Commission Agency Participation Request
4. East Elliot Community Plan Amendments In Process
5. Draft PC Resolution
6. Ownership Disclosure Statement

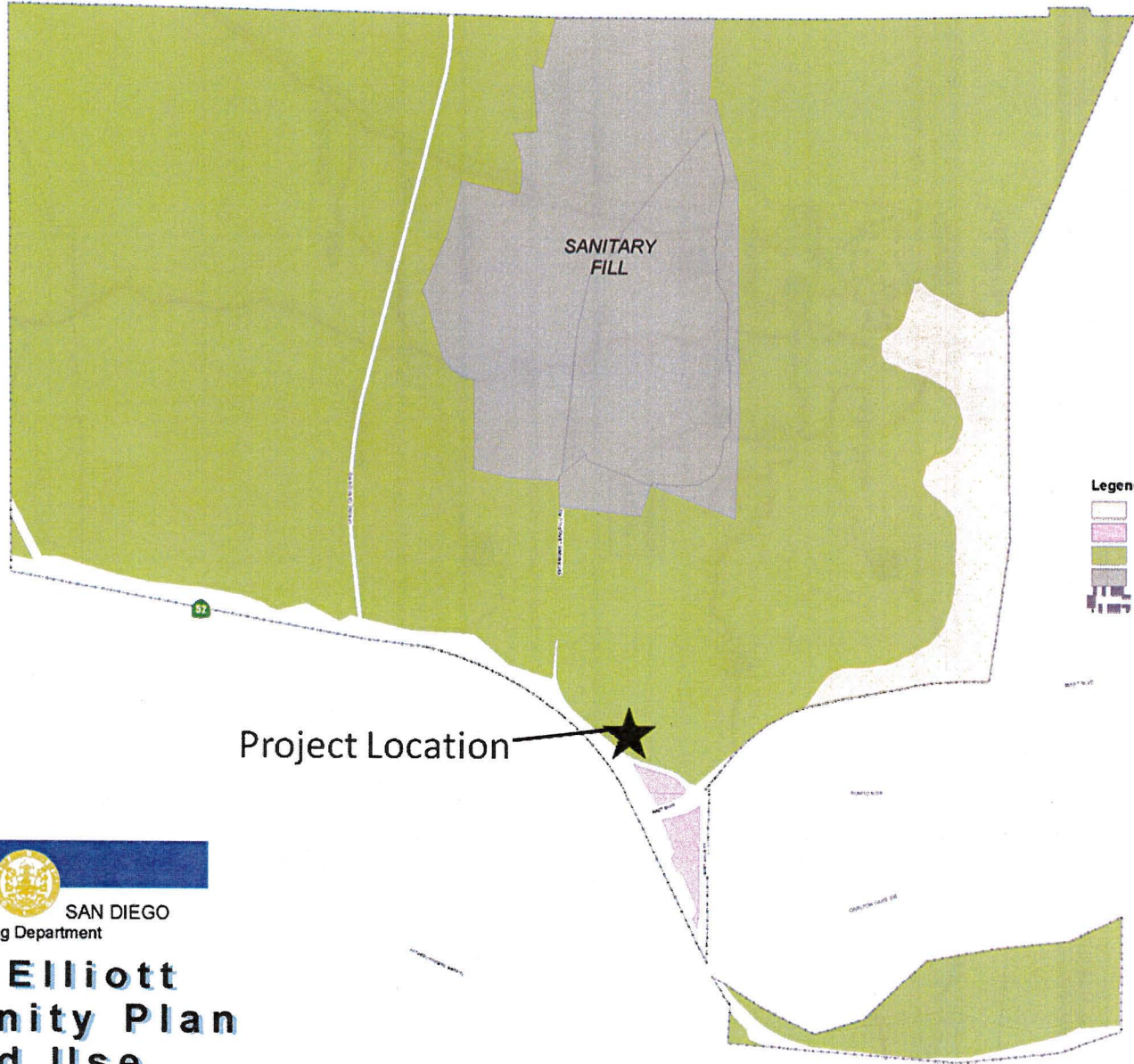
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QUAIL BRUSH GENERATION PROJECT

