

RESOLUTION NUMBER R-289509

ADOPTED ON DECEMBER 2, 1997

WHEREAS, Catholic Healthcare West, Owner, and Presley Homes, Permittee, filed an application with The City of San Diego for the development of detached homes on individual lots accessed through private streets including a tot lot and off-site pedestrian accessway, on a 12.70-acre site located at the southeast corner of the intersection of Mercy Road and Kika Court, more particularly described as Parcel 2 of Parcel Map No. 14491, in the R1-10,000/A1-10/HR zones (proposed rezone R-3000/HR), in the Mira Mesa Community Plan Area; and

WHEREAS, the Planning Commission of The City of San Diego voted to recommend City Council approval of the project; and

WHEREAS, the matter was set for public hearing on December 2, 1997, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Planned Residential Development (PRD)/Resource Protection Ordinance (RPO) Permit No. 96-7108:

PLANNED RESIDENTIAL DEVELOPMENT (PRD) FINDINGS:

A. The proposed use will fulfill a community need and will not adversely affect the City's Progress Guide and General Plan or the adopted community plan.

The proposed project requires a rezone from A1-10/R1-10,000(HR) to R-3000 (HR) consistent with the land use designation of medium density residential (12-18 du/ac) within the Mira Mesa Community Plan. The residential use is consistent with surrounding residential development that provides clustered type of development and open space areas. The site is bounded by two higher-density multi-family residential developments, a major arterial road and a

freeway. The residential development proposal would be consistent with the recommendation of the Mira Mesa Community Plan.

The development would include 113 detached residential units, private driveways, common open space areas, an off-site pedestrian walkway and associated infrastructure improvements including streets, water and sewer connections. The owner has previously dedicated 59 acres of natural open space to the City of San Diego located adjacent to this development, and would also provide 3.25 acres of usable open space on-site.

The project proposes to improve a portion of Alemania Road, turning an abandoned degraded road into a pedestrian accessway, landscaped with trees and a walkway. The pedestrian accessway is designed to connect Kika Court to the southern portion of Mercy Road. The addition of the accessway to the project conforms with the Progress Guide's Recommendation to "Study the Use of Underutilized Street Areas for Recreation and Community Purposes" (p. 392). Presley Homes has provided the conceptual design for the entire accessway and has included it as part of the CEQA analysis for the proposed residential development. As proposed, the project would comply with the land use, density, and public improvement requirements for this site per the Mira Mesa Community Plan, and the Progress Guide and General Plan, and the proposed R-3000 Zone as allowed under the PRD permit.

B. The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other properties in the vicinity.

The proposal for 113 detached residential units would be compatible with the land uses and densities within the surrounding multi-family residential neighborhood. The project would be improved with landscaping and amenities to enhance the development as well as the neighborhood. Perimeter landscaping including street trees and landscaped noise wall has been provided for adequate buffer between busy roadways.

The project permit, PRD/RPO No. 96-7108, prepared for this project provides conditions to insure project compliance with all relevant regulations of the San Diego Municipal Code to assure that the safety and general welfare of persons residing or working in the area. The conditions include compliance with the Landscape Ordinance, Open Space requirements and incorporates the Mitigation Monitoring and Reporting Program required for this project and outlined within Mitigated Negative Declaration No. 96-7108. The City's Fire Marshall and Development Services has also indicated that there would be proper access for traffic and fire protection. Conditions for the Tentative Map would require the proper installation of infrastructure improvements including drainage, water and sewer conditions.

C. The proposed use will fully comply with the relevant regulations of the Municipal Code in effect for this site.

The proposed residential project will comply with applicable development regulations including the Planned Residential Development Ordinance, the Resource Protection Ordinance,

the Hillside Review Overlay Zone Ordinance and the "Hillside Design and Development Guidelines." Although the setbacks and lot sizes deviate from the standard R-3000 zoning requirements, the PRD ordinance allows flexibility for design options. The project has been reviewed for its overall design and is consistent with the purpose and intent and of the PRD Ordinance.

RESOURCE PROTECTION ORDINANCE (RPO) FINDINGS:

A. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive natural resources and environmentally sensitive areas.

