



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 16, 2017 REPORT NO. 17-037

HEARING DATE: May 25, 2017

SUBJECT: Mira Mesa Community Plan Amendment Initiation for the Phase II Carroll Canyon Project

PROJECT NUMBER: 541541

OWNER/APPLICANT: Hanson Aggregates

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Mira Mesa Community Plan to modify the land use mix for the remaining undeveloped portions of the site for Phase II of the Carroll Canyon Master Plan?

Staff Recommendation: **INITIATE the plan amendment process.**

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan supports the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3: (Create and sustain a resilient and economically prosperous City).

Community Planning Group Recommendation: On April 17, 2017, the Mira Mesa Community Planning Group voted 11-0-2 in support of initiating the proposed amendment to the Mira Mesa Community Plan (Attachment 1).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

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

Code Enforcement Impact: None.

Housing Impact Statement: Residential land uses are included in the Carroll Canyon Master Plan for this site, with a total planned residential buildout of 1,800 dwelling units. There is no change to the number of units; however, the proposed land use amendment would reorient the residential density on the site to provide varying housing types and sizes of units for a more

diverse mix of housing. The applicant has indicated the affordable housing requirement will be met onsite.

BACKGROUND

The Carroll Canyon Master Plan area is a 573-acre area centrally located within the community of Mira Mesa between Interstate 805 (I-805) on the east and I-15 on the west, and between Mira Mesa Boulevard on the north and Miramar Road on the south (Attachment 2). The site for the Phase II Carroll Canyon Project is located at 9255 Camino Santa Fe, near the intersection of Camino Santa Fe and Carroll Canyon Road within the Mira Mesa Community Planning Area. The site is designated as Multiple Use, Residential, and Park, Open Space, and Recreation in the General Plan and as a Specific Plan and Open Space in the Mira Mesa Community Plan (Attachment 3).

At the time the Mira Mesa Community Plan was adopted in 1992, the majority of Carroll Canyon was being used for aggregate, sand, and gravel extraction and processing. In 1994, the Carroll Canyon Master Plan was prepared for the property owned by the H.G. Fenton Materials Company. The Master Plan, adopted as an amendment to the Mira Mesa Community Plan, included a mix of industrial park, residential, and park and open spaces uses for the site (Attachment 4). According to the Master Plan, as portions of the site become available for development, planned development permits will be processed consistent with the Master Plan.

The Carroll Canyon Master Plan provides a detailed plan for open space and the restoration of creek and floodplain features; a mix of uses to balance housing and employment opportunities; and a multi-modal circulation system to maximize the use of future transit along the new east-west connection provided by Carroll Canyon Road. A total of 1,800 multi-family dwelling units and three neighborhood parks are planned. The Master Plan emphasizes the importance of transit-oriented development with a new transit station surrounded by a mixed-use core at the northeast corner of Camino Santa Fe and Carroll Canyon.

The first phase of development under the Master Plan provided significant industrial and employment uses for this area, constructing approximately 600,000 square feet of light industrial uses as part of the Fenton Technology Park. In conjunction with this development, the connection of Camino Santa Fe to Miramar Road was also completed. There is an additional 300,000 square feet of industrial park uses remaining to be developed on the portion of the Carroll Canyon Master Plan area west of Camino Santa Fe. Additional industrial development anticipated west of Camino Santa Fe would not be affected by the proposed amendment.

PROPOSED AMENDMENT

This is a request to initiate an amendment to the Mira Mesa Community Plan to modify the land use mix for the remaining undeveloped portions east of Camino Santa Fe (Attachment 5). The proposed amendment would change the designation of the remaining light industrial/office area south of Carroll Canyon Road to accommodate an increase in residential acreage and park acreage. Other minor modifications within the site plan are proposed to accommodate environmentally sensitive areas and updated policies in the General Plan and Airport Land Use Compatibility Plan (ALUCP) for Marine Corps Air Station Miramar.

The proposed amendment would modify the land use mix on the remaining undeveloped portions of the site to allow for an increase in residential acreage and park acreage. The land use mix would be modified as follows:

- Shift residential uses to locate a majority of the proposed housing units in the mixed-use core within ¼-mile of transit and locate lower density adjacent to open space areas;
- Eliminate a light industrial/office area to accommodate a new 23-acre community park; and
- Create a pedestrian network within the site and trail connections to surrounding areas and restored creek system.