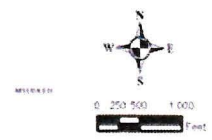
SITE LOCATION MAP





- Legend**
- Very Low Density Residential (0-5 du/ac)
 - Office Commercial
 - Open Space
 - Sanitary Landfill
 - Community Plan Boundary


 CITY OF SAN DIEGO
 Planning Department
**East Elliott
 Community Plan
 Land Use**




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Map Document: C:\GIS\GIS\Community_Plans\East_Elliott\EastElliott_Plan_1111.mxd
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CALIFORNIA ENERGY COMMISSION
 1516 NINTH STREET
 SACRAMENTO, CA 95814-5112

**DOCKET****11-AFC-3**DATE SEP 07 2011RECD. SEP 08 2011

September 7, 2011

TO: AGENCY DISTRIBUTION LIST

REQUEST FOR AGENCY PARTICIPATION IN THE REVIEW OF THE QUAIL BRUSH GENERATING PROJECT, APPLICATION FOR CERTIFICATION (11-AFC-3)

On August 29, 2011, Quail Brush Genco, LLC, submitted an Application for Certification (AFC) to construct and operate the Quail Brush Generating Project (QBG). The QBGP is proposed to be developed on a 21.6-acre parcel, located in the City of San Diego, California. The proposed site is located west of the City of Santee, south of the Sycamore Landfill and north of State Route 52.

PROJECT DESCRIPTION

The proposed Quail Brush Generation Project (Project) is a nominally rated 100-megawatt (MW) intermediate/peaking load, electrical generating facility that would employ a set of eleven (11) natural gas-fired, reciprocating, Wartsila engine generators. The major features of the proposed project include the following:

- Eleven (11) nominally rated 9.3 MW (gross) Wartsila model 20V34SG, natural gas-fired, reciprocating engines;
- Eleven (11) separate, state-of-the-art, air pollution control systems representing Best Available Control Technology (BACT);
- Eleven (11) approximately 48-inch diameter x 100-foot tall stacks, each with a separate continuous emissions monitoring system (CEMS);
- Acoustically engineered building enclosing all 11 reciprocating engines;
- Closed loop cooling system consisting of multiple fan-cooled radiator assemblies outside of the engine building;
- One (1) 20,000 gallon urea storage tank;
- One (1) 600,000 gallon fire water tank and associated fire water system;
- One (1) 10,000 gallon domestic water storage tank;
- Plant site access road;
- Onsite 230kV facility switchyard including switchgear and the main voltage step-up transformer, switchgear, circuit breakers, and disconnects;
- Approximately 1 mile of 230kV single-circuit gentle between the project and the anticipated point of interconnection (POI) to the existing San Diego Gas & Electric (SDG&E) Miguel to Mission 230kV transmission line situated west of the plant site;

- New SDG&E 230kV utility switchyard at the POI configured as a line-break of the existing SDG&E 230kV transmission line that will include circuit breakers and disconnects, and an access road; and
- Approximately 2,200 feet of 8-inch diameter natural gas pipeline lateral between the project site and the existing SDG&E 20-inch diameter high pressure natural gas pipeline located across Mast Avenue from the landfill entrance and associated onsite metering station.

If the proposed project is approved by the Energy Commission, the applicant plans to construct the project in approximately 18 months. Construction of the generation plant, from mobilization, through site preparation and grading, to the start of commercial operation, is proposed to take place from March 2013 until June 2014.

ENERGY COMMISSION'S SITE CERTIFICATION PROCESS

The Energy Commission is responsible for reviewing and ultimately approving or denying all applications to construct and operate thermal electric power plants, 50 MW and greater, in California. The Energy Commission's facility certification process carefully examines public health and safety, environmental impacts and engineering aspects of proposed power plants and all related facilities such as electric transmission lines and natural gas and water pipelines. The Energy Commission has a certified regulatory program and is the lead agency under the California Environmental Quality Act (CEQA).

