

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
18.1
(ID # 6553)

MEETING DATE:
Tuesday, March 20, 2018

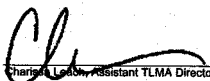
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7939 AND ORDINANCE NO. 348.4879 - No new environmental documentation is required – Applicant: James Delhamer, Silverhawk Self-Storage, LLC – Engineer/Representative: Mariza Suarez, Saxon Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Light Industrial (CD:LI), Highway 79 Policy Area – Location: Northerly of Murrieta Hot Springs Rd., southerly of Commerce Ct., easterly of Townview Ave., and westerly of Calistoga Dr. – 4.36 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: Change of Zone No. 7939 and the associated zoning ordinance will establish the legal boundary of Planning Area 9 within the Winchester Properties Specific Plan No. 213. APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 227** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

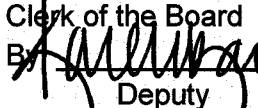
ACTION: Policy


Charles London, Assistant TLMA Director 3/8/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance No. 348.4879 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: March 20, 2018
xc: Planning, COB

Kecia Harper-Ihem
Clerk of the Board

Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

2. **APPROVE CHANGE OF ZONE NO. 7939** establishing the legal description for Planning Area 9 within Specific Plan No. 213, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4879** amending the zoning in the Rancho California Area shown on Map No. 2.2424 Change of Zone No. 7939, attached hereto and incorporated herein by reference, and establishing the boundary of Planning Area 9 within Specific Plan No. 213.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located in Planning Area 9 of Specific Plan No. 213. Planning Area 9 in Specific Plan No. 213 is designated Town Center/Commercial. Change of Zone No. 7939 will establish the boundary of Planning Area 9.

The Planning Commission approved Conditional Use Permit No. 3742 on March 15, 2017, for a 136,411 square foot self-storage (mini-warehouse) facility. Condition of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.

Environmental Impact Report No. 227 was certified for Specific Plan No. 213, and Planning Area 9 was designated Town Center/Commercial in the land use plan for the approved Specific Plan No. 213. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213 or to the approved uses and development standards for Planning Area 9. It is only establishing the legal description for Planning Area 9 within Specific Plan No. 213. Therefore, no new environmental documentation is required because all potentially significant effects of the project have been adequately analyzed in EIR No. 227 which was certified for Specific Plan No. 213.

The Planning Commission heard the project on February 21, 2018. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of Change of Zone No. 7939 with a 5-0 vote.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL

Additional Fiscal Information:

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4879
- B. PLANNING COMMISSION MINUTES
- C. PLANNING COMMISSION STAFF REPORT
- D. INDEMNIFICATION AGREEMENT



Scott Bruckner

3/12/2018



Gregory V. Priamos, Director County Counsel

3/6/2018

1 ORDINANCE NO. 348.4879

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2424, Change of Zone Case No. 7939" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: 

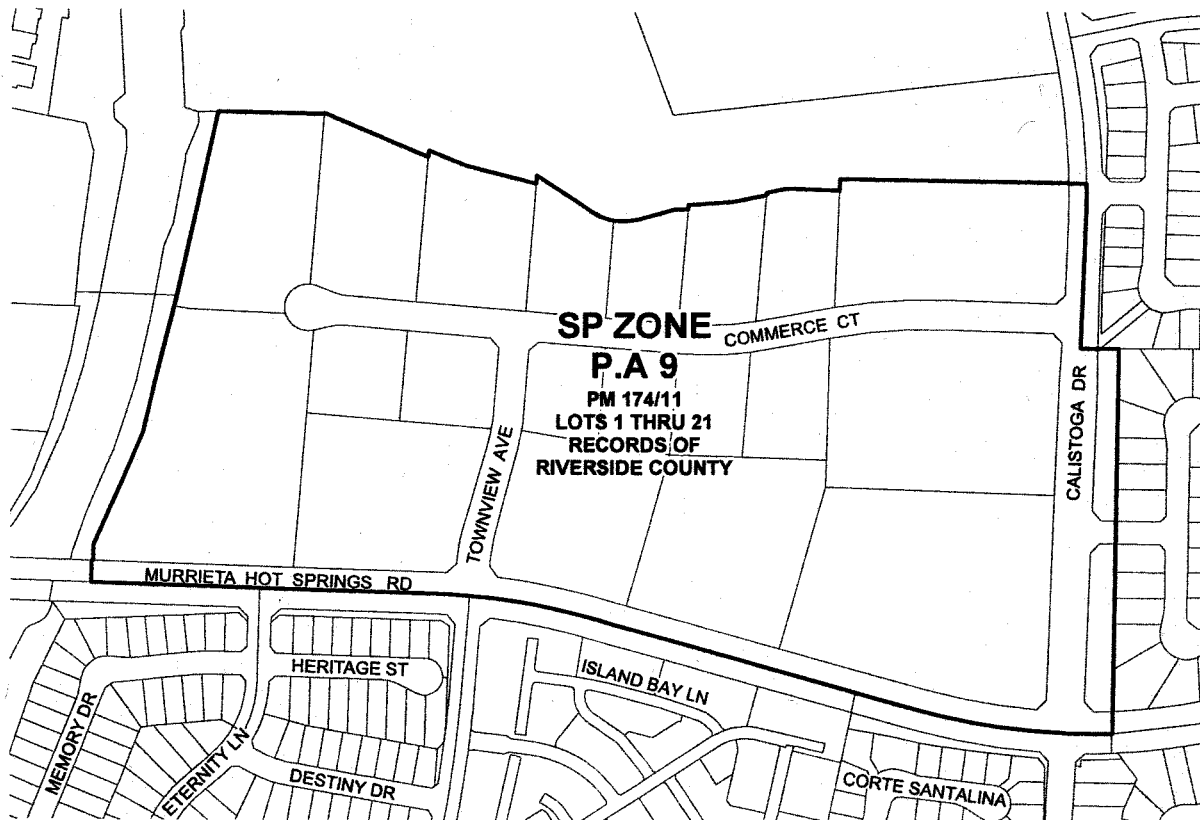
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 March 6, 2018