The adopted plan designates 52 acres for light industrial and office, 69 acres for residential, 20 acres for parkland, and 40 acres for the mixed-use core. In place of light industrial and office uses, the proposed amendment would increase residential acreage to 96 acres and double the park acreage to 40 acres. The adopted plan calls for the 40-acre mixed-use core to be developed with a minimum of 10,000 square feet of retail uses and 100 multi-family residential dwelling units. The proposed amendment would allow for 130,000 square feet of retail and office and high density residential units to be located in the mixed-use core. The proposed amendment also includes an increase in acres for open space and infrastructure.

DISCUSSION

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 Planning Department has provided an overview of how the following initiation criteria can be met:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The City's General Plan Land Use and Community Planning Element considers the importance of mixed-use villages, focusing growth into mixed-use areas with a combination of residential, commercial, and employment uses integrated into a pedestrian-friendly environment and linked to the regional transit system. The General Plan Mobility Element also promotes transit supportive land use planning and shows the Carroll Canyon corridor for future transit service for transit-oriented developments. The Mira Mesa Community Plan outlines the need for this area to be an intensive mix of land uses relying heavily on transit to reduce automobile use.

Carroll Canyon has been planned as the site for a future mixed-use development, in combination with restoration of the natural areas and creek system. The proposed amendment provides a mix of land uses along Carroll Canyon Road and Camino Santa Fe, both of which provide important connections within Mira Mesa. Although there is Office Industrial included in the land use plan, this area is not designated as Prime Industrial Lands or Other Industrial Lands by the General Plan. It has also been noted by the applicant that this portion of the site is not directly connected to industrial land uses near Miramar Road.

The proposed amendment concentrates additional residential density within a mixed-use core at Camino Santa Fe and Carroll Canyon Road. According to the applicant, the total residential buildout would not change; however, the proposed amendment would allow for more than 50 percent of the residential units to be located within a ¼-mile of the proposed transit station. The proposed amendment increases Medium High residential density near the transit station compared to the Mira Mesa Community Plan. As an area planned for high frequency transit, the increase in residential density near the proposed transit station is consistent with the goals and policies of the General Plan and CAP. The increase in acres proposed for the remaining residential development outside the mixed-use core provides for Medium and Medium Low residential units with lower density adjacent to open space areas of the site.

The proposed amendment provides a new community park to serve the residents and exceeds the population-based park requirement in the Master Plan. The planned neighborhood parks have also been relocated from the periphery of the site closer to the mixed-use core and linked by planned pedestrian trails.

The Mira Mesa Community Plan contains numerous policies related to a restored creek system, linear open space park, and pedestrian and bicycle paths along a revegetated riparian landscape. The plan states, "The paths will provide connections to mixed-use developments, adjacent active park areas and transit systems." A proposed land use amendment to accommodate and prioritize multi-modal transportation throughout the site as well as connect to destinations in the area would also be consistent with the City's CAP goals. Open space in combination with an internal trail network and connections to surrounding areas, further benefits implementation of the Mira Mesa Community Plan.

(b) 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.

The Mira Mesa Community Plan contains an important goal related to parks and recreation, to strive for the "Provision of community and neighborhood park facilities in accordance with General Plan standards and concurrent with community growth." The Mira Mesa Community Plan calls for both active and passive park uses. Community members have maintained the importance of park facilities and the siting of suitable park areas and sports fields for the community. Although the park has not been designed, and would require a General Development Permit, it is anticipated that multiple sports fields and facilities could be accommodated in this area of the site.

To support the mix of proposed land uses in this area, the City has worked with SANDAG regarding their planned operation of high frequency transit along Carroll Canyon Road. Transit stations are an important component of transit operations. The applicant has agreed to both dedicate and construct the transit station in accordance with MTS design standards. Construction of a transit station on the site will further support the City's goals related to CAP implementation. For these reasons, the proposed amendment would provide additional public benefit to the community compared to the planned land use mix and site design.