The proposed residential development would be constructed on a previously graded lot that has regrowth of sensitive species and habitats. As identified in Mitigated Negative Declaration No. 96-7108, the site contains both sensitive slopes and sensitive biological resources as identified by RPO. The proposed development would impact slopes, upland and wetland biological habitats and could potentially impact paleontological resources, however, the project's impacts to upland areas would be mitigated to a level below significance through the conveyance of a 15 acre off-site open space parcel to the City. Wetland impacts would also be mitigated through restoration of a wetlands area within the Los Peñasquitos Reserve which would minimize the overall impacts to habitats that are more sensitive and functional than those that exist on this exclusive lot. Potential paleontological resources would not be significantly impacted because grading of the site would be monitored for their discovery and salvation. Conditions of the PRD/RPO Permit require compliance with the Mitigation Monitoring and Reporting Program as outlined in Mitigated Negative Declaration No. 96-7108; therefore impacts to sensitive resources have been minimized.

B. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and resources located in adjacent parks and recreation areas and will provide adequate buffer areas to protect such resources.

Surrounding land uses include residential to the north and south, Mercy Road and undeveloped property to the west, and I-15 to the east. The proposed development would not affect off-site environmentally sensitive habitats, resources or parks.

C. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards.

The site has been previously graded, altering its original natural land form. The proposed development would change the graded fill landform. The development would not alter the course or flow of flood waters, nor significantly affect absorption and drainage patterns. The site is located in an area of low to moderate risk from a geologic hazard; however, a geologic reconnaissance would be required prior to obtaining a building permit to insure any risk from geologic forces will be mitigated for. The development would be accessible to fire response

vehicles and the brush-fire hazard is below the level requiring its management per the guidelines of the *Landscape Technical Manual*.

D. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas.

The site is bounded by a apartment complex to the north, a condominium complex to the south, Interstate 15 (seventy feet higher in grade) immediately to the east and a four lane major road (Mercy Road) to the west. The project design is consistent with other patterns of development in the area, and would enhance a disturbed and visually degraded site. Due to the site's proximity to Los Peñasquitos reserve, the pedestrian access improvements along Alemania Road would use native species in a respectful effort to mimic the overall visual character of the area. The accessway will also restore an area where trash is currently being illegally dumped.

E. The proposed development will conform with the City's Progress Guide and General Plan, the applicable community plan, the Local Coastal Program, or any other applicable adopted plans and programs in effect for this site.

The proposed residential use of the site is in conformance with the Mira Mesa Community Plan which recommends that this site be developed at a medium density residential use (12-18 du/ac). Although the project proposes 9 du/ac on this lot, the density is consistent when averaged out with the (higher-end) densities of the existing developments adjacent to this site. The site has been previously graded for development and is unconnected to any existing or proposed open space system. The project would be in conformance with Mira Mesa Community Plan, and Progress Guide and General Plan.

RPO ALTERNATIVE COMPLIANCE FINDINGS:

A. There are no feasible measures that can further minimize the potentially adverse effects on environmentally sensitive lands.

The proposed development would provide an extraordinary benefit to the public through its implementation of the proposed mitigation program. The site is surrounded by existing developments and unconnected to any significant open space system, therefore it is not as valuable to the City's overall preservation efforts of significant environmentally sensitive lands. The development would restore wetlands habitat to a drainage area within Los Peñasquitos Reserve at a 3:1 land area ratio and also convey for permanent open space preservation, to the City a 15-acre parcel within the Multi Habitat Planning Area (MHPA). Both these reserves are considered highly desirable preservation areas, and the conveyed parcel is larger than the normally acceptable mitigation ratio of 1:1, therefore the dedicated open space is an extraordinary benefit that furthers the MHPA objectives, and would provide long term benefits citywide.

B. Alternative compliance for the development will not adversely affect the City's Progress Guide and General Plan.

The proposed residential development with off-site dedicated open-space would be consistent with the Mira Mesa Community Plan and the City's General Plan. The proposed alternative compliance mitigation measures would improve habitat in Los Peñasquitos Reserve which the Progress Guide states: "is the last major river-oriented woodland in San Diego that has remained (mostly) intact" (p. 334). Conveyance and preservation of an open space parcel within an area identified for preservation by the City is highly desirable.

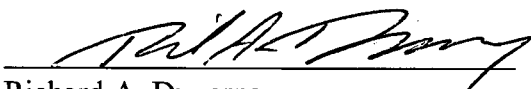
C. The proposed development will conform to the adopted community plan for the area and any other applicable plans, policies and ordinances in effect for this site.