25
26 By: 

27 MICHELLE CLACK
Supervising Deputy County Counsel

RANCHO CALIFORNIA AREA
SEC. 18 T. 7 S., R. 2 W. S.B.M



SP ZONE SPECIFIC PLAN (SP213 P.A 9)

MAP NO. 2.2424

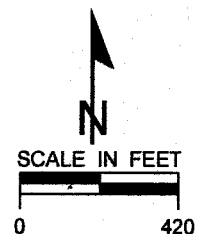
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO.2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7939
ADOPTED BY ORDINANCE NO. 348.4879

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APNs: 957-371-001 thru -012,
957-372-001 thru -008,
-010, -011

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 20, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

DATE: March 20, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL

Item 18.1



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 21, 2018**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres.

II. PROJECT DESCRIPTION:

The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND that No New Environmental Document is Required; and

TENTATIVELY APPROVE Change of Zone No. 7939, subject to conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 21, 2018**

week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017 and December 6, 2017. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Negative Declaration – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (CV-10) – REQUEST: General Plan Amendment No. 1202 proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. Change of Zone No. 7885 proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre lot minimum lot size (CV-10) to Wine Country – Residential (WC-R) – Tentative Tract Map No. 37254, a Schedule “D” Subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0

CONTINUED to March 21, 2018.

- 4.2 CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres – REQUEST: The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
FIND that No New Environmental Document is Required; and

TENTATIVELY APPROVE Change of Zone No. 7939, subject to conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM

MEETING DATE:

Tuesday, March 20, 2018

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7939 AND ORDINANCE NO. 348.4879 - No new environmental documentation is required - Applicant: James Delhamer, Silverhawk Self-Storage, LLC. - Engineer/Representative: Mariza Suarez, Saxon Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Light Industrial (CD:LI), Highway 79 Policy Area - Location: northerly of Murrieta Hot Springs Rd., southerly of Commerce Ct., easterly of Townview Ave., and westerly of Calistoga Dr. - 4.36 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** Change of Zone No. 7939 and the associated zoning ordinance will establish the legal boundary of Planning Area 9 within the Winchester Properties Specific Plan No. 213. APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011. - Applicant Fees 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 227** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE CHANGE OF ZONE NO. 7939** establishing the legal description for Planning Area 9 within Specific Plan No. 213, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4879** amending the zoning in the Rancho California Area shown on Map No. 2.2424 Change of Zone No. 7939, attached hereto and incorporated herein by reference, and establishing the boundary of Planning Area 9 within Specific Plan No. 213.

Charissa Leach, Assistant TLMA Director

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

The project site is located in Planning Area 9 of Specific Plan No. 213. Planning Area 9 in Specific Plan No. 213 is designated Town Center/Commercial. Change of Zone No. 7939 will establish the boundary of Planning Area 9.

The Planning Commission approved Conditional Use Permit No. 3742 on March 15, 2017 for a 136,411 square foot self-storage (mini-warehouse) facility. Conditional of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.