- (c) **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.**

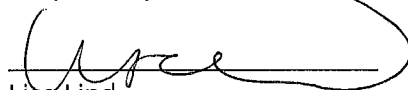
The Mira Mesa Community Planning Area is an urbanized community and all necessary public services are available. The approved Carroll Canyon Master Plan includes a discussion of the utility infrastructure and public facilities required to be implemented to serve the project. If the proposed amendment to the Community Plan is initiated, an analysis of public services and facilities for the modified land use plan would also be conducted with the review of the amendment.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Mira Mesa Community Plan be initiated. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Analyze the appropriate intensity of employment uses for the mixed-use core
- Analyze the appropriate residential densities and unit types to support transit
- Evaluate the appropriate mix and location of affordable housing onsite
- Analyze the ability of the project to incorporate site design measures to orient uses to the street, support the planned transit connections, and activate the Carroll Canyon corridor
- Evaluate circulation network for vehicular, transit, and bicycle/pedestrian modes
- Evaluate transit connections and implementation of Transportation Demand Management measures
- Evaluate the ability of the project to incorporate a high level of sustainable design features and other components for consistency with the Climate Action Plan (CAP)

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,



Lisa Lind
Senior Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments:

1. Mira Mesa Community Planning Group Minutes for April 17, 2017
2. Mira Mesa Vicinity Map
3. Mira Mesa Community Plan Land Use Map
4. Carroll Canyon Master Plan Land Use Map
5. Draft Carroll Canyon Land Use
6. Draft Resolution
7. Ownership Disclosure Statement

**Mira Mesa Community Planning Group
Meeting Minutes**

Attachment 1

Date/Time: Monday, April 17, 2017, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Call to Order. In attendance: Jeff Stevens, Craig Jackson, Bruce Brown, Wayne Cox, Ken Kaplan, Mike Linton, Jon Labaw, Craig Radke, Bari Vaz, Joe Punsalan, Chris Morrow, Marvin Miles, Tom Derr, Julia Schriber, Ralph Carolin

1. Non-Agenda Public Comments:
 - a. Michael Spencer – Scripps Mesa Fireworks: Reported fund raising is only \$6,500 short of goal for full show. July 5th is deadline. T-shirt design contest is being run for school kids in grades K-5. Entries can be made at the schools or at the library. Winner and winner's school get \$25 Barnes and Noble gift card. Deadline for entries is May 1. Website is <http://www.miramesafireworks.org/>.
2. Modifications to the Agenda.
 - a. None.
3. Adopt Previous Meeting Minutes (Action).
 - a. March meeting minutes were circulated to board members. Chair made available an opportunity for corrections. None were requested and the Chair deemed the minutes adopted by unanimous consent.
4. COL Woodworth – MCAS Miramar
 - a. COL Woodworth introduced himself to the community and noted:
 - i. Less noise has been reported over the past few months.
 - ii. The base takes a strong stance against encroachments for public works because once one happens, others follow and degrade mission capabilities.
 - iii. Stowe Trail will open once signage is complete. Mountain bikers will be required to obtain a permit online to use the trail.
 - iv. F35 squadron to come in 2020. Noise levels are the same, but the jets sound different.
5. Report of the Chair
 - a. See attachment.
6. Election of officers: chair, vice-chair, secretary
 - a. Motion was made/seconded by Ken Kaplan/Craig Jackson to retain all three officers, Jeff Stevens as Chair, Ted Brengel as Vice-Chair, Albert Lee as Secretary. Motion carried 12/0/1 with Jeff Stevens abstaining.

**Mira Mesa Community Planning Group
Meeting Minutes**

7. Appointment of Property Owner member

- a. Under new bylaws, two Property Owner seats are appointed rather than elected. In this election the first of the two seats was converted from elected to appointed. Motion was made/seconded by Craig Jackson/Ken Kaplan to appoint Vulcan to the seat. Motion carried 13/0/0.
- b. Mike Linton assumed the seat on behalf of Vulcan, bringing voting members to 14.

8. Old Business

- a. Hanson Aggregates – proposed revisions to Carroll Canyon Master Plan. (Action)
 - i. Action is to initiate community plan amendment to include only the Carroll Canyon Master Plan portion of the community plan.
 - ii. Ken Kaplan recused himself from all discussion and voting. Ken is a director for Circulate San Diego, which is seeking work with Hanson on this project.
 - iii. Hanson briefed Park & Rec, Planning, Circulate San Diego, and Nicole Capretz. All seemed to be positively disposed to the project.
 - iv. Updates were shown to the bike access lanes throughout the community and recreational trails.
 - v. Hanson is examining having a tunnel under Carroll Canyon Road in addition to having a road level crossing. It would be a pedestrian/bike under-crossing just east of the intersection of Camino Santa Fe and Carroll Canyon Road intersection.
 - vi. Showed various parking and field alignments for the community park. It was suggested that they pick a set number of parking alignments, and then show a subset of ideas for field alignments, as the field alignments will be taken up by the Rec Council when establishing the General Development Plan for the park.
 - vii. Motion was made/seconded by Marvin Miles/Bruce Brown as follows: The Mira Mesa Community Planning Group approves the initiation of the proposed amendment of the Mira Mesa Community Plan and Carroll Canyon master plan, with the following comments:
 - 1. The proposed community park is a welcome addition to the project, and will make up for a deficiency in the Community Plan caused by the loss of McAuliffe Community Park to vernal pools.