The Mira Mesa Community Plan identifies this site for residential development. Alternative compliance to allow impacts to wetland areas would be mitigated through restoration and preservation of environmental sensitive areas that are identified as such in both the community plan and the Multi Habitat Planning Area (MHPA), thereby conforming with their goals.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the Planned Residential Development/Resource Protection Ordinance Permit No. 96-7108 is hereby granted to Catholic Healthcare West, Owner, and Presley Homes, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
01/12/97
Att: PRD/RPO 96-7108
Or.Dept:Clerk
R-98-690
Form=permitr.frm

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED RESIDENTIAL DEVELOPMENT (PRD) /
RESOURCE PROTECTION ORDINANCE (RPO) PERMIT
NO. 96-7108
MERCY ROAD HOMES
CITY COUNCIL

This Planned Residential Development/Resource Protection Ordinance Permit is granted by the Council of The City of San Diego to CATHOLIC HEALTHCARE WEST, Owner, and PRESLEY HOMES, Permittee, pursuant to Sections 101.0900 and 101.0462 of the Municipal Code of The City of San Diego on a 12.70-acre site. The project site is located at the southeast corner of the intersection of Mercy Road and Kika Court in the R1-10,000/A1-10/HR Zones existing on the site to be rezoned as R-3000/HR of the Mira Mesa Community Plan Area. The project site is legally described as Parcel 2 of Parcel Map No. 14491.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner and Permittee to develop detached homes on individual lots accessed through private streets as described herein and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated December 2, 1997, on file in the Office of Development Services. The facility shall include:

- a. 113 detached homes ranging from 1,774 to 2,053 square feet including garage; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and
- d. Five open space lots including a 0.13-acre tot lot to maintained by the Home Owners Association; and
- e. A pedestrian walkway system developed on- and off-site to be maintained by the Owners and/or Home Owners Association; and

f. Accessory improvements including, but not limited to, and determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Mira Mesa Community Plan, California Environmental Quality Act (CEQA) guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

2. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

3. 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 Permittee signs and returns the permit to Development Services; and

b. The permit is recorded in the office of the San Diego County Recorder.

4. Unless this permit has been revoked by The City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

5. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

6. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

7. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. section 1531 et seq.)

8. In accordance with authorization granted to The City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game (CDFG) pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program (MSCP), The City of San Diego through the issuance of this permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of The City of San Diego Implementing Agreement (IA), executed on July 16, 1997 and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by The City of San Diego pursuant to this permit shall be altered in the future by The City of San Diego, USFWS or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.

9. The applicant shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for people with disabilities may be required.

10. Before issuance of any building permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 2, 1997, on file in the Office of Development Services. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either

utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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 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.

12. Prior to issuance of any grading permits for this project, a final subdivision map shall be recorded on the subject property. An advanced grading permit that is in conformance with the other conditions of this permit may be issued prior to recordation of the Final Map.

13. Rezoning of the subject property shall become effective with recordation of the corresponding final subdivision map for the project site.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. Prior to the issuance of any grading permits the mitigation parcel (15-acre parcel of land (APN #315-040-49), as described in the Biological Resources Report and Impact Analysis prepared by Dudek & Associated on June 6, 1997) shall be conveyed by the Owner/Permittee to the City for preservation as permanent open space. The applicant shall provide the Director of the Development Services Department with proof of conveyance of the offsite mitigation parcel to the City prior to issuance of this grading permit.

15. Prior to the issuance of a grading permit for the project, the Owner/Permittee shall initiate implementation of the Wetland Mitigation and Monitoring Plan (Appendix F of the Biological Resources Report and Impact Analysis prepared by Dudek & Associates on June 6, 1997). To ensure compliance with the requirements of the revegetation plan, a surety bond shall be posted with the Environmental Services Manager. Prior to the release of the bond the revegetated wetland area shall be reviewed by a certified biologist, and the Director of

Development Services who shall have concurred that the measures required in the Wetland Mitigation and Monitoring Plan have been implemented.

16. Prior to the issuance of a grading permit for the project, the owner/permittee shall identify the need for, and if required have received a federal Clean Water Action Section 404 permit from the Army Corps of Engineers and an agreement under Section 1603 of the Fish and Game Code as required for proposed disturbance of onsite wetland habitat. The Owner/Permittee shall demonstrate compliance with the Wetland Mitigation and Monitoring Plan to the satisfaction of the permitting agencies.

17. The Owner/Permittee shall be responsible for constructing noise attenuation barriers as recommended in the "Acoustical Assessment Report" for Mercy Road Homes prepared by Dudek & Associates and dated February 28, 1997. The location of on-site noise attenuation barriers shall be consistent with Figure 3, "Noise Barrier Locations and Heights," of the above referenced report.