Environmental Impact Report No. 227 was certified for Specific Plan No. 213, and Planning Area 9 was designated Town Center/Commercial in the land use plan for the approved Specific Plan No. 213. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213 or to the approved uses and development standards for Planning Area 9. It is only establishing the legal description for Planning Area 9 within Specific Plan No. 213. Therefore, no new environmental documentation is required because all potentially significant effects of the project have been adequately analyzed in EIR No. 227 which was certified for Specific Plan No. 213.

The Planning Commission heard the project on February 21, 2018. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of Change of Zone No. 7939 with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL

Additional Fiscal Information:

All fees are paid by the applicant, there is not a general fund obligation.


**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. ORDINANCE NO. 348.4879**
- B. PLANNING COMMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT**
- D. INDEMNIFICATION AGREEMENT**

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowdan
Planning Commission: February 21, 2018

CHANGE OF ZONE NO. 7939
No Further Environmental Documentation
Required
Applicant: James Delhamer
Engineer/Representative: Saxon Engineering



Charissa Leach, P.E., Assistant
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.

BACKGROUND:

The project site is located in Planning Area 9 of Specific Plan No. 213. Planning Area 9 in Specific Plan No. 213 is designated Town Center/Commercial. Change of Zone No. 7939 will establish the boundary of Planning Area 9.

The Planning Commission approved Conditional Use Permit No. 3742 on March 15, 2017 for a 136,411 square foot self-storage (mini-warehouse) facility. Conditional of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.

Environmental Impact Report No. 227 was certified for Specific Plan No. 213, and Planning Area 9 was designated Town Center/Commercial in the land use plan for the approved Specific Plan No. 213. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213 or to the approved uses and development standards for Planning Area 9. It is only establishing the legal description for Planning Area 9 within Specific Plan No. 213. Therefore, no new environmental documentation is required because all potentially significant effects of the project have been adequately analyzed in EIR No. 227 which was certified for Specific Plan No. 213.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Town Center/Commercial as reflected in Specific Plan No. 213.
2. Surrounding General Plan Land Use (Ex. #5): Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which is consistent with the General Plan at the time of adoption.

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #3): | Specific Plan Zone – Specific Plan No. 213 |
| 4. Proposed Zoning (Ex. #3): | Remaining Specific Plan No. 213 |
| 5. Surrounding Zoning (Ex. #3): | Specific Plan No. 213 |
| 6. Existing Land Use (Ex. #1): | Town Center/Commercial as reflected in Specific Plan No. 213 to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which are consistent with the General Plan at the time of adoption. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land surrounding the property and Medium Residential (M) to the east and south. |
| 8. Project Data: | Total Acreage: 61 |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to State CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 227** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7939, establishing the legal description for Planning Area 9 within Specific Plan No. 213, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is located in Planning Area 9 of Specific Plan No. 213. The land use plan for Specific Plan No. 213 designates Planning Area 9 as Town Center/Commercial.
2. The parcel is currently vacant. The project site is surrounded by properties within Specific Plan No. 213 which are designated Town Center/Commercial to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12.

CHANGE OF ZONE NO. 7939

Planning Commission Staff Report: February 21, 2018

Page 3 of 4

3. The existing zoning for the project site is Specific Plan Zone – Specific Plan No. 213, as shown on exhibit No. 3.
4. Condition of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.
5. The project site is surrounded by properties which are zoned Specific Plan to the north, east, west and south.
6. The Project site is surrounded by vacant land, with residential uses to the south, and southeast.
7. This project is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan.
8. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7939 will not result in any new significant environmental impacts not identified in certified EIR No. 227. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 227 or the mitigated negative declaration, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7939 is only establishing the boundaries of Planning Area No. 9 of Specific Plan No. 213; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 227; and,
 - c. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213; and,
 - d. Change of Zone No. 7939 is not changing the approved uses or development standards for Planning Area 9 within Specific Plan No. 213; and,
 - e. There are no changes to the mitigation measures included in EIR No. 227; and

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project is consistent with Ordinance No. 348 and Specific Plan No. 213 and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.

CHANGE OF ZONE NO. 7939

Planning Commission Staff Report: February 21, 2018

Page 4 of 4

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. High Fire Area
 - c. A Fault Zone; or,
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. Airport Influence Area;
 - d. The city of Temecula sphere of influence; and,
 - e. An area moderate for liquefaction potential.

The subject site is currently designated as Assessor's Parcel Number APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.