**Mira Mesa Community Planning Group
Meeting Minutes**

2. The proposed community park should be as wide as possible, and should be completed before any houses are occupied across Carroll Canyon Road from the park.
3. The proposal reduces the size of the Parkdale park at the south end of Parkdale. If the revised plan is approved, the park site should be dedicated to the City as part of this project and the City should not have to buy the property.
4. The trails shown on the plan should be completed as part of the project, including the trails leading up Rattlesnake Canyon to Maddox Park.

viii. Motion carried 11/0/2 with Mike Linton (Vulcan Materials) and Chris Morrow (Hanson Aggregates) abstaining. The vote total is 13 due to the recusal of Ken Kaplan.

- b. Stop sign at Flanders and Barron lane – Judy Anderson. (Action)
 - i. City traffic study did not establish a warrant for a stop sign. Motion was made/seconded by Bruce Brown/Marvin Miles to request the stop sign be installed by the alternative method. Motion carried 13/1/0, Jon Labaw voting no.

9. New Business

- a. Pure Water North City Pump Station and Pipeline project – Brent Eidson
 - i. Presentation is available online. Focus is on construction impacts on Miramar Rd. and nutrient impacts to fish in Miramar Lake.
- b. Pure Water North City Pump Station and Pipeline Site Development Permit – Keli Balo (Action).
 - i. Action requested was recommendation of approval for Site Development Permit. Presentation covered impacts in the Mira Mesa Community Planning Area. City staff cycle review was requested before a vote. The Chair delayed voting on the item by unanimous consent.

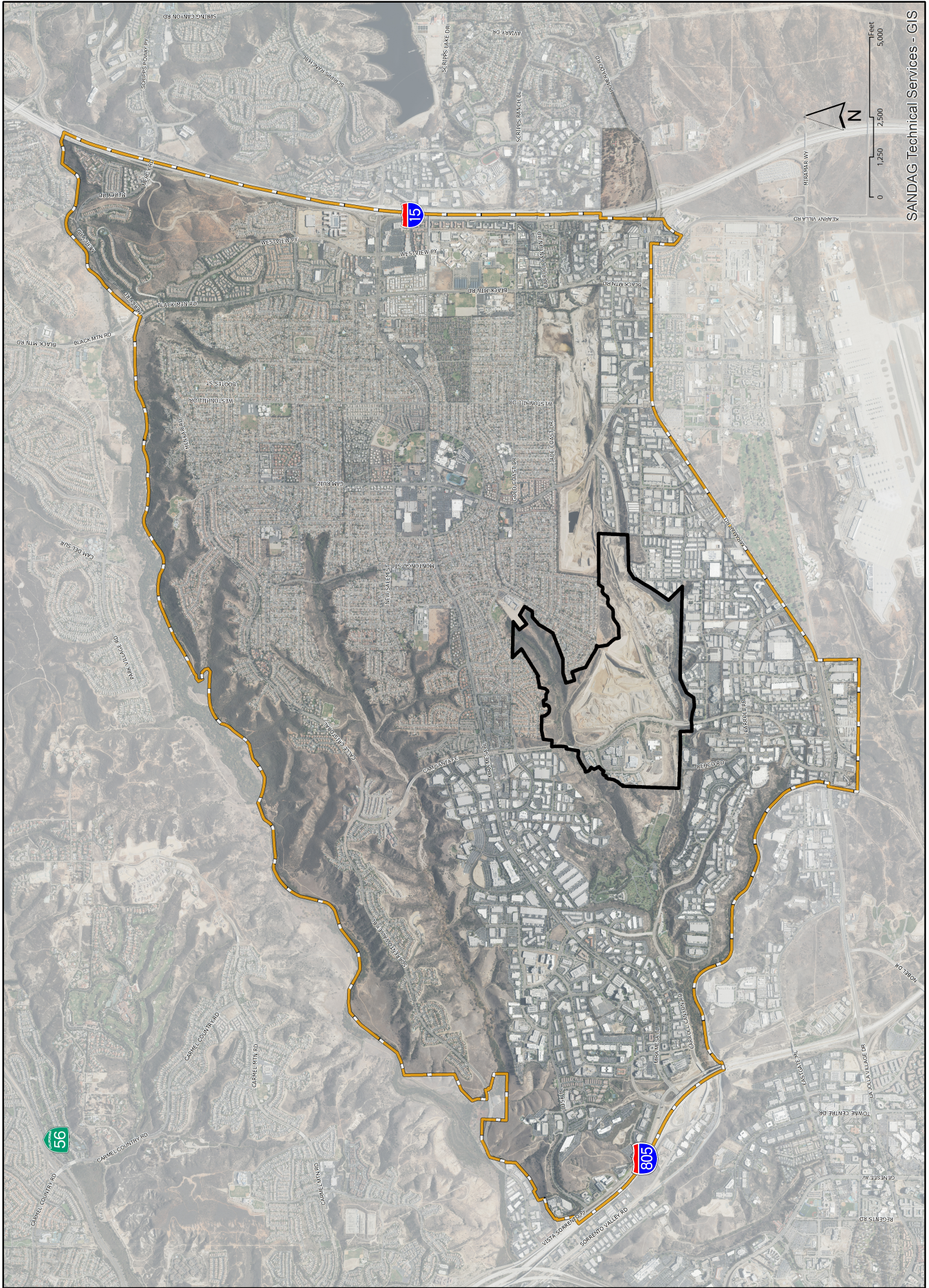
10. Elected Officials/Government Agencies

