

RESOLUTION NUMBER R- 307592

DATE OF FINAL PASSAGE JUL 23 2012

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING PLANNED DEVELOPMENT
PERMIT NO. 855751 FOR SANDY LANE – PROJECT
NO. 237907.

WHEREAS, Sandra L. McDowell Barczewski, Trustee of Sandra L. McDowell Barczewski Trust, Owner, and Marc Perlman, Managing Member of Sandy Lane PHR LLC, Permittee, filed an application with the City of San Diego for a permit to subdivide the property into 12 lots, including ten residential lots, a driveway lot, and an open space lot, and to construct ten single family residences (as described in and by reference to the approved Exhibits "A" on file with the Development Services Department and corresponding conditions of approval for the associated Permit No. 855751), on portions of a 1.47-acre property; and

WHEREAS, the project site is located on a vacant lot west of Rancho Santa Fe Farms Road, north of Caminito Mandiola, and south of Rancho Del Sol Way, located at 13551 Rancho Santa Fe Farms Road, in the RX-1-2 Zone of the Pacific Highlands Ranch Community Plan Area; and

WHEREAS, the project site is legally described as Parcel 1, Parcel Map No. 20874; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on July 13, 2012, the City Council of the City of San Diego considered Planned Development Permit No. 855751 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 855751:

PLANNED DEVELOPMENT PERMIT - SAN DIEGO MUNICIPAL CODE (SDMC)
SECTION 126.0604

1. The proposed development will not adversely affect the applicable land use plan. The property is located at 13551 Rancho Santa Fe Farms Road in the RX-1-2 Zone, the Pacific Highlands Ranch Subarea Plan area. The approximately 1.47-acre site is vacant and is within a mix of residentially developed areas and other vacant parcels. The project proposes a Planned Development Permit, Public Right-of-Way Vacation and Vesting Tentative Map to subdivide the 1.47-acre property into 12 lots, including ten residential lots and to construct ten single-family residences. The project site is designated "Peripheral Residential" in the Pacific Highlands Ranch Subarea Plan, which specifies a density range of 5-9 dwelling units per acre for this land use designation, which would allow up to 13 units on this site of this size. One of the main design principles for Peripheral Residential developments is "linking local streets with adjacent neighborhoods, avoidance of closed loop subdivisions." The project would implement this principle through multiple pedestrian access points to abutting public streets. While automobile access is proposed at a single point via the T-shaped driveway, shared pedestrian access is proposed at two points, along the driveway and at the pocket park. Individual pedestrian access directly to the public right-of-way is proposed to be provided from 5 of the 10 homes. The project is consistent in character, density, scale and intensity with the established residential development of adjacent projects. The project would implement the goals of the Plan by providing a residential development that is compatible with the surrounding peripheral residential uses and consistent with the Plan's community design standards.

Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The property is located at 13551 Rancho Santa Fe Farms Road in the RX-1-2 Zone, the Pacific Highlands Ranch Subarea Plan. The approximately 1.47-acre site is currently vacant and is within an area mixed with mostly residential development and other residentially zoned vacant property. The project proposes a Planned Development Permit, Public Right-of-Way Street Vacation and Vesting Tentative Map to subdivide the 1.47-acre property into 12 lots, including ten residential lots, each containing a minimum of 3,000 square feet, and to construct ten single-family residences.

The Pacific Highlands Ranch Subarea Plan (PHRSP) and accompanying Master Environmental Impact Report (MEIR) No. 96-7918 were prepared by the City of San Diego as Lead Agency under the California Environmental Quality Act, and certified on July 28, 1998 by the San Diego City Council. The PHRSP and MEIR analyzed the impacts that would potentially result from the development described in the Subarea Plan.

The proposed project was described by type, use, intensity, and location in the MEIR and is within the scope of the MEIR. Project implementation will not result in any additional impacts beyond those identified in the MEIR. All applicable mitigation measures set forth in the MEIR have been incorporated into the proposed project through a project-specific Mitigation, Monitoring and Reporting Program (MMRP). The proposed project includes mitigation measures to offset potential impacts to the environment in the area of Paleontology. Implementation of the Mitigation, Monitoring and Reporting Program would reduce potential impacts to below a level of significance.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project.