Y:\Planning Case Files-Riverside office\CZ07939\DH-PC-BOS Hearings\DH-PC\CZ07939 Staff Report.12.20.17.docx

Date Prepared: 01/01/01

Date Revised: 01/29/18

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07939

LAND USE

Supervisor: Washington
District 3

Date Drawn: 12/07/2017

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>

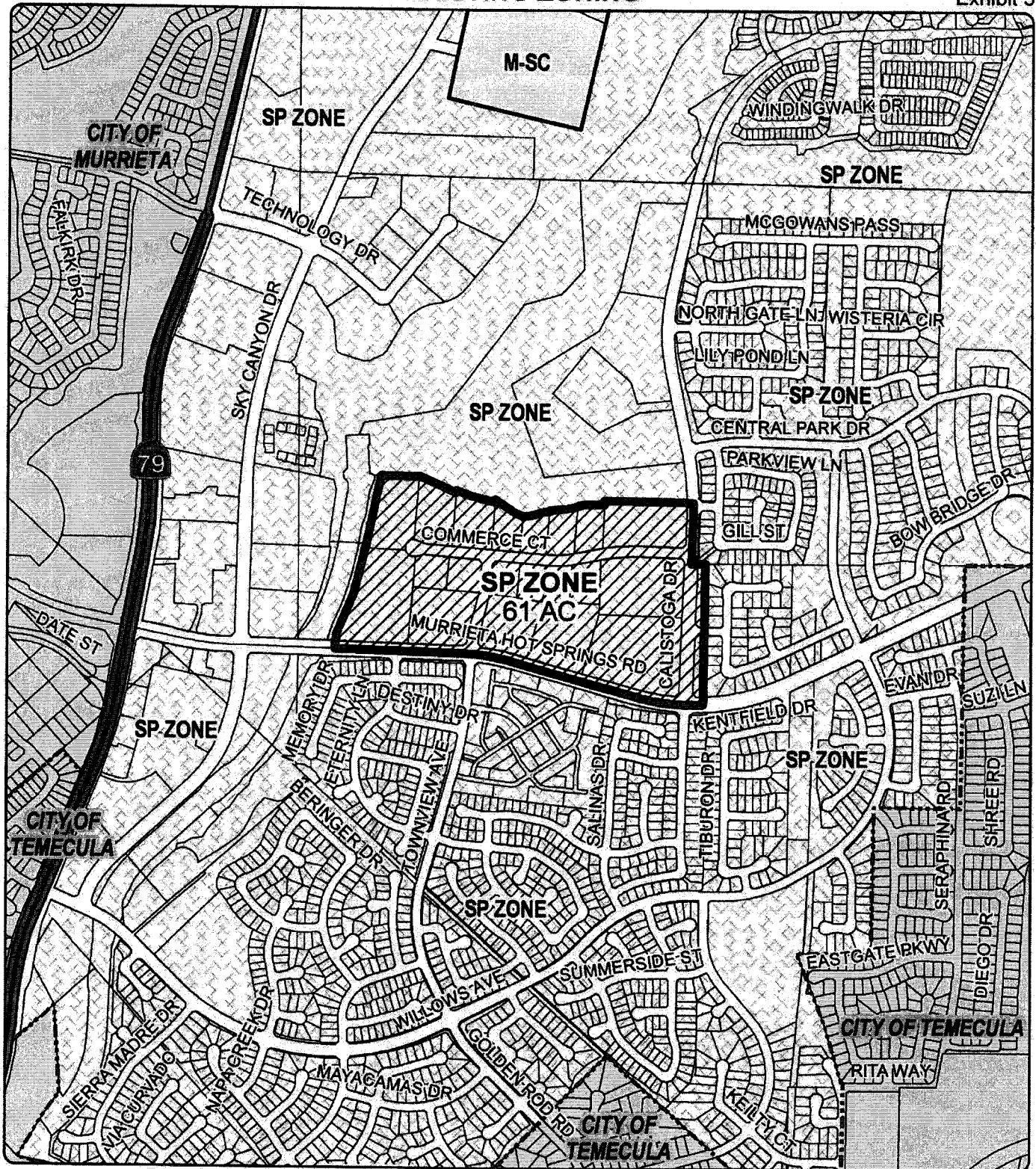
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07939

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 12/07/2017
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdnet.org>

Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07939

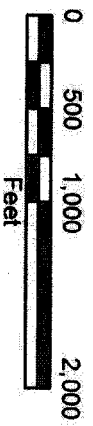
VICINITY/POLICY AREAS

Date Drawn: 12/07/2017
Vicinity Map

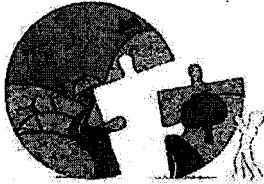


Zoning Area: Rancho California

Author: Vinnie Nguyen



NOTES: 1. On October 7, 2003, the County of Riverside adopted a new Ordinance that provides for the use of digital data for the development of various County maps. The use of digital data may result in slight differences between the printed map and the digital data. The County of Riverside Planning Department is not responsible for any errors or omissions on this map. The County of Riverside Planning Department is not responsible for any errors or omissions on this map. The County of Riverside Planning Department is not responsible for any errors or omissions on this map.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Silverhawk Self Storage LLC

Contact Person: Andrea Arcilla E-Mail: Andrea@epdsolutions.com

Mailing Address: 2030 Main Street, Suite 1200

Irvine ^{Street} CA 92614
_{City State ZIP}

Daytime Phone No: (949) 278-5413 Fax No: ()

Engineer/Representative Name: Saxon Engineering

Contact Person: Mariza Suarez E-Mail: MarizaS@saxonengr.com

Mailing Address: 2905 Temple Heights Dr., Suite A

Oceanside ^{Street} CA 92056
_{City State ZIP}

Daytime Phone No: (949) 366-2180 ext. 105 Fax No: (800) 653-4193

Property Owner Name: Silverhawk Self Storage LLC

Contact Person: J. Terry Aston E-Mail: jtaston@sdss1.com

Mailing Address: P.O. Box 9531

_{Street}

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Form 295-1071 (05/17/16)

APPLICATION FOR CHANGE OF ZONE

Rancho Santa Fe

City

CA

State

92067

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Andrea Arcilla

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 957-371-012-1

Approximate Gross Acreage: 4.36

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of _____

APPLICATION FOR CHANGE OF ZONE

Commerce Court _____, East of Townview Avnue _____, West of Calistoga Drive _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

See Attached Exhibit

Related cases filed in conjunction with this request:

CUP03742

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Planning Commission** to consider the project shown below:

CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres – REQUEST: The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **FEBRUARY 21, 2018**
PLACE OF HEARING: **RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501**

For further information regarding this project please contact Project Planner Desiree Bowdan at (951) 955-8254 or e-mail at dbowie@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

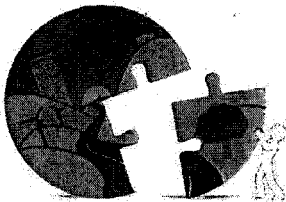
The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Environmental Impact Report (EIR) or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Desiree Bowdan
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ07939/CUP03742/EA42880

Project Title/Case Numbers

Desiree Bowie

County Contact Person

(951)955-8254

Phone Number

n/a

State Clearinghouse Number (if submitted to the State Clearinghouse)

Silverhawk Self Storage LLC

Project Applicant

P.O. Box 9531 Rancho Santa Fe CA 92067

Address

Northwesterly of Calistoga Drive and Commerce Court.

Project Location

Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348, APN 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 2-21-18, and has made the following determinations regarding that project:

No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Desiree Bowie
Signature

Project Planner

Title

2/21/18
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42880 ZCFG06252

FILED / POSTED

County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

E-201800179
02/21/2018 03:38 PM Fee: \$ 2330.75
Page 1 of 1

Removed: _____ By: _____ Deputy



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1611408

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DELHAMER JAMES \$2,210.25
paid by: CK 2047
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE
FOR EA42880
at parcel #:
appl type: CFG3

By _____ Sep 26, 2016 09:37
MGARDNER posting date Sep 26, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1700656

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DELHAMER JAMES
paid by: CK 1641 \$6.00
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE
FOR EA42880
at parcel #:
appl type: CFG3

By _____ Jan 17, 2017 11:08
MGARDNER posting date Jan 17, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$6.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1602557

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DELHAMER JAMES \$50.00
paid by: CK 1971
FOR EA42880
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 07, 2016 11:37
MGARDNER posting date Mar 07, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 06, 2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07939 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

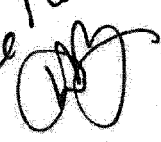
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