- a. United States Congress – California 52nd District: No information.
- b. California Senate – District 39: No information.
- c. California Assembly – District 77: No information.
- d. San Diego County – Board of Supervisors District 3: No information.
- e. San Diego – Mayor's Office: No information.

Mira Mesa Community Planning Group

Meeting Minutes

- f. San Diego – City Council District 6: Announced budget town hall on May 23 at theSDG&E Innovation Center on Clairemont Mesa Blvd.
 - g. MCAS Miramar: No information beyond what was presented by COL Woodworth.
 - h. CalTrans/SANDAG: No information.
 - i. City Planning Department – Lisa Lind. Working on assembling pieces of Carroll Canyon Road.
- 11. Announcements: 2 Minutes per speaker. Community groups are encouraged to promote awareness of their events at this point in the meeting.
 - a. Joe LaCava is requesting the opportunity to present on SoccerCity, advocating for a public vote. People in favor of SoccerCity asked to be able to present as well.
- 12. Reports
 - a. Stone Creek Subcommittee: Meetings may resume soon as the Climate Action Plan can provide a framework for environmental evaluations.
 - b. Community Park Subcommittee: No information beyond what was presented by Hanson.
 - c. Sorrento Valley Coaster Station Subcommittee: No information
 - d. Pedestrian Bridge Subcommittee: No information
 - e. Community Planners Committee: Motion was made/seconded by Marvin Miles/John Labaw to reappoint John Horst as alternate to CPC. Motion carried 13/0/0 (Bari Vaz was absent for this vote.)
 - f. Los Peñasquitos Canyon Preserve Citizens Advisory Committee: Next meeting 3rd Thursday of May.
- 13. Adjourn