18. Prior to the issuance of a building permit, an interior acoustical analysis shall be prepared and submitted to the Noise Abatement Officer, Building Inspection Department. The report shall demonstrate that interior noise levels would be reduced to 45 dB(A) CNEL or less, based on future traffic volumes of Mercy Road and Interstate 15.

ENGINEERING REQUIREMENTS:

19. The Planned Residential Development/Rezone Permit shall comply with the conditions of the final map for Tentative Map No. 96-7108.

20. Vehicular access to the dwelling units within the PRD shall be by means of privately maintained, unnamed, non-dedicated private driveways constructed in a manner satisfactory to the City Engineer.

21. All unit driveways shall be provided with a 20-foot minimum depth behind the sidewalk to allow for two standard size vehicles without encroaching into the sidewalk area. An average of 17-foot setback with a minimum of 16-foot setback may be considered with rolled up garage doors.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure that there will be building address numbers visible and legible from the street or road fronting property or a directory (UFC 901.44), and show location of all fire hydrants on plot to conform to Fire Department Policy #F-85-1 (UFC 903:2).

23. Prior to the obtaining an occupancy permit for any unit, the Owner/Permittee shall provide a lighted directory at each entry to the subdivision's units satisfactory to the Fire Marshall.

PLANNING/DESIGN REQUIREMENTS:

24. No fewer than 226 off-street parking spaces (provided by two-car garages for each unit) and 51 curbside spaces for guest parking shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated December 2, 1997, on file in the Office of Development Services. Parking spaces shall comply at all times with San Diego Municipal Code, Chapter X, Article 1, Division 8, and shall not be converted for any other use unless otherwise authorized by the City Manager.

25. There shall be compliance with the regulations of the underlying zone(s) unless a deviation to a specific regulation(s) is approved as a provision of this permit. Where there is a conflict between a provision of this permit (including exhibits) and a regulation of the underlying zone, the regulation shall prevail unless the provision was specifically approved as part of this permit.

26. Prior to the recordation of the corresponding final subdivision map, a pedestrian access easement from Kika Court through the subdivision to Alemania Road shall be recorded on the project site.

27. Prior to the issuance of any occupancy permit for any unit in the second phase of this project's development (i.e., after the first phase of 50 units), the Owner/Permittee shall obtain landscape inspection approval for the improvements of a free and clear, paved public pedestrian accessway from Kika Court, through the subdivision, along Alemania Road to Mercy Road including the installation of irrigated trees, and non-irrigated hydroseed, as shown on Exhibit "A," dated December 2, 1997, on file in the Office of Development Services.

28. The Owner/Permittee shall notify all future lot owners of the required pedestrian accessway as shown on Exhibit "A," dated December 2, 1997, on file in the Office of Development Services; and said future owners do waive any right to oppose the pedestrian accessway's implementation, maintenance or existence unless this permit has been amended to allow for the removal of this public benefit.

29. The noise wall shall be designed according to the Mitigation Monitoring and Reporting Program and provide columns at approximately 50 feet on center and an irrigated planting area on the walls street-facing side. Creeping and clinging vines

shall be installed and maintained to grow on the street side of the blank portion of the wall(s).

30. All signage associated with this development shall be consistent with sign criteria established by the citywide sign regulations.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

32. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

33. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

34. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

LANDSCAPE REQUIREMENTS:

35. Prior to issuance of grading permits, interim landscape construction documents for erosion control measures, including hydroseeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the Environmental Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," dated December 2, 1997, on file in the Office of Development Services, and all other applicable conditions of related permits.

36. The timely erosion control including planting and seeding of all slopes and pads consistent with the approved plans is considered to be in the public interest and the Permittee shall initiate such measures within 45 days from the date that the grading of the site is deemed to be complete. Such erosion control and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the *Landscape Technical Manual*.

37. Prior to issuance of building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated December 2, 1997, on file in the Office of Development Services. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

38. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

39. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner, shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the *Landscape Technical Manual*.

40. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

41. Tree planting size at the south edge of the site adjacent to the existing development shall be increased by 20 percent than what is shown on landscape plan dated September 8, 1997.

APPROVED by the Council of The City of San Diego on December 2, 1997, by Resolution No. 289509.

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AUTHENTICATED BY THE CITY MANAGER

By _____

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

CATHOLIC HEALTHCARE WEST
Owner

By _____

PRESLEY HOMES
Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

1/12/98
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