Therefore, the project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. The property is located at 13551 Rancho Santa Fe Farms Road in the RX-1-2 Zone, and the Pacific Highlands Ranch Subarea Plan. The approximately 1.47-acre site is currently vacant and is within a mix of vacant land or developed area of one multi-family development and single-family residences on predominantly one-acre to half acre lots. The project proposes a Planned Development Permit, Public Right-of-Way Vacation and Vesting Tentative Map to subdivide the property into 12 lots, including ten residential lots, each containing a minimum of 3,000 square feet, and to construct ten single-family residences. The project proposes deviations as allowed through a Planned Development Permit (PDP) per section 126.0602(b).

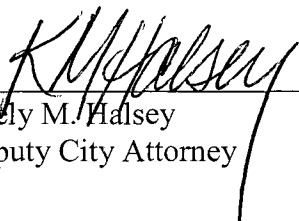
A deviation is requested for street frontage, as all of the proposed lots will front onto the proposed private driveway. The project site has an existing private landscape easement located along the south end of the project, within the proposed open space lot. This constraint, along with the limited overall size of the project site, made the proposed private T-shaped driveway design one which City Staff could support. One of the goals of the PHRSP is to link local streets with adjacent neighborhoods and the avoidance of closed loop subdivisions. Due to the existing constraints to the project site, an open loop subdivision design became impractical. The street frontage deviation can be supported, however, because the design for the lots and the layout of the homes supports the PHRSP community design guidelines and characteristics of a peripheral residential development.

The second deviation is to allow a reduced front setback as illustrated on the site plan. The proposed design includes a varied or staggered setback design, which still meets the purpose and intent of the RX Zone regulations and does not negatively impact the peripheral character of the community. The minimum unit separation is ten feet in at least one direction around each structure. This project does not meet that for three of the ten residences. However, when considered as a whole, with the added passive park area, increased landscaping, decorative paving, non-contiguous sidewalks and varied setbacks, City Staff viewed the design in general conformity with the regulations. The fence height is normally lower within a front or street side setback in order to provide greater traffic visibility in those areas. However, in this case, the street is a private driveway with anticipated lower traffic volume and traffic speed than a conventional street.

When considering the project as a whole, these deviations are minor in scope and the proposed modifications provide for a more desirable design, with all the pedestrian orientated improvements, such as the passive park, non-contiguous sidewalks and decorative paving, than would be achieved through the strict application of the development regulations.

BE IT FURTHER RESOLVED that Planned Development Permit No. 855751 is hereby granted to Sandra L. McDowell Barczewski, Trustee of Sandra L. McDowell Barczewski Trust, Owner, and Marc Perlman, Managing Member of Sandy Lane PHR LLC, Permittee, under the terms and conditions set forth in that permit, which is attached and incorporated herein by reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Keely M. Halsey
Deputy City Attorney

KMH:als
07/06/12
07/23/12 COR.COPY
Or.Dept:DSD
Doc. No. 379396_5

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001738

PLANNED DEVELOPMENT PERMIT NO. 855751
SANDY LANE - PROJECT NO. 237907
CITY COUNCIL

This Planned Development Permit is granted by the City Council of the City of San Diego to Sandra L. McDowell Barczewski, Trustee of Sandra L. McDowell Trust, Owner, and Marc Perlman, Managing Member of Sandy Lane PHR LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601. The 1.47-acre site is located on a vacant lot west of Rancho Santa Fe Farms Road, north of Caminito Mandiola and south of Rancho Del Sol Way, located at 13551 Rancho Santa Fe Farms Road in the RX-1-2 Zone of the Pacific Highlands Ranch Community Plan. The project site is legally described as: Parcel 1, Parcel Map No. 20874.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide the property into 12 lots, including ten residential lots, a common driveway lot, and an open space lot, and construct ten single family residences described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July ~~23~~, 2012, on file in the Development Services Department.