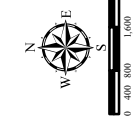
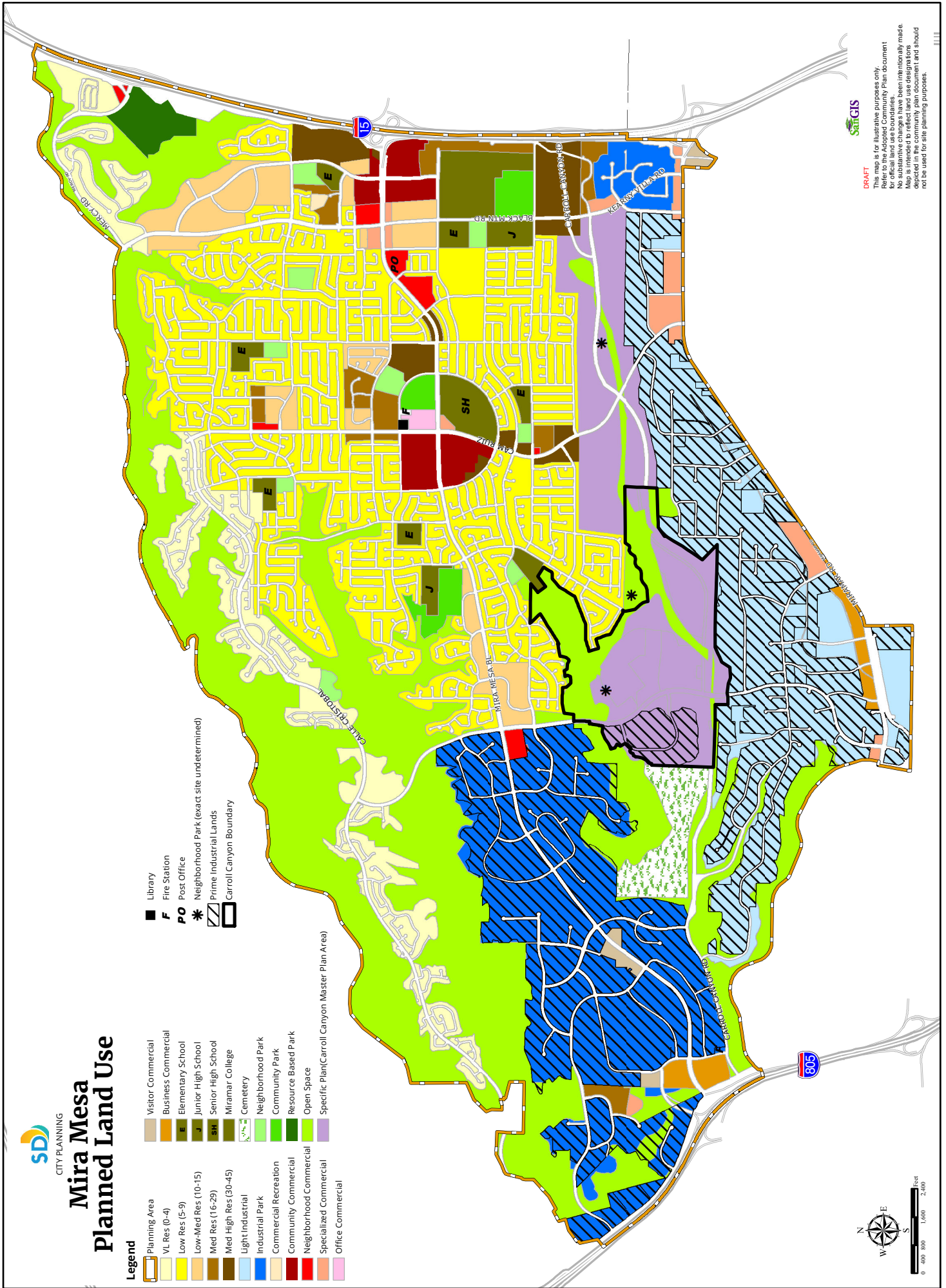
SANDAG Technical Services - GIS

Date: 4/15/2017 Document Path: L:\GIS\GISCommunityPlanning\GIS_MiraMesa_Aerial_Landscape.mxd
Mira Mesa Aerial Landscape
This map was created using data from the following sources:
Aerial Photography: 2015
Topographic Data: 2015
Street Data: 2015
Boundary Data: 2015
Map Scale: 1:50,000
Map Projection: NAD 83
Map Units: Feet
Map Author: SANDAG Technical Services - GIS
Map Date: 4/15/2017

SD CITY PLANNING **Mira Mesa Planned Land Use**

Legend

- | | | |
|--|---|--|
| | Visitor Commercial | |
| | Business Commercial | |
| | Elementary School | |
| | Junior High School | |
| | Senior High School | |
| | Miramar College | |
| | Cemetery | |
| | Neighborhood Park | |
| | Community Park | |
| | Resource Based Park | |
| | Open Space | |
| | Specific Plan (Carroll Canyon Master Plan Area) | |
| | | |



DRAFT
SatGIS

This map is for illustrative purposes only. Refer to the Adopted Community Plan document for more information on the land use designations. No substantive changes have been intentionally made. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes.