The first step in the review process is for Energy Commission staff to determine whether or not the AFC contains all the information and data required by our regulations. When the AFC is deemed complete, we will begin the discovery and issue analysis phases. At that time, a detailed and thorough examination of issues will occur.

Under its certified regulatory program the Energy Commission prepares and publishes both a Preliminary Staff Assessment (PSA) and a Final Staff Assessment (FSA) which are the legal equivalents of an Environmental Impact Report. After allowing for a public comment period on this PSA, staff will prepare and publish the FSA which will serve as staff's formal testimony in evidentiary hearings to be held by the Energy Commission Committee assigned to hear this case. The Committee will hold evidentiary hearings and will consider the recommendations presented by staff, applicant, interveners, government agencies, and the public, prior to proposing its decision. In the last step, the full Energy Commission will issue the final decision.

AGENCY PARTICIPATION

To ensure that the Energy Commission has the information needed in order to make a decision regarding the AFC, the Energy Commission's regulations identify a special role for federal, state, and local agencies (See, Cal. Code Regs., tit. 20, section 1714,

1714.3, 1714.5, 1742, 1743, and 1744). As a result, we request that you conduct a review of the AFC and provide us with the following information:

- 1) A discussion of those aspects of the proposed site and related facilities for which your agency would have jurisdiction but for the exclusive jurisdiction of the Energy Commission to certify sites and related facilities;
- 2) A determination of the completeness of the list in the AFC of the laws, regulations, ordinances, or standards that are applicable to the proposed site and related facilities, and which your agency would administer or enforce but for the Energy Commission's exclusive jurisdiction;
- 3) A description of the nature and scope of the requirements that the applicant would need to meet in order to satisfy the substantive requirements of your agency but for the Energy Commission's exclusive jurisdiction, and identification of any analyses that the Energy Commission should perform in order to determine whether these substantive requirements can be met; and
- 4) An analysis of whether there is a reasonable likelihood that the proposed project will be able to comply with your agency's applicable substantive requirements.

The scope of your agency's comments on the AFC should encompass *significant* concerns, and substantive requirements that would be required for permitting by your Agency but for the Energy Commission's exclusive jurisdiction or certification. (Cal. Code Regs., tit. 20, section 1714.5, subd. (a)(2)). Please let us know if you need additional information or need to perform analyses or studies in order to resolve any concerns of your agency (Cal. Code Regs., tit. 20, section 1714.5).

Assuming that the proposed project is found to be data adequate during the Energy Commission's October 5, 2011 business meeting, we request that your agency provide comments to us by November 30, 2011, except for the San Diego Air Pollution Control District's Preliminary and Final Determinations of Compliance. You may be asked to present and explain your conclusions at public and evidentiary hearings on the project (see Cal. Code Regs., tit. 20, sections 1714.3, 1714.5, 1743, 1744.5, and 1748).

When the AFC is accepted as data adequate, your participation in the proceeding will continue to be valuable and encouraged and will allow you to identify and try to resolve issues of concern to your agency. There may be specific requests for agency review and comment during the proceedings after the AFC has been determined to be complete. Local agencies may seek reimbursement for costs incurred in responding to these requests.¹ However, comments provided in response to this request during data adequacy are not reimbursable under Energy Commission guidelines.

Enclosed is a copy of the AFC in electronic format (CD). If you would like to have a hard copy of the AFC sent to you, if you have questions, or if you would like to participate in the Energy Commission's review of the proposed project, please contact the Energy

¹ Please note that pursuant to 20 CCR 1715 reimbursement is not available to state and federal agencies.