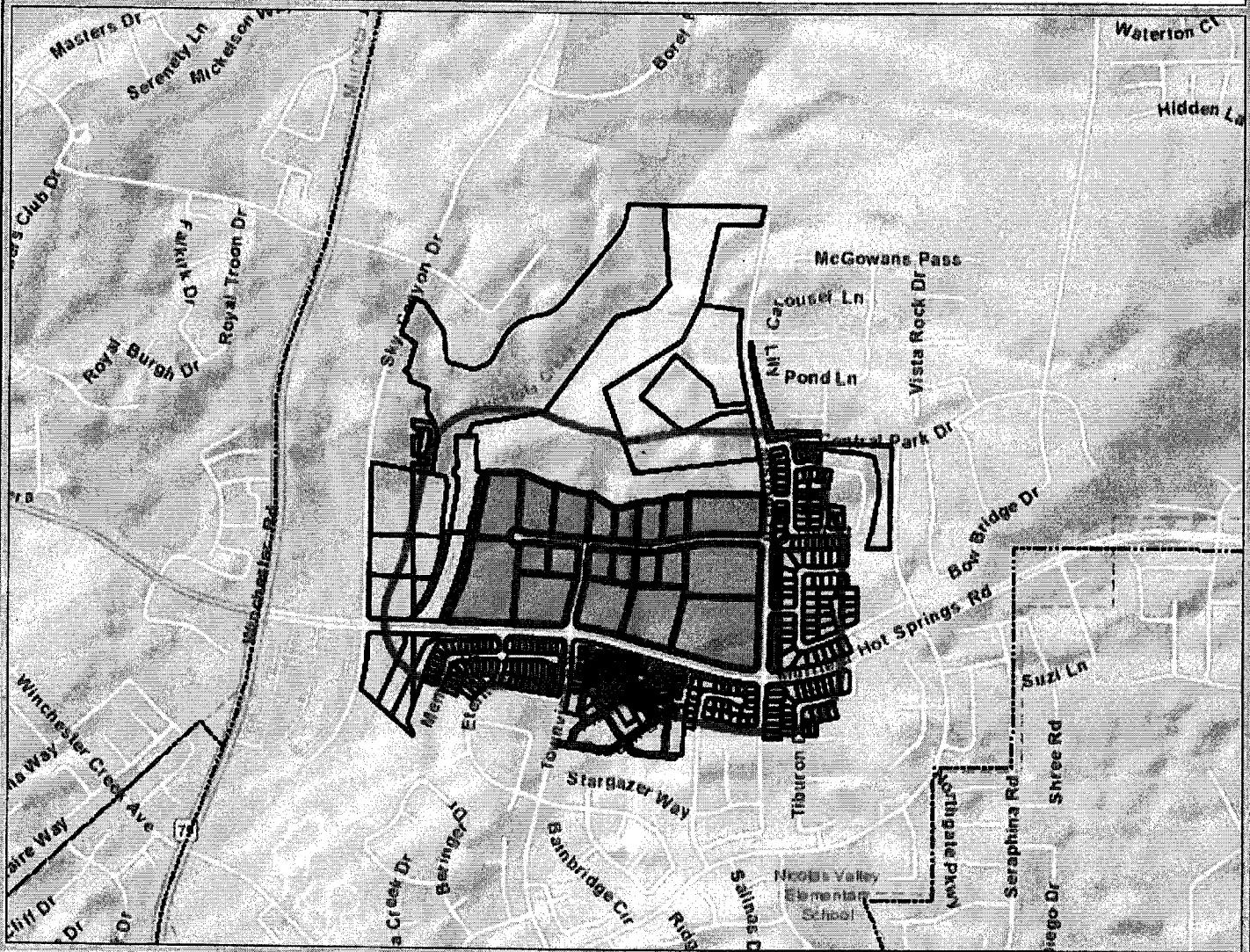
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158




6/16/18


Riverside County GIS

CZ07939 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/7/2017 11:41:26 AM

© Riverside County RCIT

957450005
JOSEPH F QUILLAN
39073 SANTA ROSA CT
MURRIETA CA. 92563

957450003
DOUGLAS F MORRILL
STACIA L MORRILL
39094 SANTA ROSA CT
MURRIETA CA. 92563

957450009
WILLIAM J MONAHAN
LYLA R MONAHAN
39129 SANTA ROSA CT
MURRIETA CA. 92563

957451005
RONALD O DAVIS
JUDY L DAVIS
39153 LOS GATOS DR
MURRIETA CA. 92563

957450002
ASHLEY M GRASSO
39108 SANTA ROSA CT
MURRIETA CA. 92563

957372010
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957450010
RAY V MARTINEZ
PAULINA R MARTINEZ
39148 LOS GATOS DR
MURRIETA CA. 92563

957451009
KEVIN CHOU
CANDY CHOU
26 PISMO BEACH
IRVINE CA 92602

957451004
BAHRAM B TCHAMI
MAHINDOKHT K TCHAMI
39139 LOS GATOS DR
MURRIETA CA. 92563

957451006
JOHN C GHIOTTO
DIANE M GHIOTTO
39167 LOS GATOS DR
MURRIETA CA. 92563

957470040
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957372008
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957470039
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957372004
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957451007
FEDERAL NATL MORTGAGE ASSN
C/O C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