LAND USE PLAN

Legend

MR	MEDIUM RESIDENTIAL	43 AC
MHR	MEDIUM HIGH RESIDENTIAL	26 AC
SUB TOTAL		69 AC
MU	MIXED USE	40 AC
O-IND	OFFICE / INDUSTRIAL	113 AC
SUB TOTAL		153AC
	TRANSIT STATION / TRANSIT STOP	153 AC
P	PARKS	1.5 AC
R	MAJOR ROADS	20 AC
OS	OPEN SPACE	36 AC
SUB TOTAL		274.5 AC
GRAND TOTAL		332 AC
		554.0 AC



NOTE: THE INTERIOR STREET CONFIGURATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

2000' RADIUS FROM

CARROLL CANYON

Prepared for: H.G.FENTON MATERIAL CO. 7220 TRADE ST STE. 300 SAN DIEGO, CA 92121



FIGURE 8



T&B Planning Consultants
3242 HALLADAY, SUITE 100
SANTA ANA, CALIF. 92705 (714) 662-2774
5879 ORERUN DRIVE, SUITE 208
SAN DIEGO, CALIF. 92121 (619) 546-8366



PROPOSED AMENDMENT: LAND USE DIAGRAM (1800 DUS + MIXED USE CORE)

PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
MIRA MESA COMMUNITY PLAN

WHEREAS, on May 25, 2017, 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 Mira Mesa Community Plan; and

WHEREAS, the proposed amendment would modify the land use mix for the remaining undeveloped portions of a site located along Carroll Canyon Road in the Carroll Canyon Master Plan area; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; 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:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) 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**
- c) 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 following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Analyze the appropriate intensity of employment uses for the mixed-use core
- Analyze the appropriate residential densities and unit types to support transit
- Evaluate the appropriate mix and location of affordable housing onsite
- Analyze the ability of the project to incorporate site design measures to orient uses to the street, support the planned transit connections, and activate the Carroll Canyon corridor
- Evaluate circulation network for vehicular, transit, and bicycle/pedestrian modes
- Evaluate transit connections and implementation of Transportation Demand Management measures
- Evaluate the ability of the project to incorporate a high level of sustainable design features and other components for consistency with the Climate Action Plan (CAP)

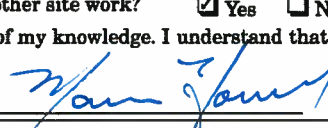
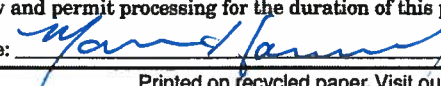
Lisa Lind
Senior Planner
Planning Department

Approved on May 25, 2017
Vote: x-x-x

PTS No. 541541

cc. Legislative Recorder, Development Services Department

 <p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000</p> <p>THE CITY OF SAN DIEGO</p>	<h1>General Application</h1>		<p>FORM DS-3032 AUGUST 2013</p>