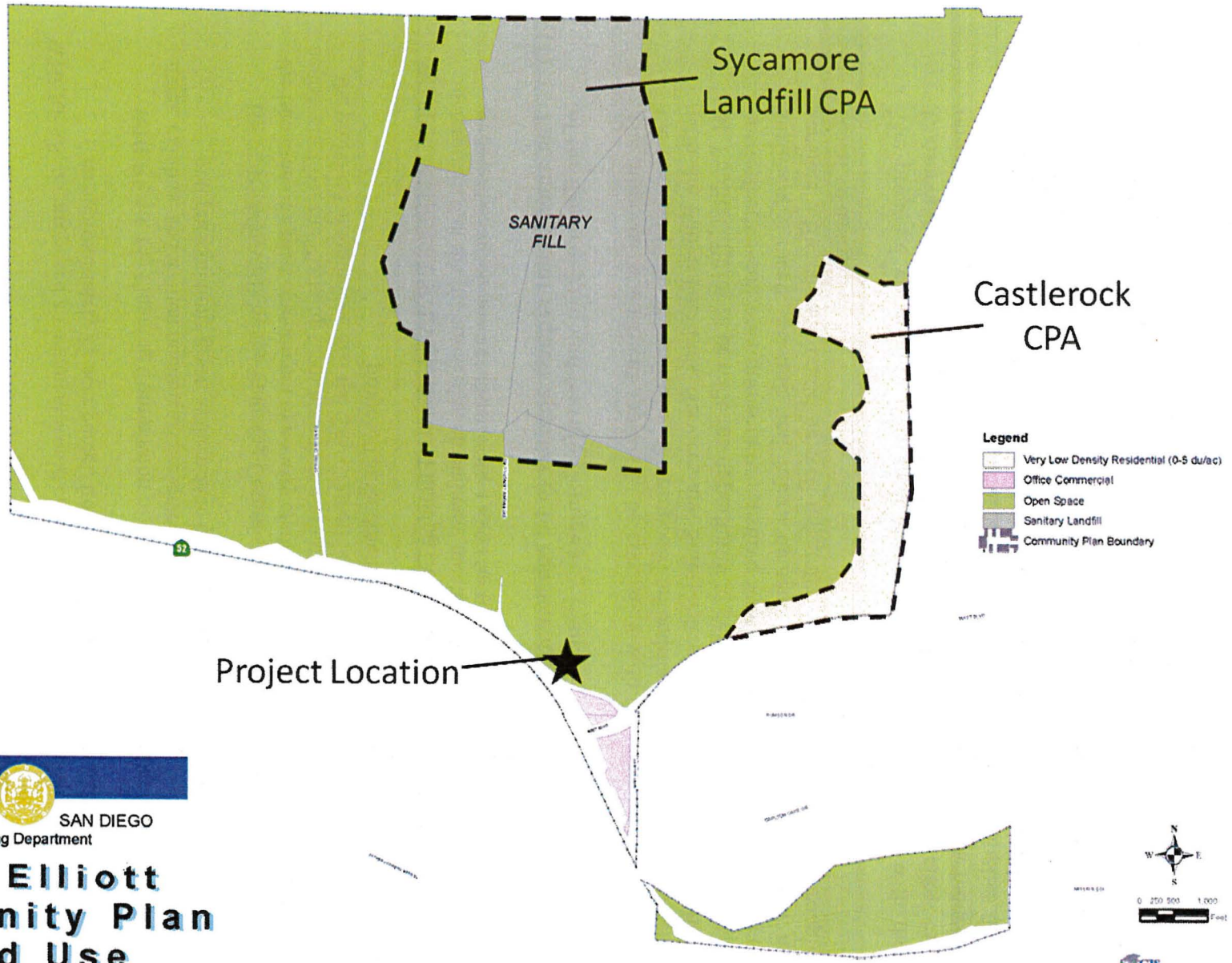
Quail Brush Generating Project
Request for Agency Participation
Page 4 of 4

Commission's Project Manager, Eric Solorio, at (916) 651-0966, or by e-mail at esolorio@energy.state.ca.us. The status of the proposed project, copies of notices, a copy of the AFC, and other relevant documents are also available on the Energy Commission's Internet web site at: <http://www.energy.ca.gov/sitingcases/quailbrush/index.html>. You can also receive email notification of all project related activities and availability of reports by subscribing to the List server at <http://www.energy.ca.gov/listservers/index.html>.