957471003
JONATHAN D FELIX
38885 TURTLE POND LN
MURRIETA CA. 92563

957451011
IRIS L PENA
SHAWN T PENA
30577 SAN ANSELMO DR
MURRIETA CA. 92563

957372005
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372007
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957472004
EMMANUEL S VANTA
KIMBERLY A VANTA
8456 ONALASKA AVE
SAN DIEGO CA 92123

957451008
ALFRED L DAVIDSON
LONNA D DAVIDSON
4768 CANNINGTON DR
SAN DIEGO CA 92117

957450029
MARK F TRELEASE
JANICE M TRELEASE
30504 MILL VALLEY CT
MURRIETA CA. 92563

957372011
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957372003
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957400011
R B PROFESSIONAL PROP
C/O C/O DONALD D MCLEAN
11717 BERNARDO PLZ NO 215
SAN DIEGO CA 92128

957371003
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372001
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371008
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371007
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371001
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371004
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371010
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371005
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371011
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371009
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372006
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372002
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371006
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371002
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957330025
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

957350018
RANCHO TEMECULA NEW COVENANT
38801 CALISTOGA DR
MURRIETA CA 92563

957400017
SKY CANYON BUSINESS CENTER OWNERS
C/O C/O ELITE MANAGEMENT
38760 SKY CANYON DR
MURRIETA CA 92563

957371012
SILVERHAWK SELF STORAGE
P O BOX 9531
RANCHO SANTA FE CA 92067

957350021
RANCHO TEMECULA NEW COVENANT
C/O C/O ROBERT J BELL
38801 CALISTOGA DR
MURRIETA CA. 92563

957330064
CORP OF PRES BISHOP CH OF JESUS CHRIST
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

957330061
CORP OF PRES BISHOP CH OF JESUS CHRIST
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

957330063
CORP OF PRES BISHOP CH OF JESUS CHRIST
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

957330031
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

957330034
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

957330028
3RDAV2010
C/O C/O SHENG TEH HSIEH
1835 S DEL MAR AV NO 201
SAN GABRIEL CA 91776

957330033
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

957330030
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

957430007
KYONGCHU WON
39211 MEMORY DR
MURRIETA CA. 92563

957430035
WILLIAM ERIC STRUKEL
5585 CORAL REEF AVE
LA JOLLA CA 92037

957430008
CATHERINE PHAM
39221 MEMORY DR
MURRIETA CA. 92583

957430011
JESSICA JONES
ADAM JONES
39251 MEMORY DR
MURRIETA CA. 92563



957430037
SEAN E WILLIAMS
NATALIE R WILLIAMS
39174 MEMORY DR
MURRIETA CA. 92563

957430002
JUNO LOCQUIAO
JUDITH LOCQUIAO
39181 MEMORY DR
MURRIETA CA. 92563

957430010
BRIAN REZAIE
39241 MEMORY DR
MURRIETA CA. 92563

957430001
CRAIG A DEMERS
MARIA R DEMERS
39151 MEMORY DR
MURRIETA CA. 92563

957430003
BRADLEY KIRK FARWELL
YVONNE G FARWELL
39171 MEMORY DR
MURRIETA CA. 92563

957430004
GERARDO REYES VINDUA
MILA VINDUA
39181 MEMORY DR
MURRIETA CA. 92563

957430041
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957430040
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957444088
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053010
ROBERT FRANSZ
CHARLENE FRANSZ
30438 CORTE SANTALINA
MURRIETA CA. 92563

957444072
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053009
ROBERT W FRANK
MELINDA J FRANK
30428 CORTE SANTALINA
MURRIETA CA. 92563

957053027
CHARLES PAN
JUN LI
30448 CORTE SANTALINA
MURRIETA CA. 92563

957053018
WALTER B KRAMER
ANA ALICIA KRAMER
30419 CORTE SANTALINA
MURRIETA CA. 92563

957053014
JONAS TRACY
LARA TRACY
25387 CHAMPLAIN AVE
MURRIETA CA 92562

957053020
WILLIAM RAY MCKINNEY
GAIL OGDEN MCKINNEY
30410 NOVATO WAY
MURRIETA CA. 92563

957053024
YOUSSEF G NAHAS
SANDRA A NAHAS
30450 NOVATO WAY
MURRIETA CA. 92563

957053025
LAWRENCE G HUTCHINS
ELLIS WILLIAM FOWLER
30460 NOVATO WAY
MURRIETA CA. 92563

957053005
ANDREW B WEBB
39201 SALINAS DR
MURRIETA CA. 92563

957053031
RACHAEL L NOWAK FROST
30398 CORTE SANTALINA
MURRIETA CA. 92563

957444022
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957444072
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957444050
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957445013
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957440021
MONTEGO RIVERSIDE HOMEOWNERS ASSN
5966 LA PLACE CT 170
CARLSBAD CA 92008