Part I (Must be completed for all permits/approvals)	1. Approval Type: <i>Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes</i> <input type="checkbox"/> Electrical/Plumbing/Mechanical <input type="checkbox"/> Sign <input type="checkbox"/> Structure <input type="checkbox"/> Grading <input type="checkbox"/> Public Right-of-Way; <input type="checkbox"/> Subdivision <input type="checkbox"/> Demolition/Removal <input type="checkbox"/> Development Approval <input type="checkbox"/> Vesting Tentative Map <input type="checkbox"/> Tentative Map <input type="checkbox"/> Map Waiver <input checked="" type="checkbox"/> Other: <u>MP Amndmt.</u>									
	2. Project Address/Location: <i>Include Building or Suite No.</i> 9255 Camino Santa Fe San Diego CA 92221		Project Title: Carroll Canyon Master Plan		Project No.: <i>For City Use Only</i>					
	Legal Description: <i>(Lot, Block, Subdivision Name & Map Number)</i> Portions Sec 2 & 3 T15S, R3W, SBB&M, in the AR-1 Zone					Assessor's Parcel Number: 341-051-17 (+ addtl IDS)				
	Existing Use: <input type="checkbox"/> House/Duplex <input type="checkbox"/> Condominium/Apartment/Townhouse <input type="checkbox"/> Commercial/Non-Residential <input type="checkbox"/> Vacant Land									
	Proposed Use: <input checked="" type="checkbox"/> House/Duplex <input checked="" type="checkbox"/> Condominium/Apartment/Townhouse <input checked="" type="checkbox"/> Commercial/Non-Residential <input type="checkbox"/> Vacant Land									
	Project Description: Initiation of Master Plan Amendment for the Carroll Canyon Master Plan, Appx: 1800 DU, 40 Acres Mixed Use, 35+ acres of parks, 1.5 Acre Transit Station, and Open Space									
	3. Property Owner/Lessee/Tenant Name: <i>Check one</i> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant Telephone: _____ Fax: _____ Hanson Aggregates Pacific Southwest Inc. / Marvin Howell (858) 577-2770									
	Address: _____		City: _____		State: _____		Zip Code: _____		E-mail Address: _____	
	PO Box 639069 9229 Harris Plant Road San Diego		CA		92163		Marvin.Howell@hanson.biz			
	4. Permit Holder Name - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.									
Name: Marvin Howell				Telephone: (858) 577-2770			Fax: _____			
Address: _____		City: _____		State: _____		Zip Code: _____		E-mail Address: _____		
PO Box 639069 9229 Harris Plant Road San Diego		CA		92163		Marvin.Howell@hanson.biz				
5. Licensed Design Professional (if required): (check one) <input type="checkbox"/> Architect <input type="checkbox"/> Engineer License No.: _____ Fax: _____										
Name: _____		City: _____		State: _____		Zip Code: _____		E-mail Address: _____		
Address: _____		City: _____		State: _____		Zip Code: _____		E-mail Address: _____		
6. Historical Resources/Lead Hazard Prevention and Control (not required for roof mounted electric-photovoltaic permits, deferred fire approvals, or completion of expired permit approvals) -										
a. Year constructed for all structures on project site: <u>N/A</u>										
b. HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A): <u>N/A</u>										
c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
d. Does the project include any foundation repair, digging, trenching or other site work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.										
Print Name: Marvin Howell				Signature: 			Date: 03/02/2017			
7. Notice of Violation - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? <input type="checkbox"/> No <input type="checkbox"/> Yes, copy attached										
8. Applicant Name: <i>Check one</i> <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent of Property Owner <input type="checkbox"/> Other Person per M.C. Section 112.0102										
Hanson Aggregates Pacific Southwest Inc.				Telephone: (858) 577-2770			Fax: _____			
Address: _____		City: _____		State: _____		Zip Code: _____		E-mail Address: _____		
POBOX 639069 9229 Harris Plant Rd San Diego		CA		92613		Marvin.howell.biz				
Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.										
Signature: 				Date: 03/02/2017						

Project Address/Location: Include Building or Suite No.

9255 Camino Santa Fe San Diego CA 92221

Project No. For City Use Only

9. Contractor Name:

Telephone:

Fax:

N/A

Address:

City:

State:

Zip Code:

E-mail Address:

State License No.:

License Class:

City Business Tax No.: (required per SDMC Section 31.0301)

*** Licensed Contractor's Declaration:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Print Name: N/A

Date: _____

Contractor Signature or authorized agent: _____

10. * Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ b. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Carrier: Marsh USA Inc. Policy No.: WA7-630-509529-017 Expiration Date: 1-1-18

Name of Agent: Sandra Parker Phone No.: 713-276-8585

- ☐ c. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Print Name: Marvin Howell Date: 3-9-17

Contractor, owner, or authorized agent signature: [Signature]

11. * Owner-Builder Declaration: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☐ a. I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).
- ☒ b. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ c. I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: <http://www.leginfo.ca.gov/calaw.html>.

Print Name: Marvin Howell Date: 3-9-17

Owner Signature or authorized agent: [Signature]

A separate Owner-Builder Verification form (DS-3042) must also be signed by the owner.

12. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name: N/A Lender's Address: _____

*** Required per California State Law, Health & Safety Code Section 19625-29**

Clear Form

Clear Page 2

Part II (Must be completed for all Construction Permits, except Grading and Public Right-of-way)



THE CITY OF SAN DIEGO

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 _____

Project Title

Project No. For City Use Only

Carroll Canyon Master Plan

Project Address:

9255 Camino Santa Fe San Diego, CA 92121

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):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

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? DE Corporate Identification No. 52-1064286
☐ 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): <u>Hanson Aggregates Pacific Southwest Inc.</u> <hr/> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <u>P.O. Box 639069 9229 Harris Plant Road 92145</u> <hr/> City/State/Zip: <u>Sand Diego, CA 92145</u> <hr/> Phone No: _____ Fax No: _____ <u>(858) 577-2770</u> <hr/> Name of Corporate Officer/Partner (type or print): <u>Marvin Howell</u> <hr/> Title (type or print): <u>Director of Land Use and Planning / Assistant Secretary</u> <hr/> Signature : Date: <u>March 2, 2017</u>	Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____