Sincerely,

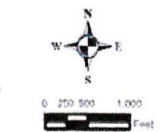
Chris Davis, Manager
Energy Facilities Siting Office

Enclosure: CD of Application for Certification 11-AFC-3



CITY OF SAN DIEGO
 Planning Department

**East Elliott
 Community Plan
 Land Use**



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Map Document: C:\GIS\Community_Plan\East Elliott\EastElliott_Plan_041110.aprx
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PLANNING COMMISSION RESOLUTION NO. xxxx-PC

INITIATING AN AMENDMENT TO THE GENERAL PLAN
AND THE EAST ELLIOT COMMUNITY PLAN

WHEREAS, on March 15, 2012, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the General Plan and the East Elliot Community Plan; and

WHEREAS, the proposed amendment would change the land use designation on a portion of an approximately 22 acre parcel, from Open Space to Industrial; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project, and had considered the oral presentations given at the public hearing; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Navajo Community Plan:**

The proposed amendment appears to be consistent with the goals and policies of the General Plan. Specifically, the proposed amendment appears to be consistent with the Public Facilities, Services and Safety Element's goals stated in Section M. Public Utilities to provide the opportunity to deliver public utility services in a cost-effective and environmentally sensitive way and allow a public utility that sufficiently meets existing and future demand for energy production that is sensible, efficient and could be well-integrated in the natural landscape through sensitive design.

The proposed community plan amendment appears to be consistent with the Conservation Element's goal stated in Section I. Sustainable Energy to allow the opportunity to increase local energy independence through conservation, reduced consumption, and efficient production and development of energy supplies that are environmentally sound, sustainable and reliable. The proposed amendment is also consistent with the Conservation Element's policy CE-1.12, which seeks to use small, decentralized, aesthetically-designed, and appropriately-sited energy efficient power generation facilities to the extent feasible. If initiated, the subsequent project would construct a quick start, natural gas powered peaking load facility which would help alleviate the need for increased energy production at older, higher polluting energy generating facilities. The ability to utilize a clean burning, natural gas powered energy facility in times of peak energy need would also help reduce greenhouse gas emissions consistent with the

Conservation Element's goals regarding Section F. Air Quality. The city's Air Quality goals seek to achieve regional air quality which meet state and federal standards and reduce greenhouse gas emissions effecting climate change.

Although the proposed amendment appears to be consistent with the General Plan goals and policies cited above, it would conflict with General Plan and East Elliot Community Plan goals regarding preservation of land designated for Open Space. The benefit of amending the plan to allow the energy generation plant will have to be considered against the loss of plan designated open space and the ability to identify equal or more land to conserve that would be of equal or higher biological value.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed amendment is needed to allow a project which would help serve San Diego Gas and Electric's future peak power demand and transmission system reliability needs. The proposed facility's high efficiency and quick start capabilities will also help SDG&E meet customer demand when intermittent renewable generating resources are not available. SDG&E indicated in a press release issued on May 23, 2011, that the proposed project along with other new peaking resources will "help SDG&E to reduce its greenhouse gas emissions and to contribute toward the state's overall greenhouse gas emissions goal." The proposed amendment would allow a project which would not only benefit the East Elliot community and City of San Diego, but would also benefit California by helping to meet the state's goal to reduce green house gas emissions. Because the project would be a "peaking power" source, it will support renewable power production and will offset peaking power produced by older, higher polluting facilities.