The project shall include:

- a. To subdivide the property into ten residential lots, each lot containing a minimum of 3,000 square feet, one common driveway lot, and one open space lot, and to construct ten single family residences, each residence varying in size from approximately 2,403 square feet to 2,722 square feet of total gross floor area on the 1.47-acre property;
- b. Deviations to front yard setbacks, rear yard setbacks, minimum street frontage, minimum separation between buildings and to allow a 5-foot solid fence within the street side setback of Lot 2, and within the front setback of Lot 3, as shown on Exhibit "A,"

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. One open space – passive recreation easement area over lots 2 and 3; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 23, 2015.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Master Environmental Impact Report, No. 96-7918 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Master Environmental Impact Report, No. 96-7918 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area: Paleontology.

AFFORDABLE HOUSING REQUIREMENTS:

15. This project is subject to the affordable housing requirements of the NCFUA Framework Plan and the Pacific Highlands Ranch Subarea Plan. Prior to issuance of the first residential building permit, the Applicant shall pay a fee to the San Diego Housing Commission in conformance with the NCFUA Framework Plan requirements for affordable housing based on the current fee amount at that time. The current rate of the fee is equal to \$4,840 per market rate unit, and is subject to change.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

20. The Planned Development Permit (PDP) shall comply with the conditions of the final map for Sandy Lane Vesting Tentative Map No. 492069.
21. The drainage system proposed for this development and outside of the public right-of-way is private, shall be privately maintained and subject to approval by the City Engineer.
22. All driveways and curb openings shall comply with City Standard Drawings G-14A G-14B, G-16 and SDG-100.
23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
25. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
26. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
27. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to

the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

28. Prior to issuance of any construction permits for buildings a water budget shall be provided in accordance with the Water Conservation Requirements-Section 142.0413, Table 142-04I.

29. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual. The Irrigation audit shall certify that all plants, irrigation systems, and landscape features have been installed and operate as approved by the Development Services Department prior to occupancy of use.

30. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

31. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a site manner to allow each tree to grow to its mature height and spread.

32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

33. Owner/Permittee shall maintain a minimum of twenty (20) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

35. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
37. Prior to building permit issuance, the Owner/Permittee shall submit building plans, subject to approval by Development Services Department, which show how the project would comply with the City Municipal Code regarding noise and the City of San Diego Noise Thresholds (Table NE-3 in the General Plan Noise Element). Standard or enhanced construction practices shall be shown on the plans as necessary to mitigate interior noise to less than significant levels where applicable.
38. Prior to issuance of the Certificate of Occupancy, the Owner/Permittee shall provide proof of compliance of exterior and interior noise with the City Municipal Code via City inspection and through the provision of "As Built" acoustical report results which shall be completed to the satisfaction of the City ADD or designee. Standard or enhanced construction practices shall be utilized to mitigate interior noise to less than significant levels where applicable.

TRANSPORTATION REQUIREMENTS

39. The proposed project shall comply with the Pacific Highlands Ranch Transportation Phasing Plan and Mitigation Monitoring and Reporting Program.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing 16 inch water main and services per drawing 24661-D.
41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water facilities, including services and meters, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego sewer design guide.
44. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

GEOLOGY REQUIREMENTS:

46. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

47. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- A Facilities Benefit Assessment (FBA) will apply to this project. The FBA is currently estimated at \$872,450 for 10 single family dwelling units (10 x \$87,245). The FBA is subject to change upon Council approval of an update of the Pacific Highlands Ranch Public Facilities Financing Plan and/or the start of each fiscal year (July 1).
- The development within Pacific Highlands Ranch is subject to a Transportation Phasing Plan which limits development until certain transportation improvements have been satisfied.

APPROVED by the City Council of the City of San Diego on JUL 23 2012, 2012, and by Resolution 307592

Permit Type/PTS Approval No.: PDP No. 855751

Date of Approval: _____, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Glenn R. Gargas, AICP
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

**SANDRA L. MCDOWELL BARCZEWSKI,
TRUSTEE OF SANDRA L. MCDOWELL
BARCZEWSKI TRUST**

Owner

By _____

**MARC PERLMAN, MANAGING MEMBER
OF SANDY LANE PHR LLC**

Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**