As discussed in criteria number one above, the loss of community plan designated open space will have to be considered against the benefits of providing additional energy generation capabilities to serve peak power demand and reduction in greenhouse gases. Staff's analysis will consider the type and quality of the habitat to be removed within the area that is proposed to be redesignated from open space to industrial and the ability to preserve habitat of equal or better quality to help offset the loss of plan designated open space.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The location of the proposed energy generation plant was chosen because of its close proximity to high voltage transmission lines and natural gas lines situated within the project site. As such, public facilities do appear available to serve the proposed amendment at the site. A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Navajo Community Plan be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and zoning for the site.
- Appropriate boundaries of the amendment.
- Impact of proposed development on nearby residential development projects.
- Impacts of proposed open space boundary line adjustment including the value of biological resources in open space areas proposed for development.
- Environmental impacts including presence sensitive biological resources.
- Impacts to Multi Habitat Planning Area open space system.
- Traffic impacts of the proposed project.
- Sensitive grading techniques and appropriate design of the proposed energy generation plant to minimize visual impacts of the project.

Dan Monroe
Senior Planner
City Planning & Community Investment

Approved on November March 15, 2012
Vote: x-x-x
PTS No. 255320

cc. Legislative Recorder, Development Services Department



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other Community Plan Amend

Project Title: Quail Brush Generation Project Project No. For City Use Only

Project Address:
Sycamore Landfill Road; approx. 0.6 miles north of Mast Rd

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

<p>Name of individual (type or print): <u>Roesch Family Trust dated November 16, 1992 (50%)</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: <u>18 Spinnaker Way</u> City/State/Zip: <u>Coronado, Ca 92118</u> Phone No: <u>(619) 429-6767</u> Fax No: <u>(619) 429-0770</u> Signature: <u>Jean M. Roesch</u> Date: <u>3-7-2012</u></p>	<p>Name of individual (type or print): <u>Rosemarie A. Burris Trust dated July 15, 2002 (25%)</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: <u>40624 Calle Cancion</u> City/State/Zip: <u>Temecula, Ca 92592</u> Phone No: <u>(951) 699-4052</u> Fax No: <u>(951) 699-4052</u> Signature: <u>Rosemarie A. Burris</u> Date: <u>3-7-2012</u></p>
<p>Name of individual (type or print): <u>Terry Lee Russ Trust dated September 18, 2000 (25%)</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: <u>44966 Tudal Street</u> City/State/Zip: <u>Temecula, Ca 92592</u> Phone No: <u>(951) 775-1975</u> Fax No: Signature: Date: <u>3-7-2012</u></p>	<p>Name of individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: City/State/Zip: Phone No: Fax No: Signature: Date:</p>

Printed on recycled paper. Visit our web site at
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other Community Plan Amend

Project Title **Project No. For City Use Only**
 Quail Brush Generation Project

Project Address:
 Sycamore Landfill Road; approx. 0.6 miles north of Mast Rd

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of individual (type or print):
 Roesch Family Trust dated November 16, 1992 (50%)
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 18 Spinnaker Way

City/State/Zip:
 Coronado, Ca 92118

Phone No: (619) 429-6767 **Fax No:** (619) 429-0770

Signature: *[Signature]* **Date:** 3-7-2012

Name of individual (type or print):
 Rosemarie A. Burris Trust dated July 15, 2002 (25%)
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 40624 Calle Cancion

City/State/Zip:
 Temecula, Ca 92592

Phone No: (951) 699-4052 **Fax No:** (951) 699-4052

Signature: *[Signature]* **Date:** 3-7-2012

Name of individual (type or print):
 Terry Lee Russ Trust dated September 18, 2000 (25%)
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 44966 Tadal Street

City/State/Zip:
 Temecula, Ca 92592

Phone No: (951) 775-1975 **Fax No:**

Signature: *[Signature]* **Date:** 3-7-2012

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature: **Date:**

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Name of Individual Owner:

Gilbert R. and Jean M. Roesch, Trustees of the Roesch Family Trust dated 11/16/92
18 Spinnaker Way
Coronado, CA 92118

Terry Lee Russ, Trustee of the Terry Lee Russ Revocable Trust dated 9/18/00
44966 Tudal Street
Temecula, CA 92592

Rosemarie A. Burris, Trustee of the Rosemarie A. Burris Living Trust dated 7/15/02
40524 Calle Cancion
Temecula, CA 92592