957440025
MONTEGO RIVERSIDE COUNTY HOMEOWNERS
C/O C/O MARYANN SUMMERS
2035 CORTE DEL NOGAL 160
CARLSBAD CA 92009

957411007
TU MINH HUYNH
NINA LAMHUYNH
30192 HERITAGE ST
MURRIETA CA. 92563

957411018
LISA KAVANAGH
JEREMY KAVANAGH
30129 HERITAGE ST
MURRIETA CA. 92563



957411011
VICENTE A RECTO
ROVELYN RECTO
30199 HERITAGE ST
MURRIETA CA. 92563

957411009
XIAOMEI GUO
30212 HERITAGE ST
MURRIETA CA. 92563

957411001
NICHOLAS F ALEXANDER
KIMBERLY A ALEXANDER
30132 HERITAGE ST
MURRIETA CA. 92563

957411010
ROSARIO T UNGOCO
23561 SYCAMORE CREEK AVE
MURRIETA CA 92562

957411025
MATTHEW R DAVIS
RACHEL A DAVIS
30196 DESTINY DR
MURRIETA CA. 92563

957411013
DAVID F STADTLANDER
FRANCISCA R STADTLANDER
30179 HERITAGE ST
MURRIETA CA. 92563

957411022
JENNIFER GOODRICH
KAREN KAHRHOFF
30166 DESTINY DR
MURRIETA CA. 92563

957411003
RENIX GRAHAM
CORLETTA L GRAHAM
30152 HERITAGE ST
MURRIETA CA. 92563

957411008
CHRISTIE DENISE MILLER
NANCY SUZANNE MILLER MARINO
30202 HERITAGE ST
MURRIETA CA. 92563

957411017
PIERRE TURGEON
KATHLEEN TURGEON
30139 HERITAGE ST
MURRIETA CA. 92563

957411016
JUDY MARIA FRANCESCHINI
30149 HERITAGE ST
MURRIETA CA. 92563

957411004
RICHARD CARINO
JON CARINO
30162 HERITAGE ST
MURRIETA CA. 92563

957411012
HYONG S KIM
OK SOOK KIM
ARAN KIM

957411002
ERIC A GUNDERSON
30982 SANJAY CT
TEMECULA CA 92591

30189 HERITAGE ST
MURRIETA CA. 92563

957411015
NICHOLE TILLISON
30159 HERITAGE ST
MURRIETA CA. 92563

957411019
CHRISTOPHER MICHAEL OST
MELINDA ANN OST
30136 DESTINY DR
MURRIETA CA. 92563

957411023
JOEL E PISCIOTTI
MARIA E PISCIOTTI
30176 DESTINY DR
MURRIETA CA. 92563

957411027
PATRICK D KIRBY
VEZAFINA A KIRBY
30216 DESTINY DR
MURRIETA CA. 92563

957411021
VICKY LYNN DOWNS
30156 DESTINY DR
MURRIETA CA. 92563

957411005
PAUL SMITH
30172 HERITAGE ST
MURRIETA CA. 92563

957411014
RICHARD CAPLAN
TERESA CAPLAN
30169 HERITAGE ST
MURRIETA CA. 92563

957411028
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957411006
LAWRENCE H TOWWER
YENI TOWWER
30182 HERITAGE ST
MURRIETA CA. 92563

957440023
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053022
TRACY NGO
39864 SWEETBRIER CIR
TEMECULA CA 92591

957053016
PATRICK HENRY DOCHSTADER
ANNETTE S DOCHSTADER
30439 CORTE SANTALINA
MURRIETA CA. 92563

957053004
KENNETH J BRODEUR
39215 SALINAS DR
MURRIETA CA. 92563

957051010
COSTAIN HOMES INC
620 NEWPORT CENTER DR
NEWPORT BEACH CA 92660

957051001
HECTOR M MORALES
DOLORES A MORALES
205 N AVENUE 66
LOS ANGELES CA 90042

957446019
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957440018
MONTEGO RIVERSIDE HOMEOWNERS ASSN
5966 LA PLACE CT 170
CARLSBAD CA 92008

957053021
JOSE J FABA
MARGARITA FABA
30420 NOVATO WAY
MURRIETA CA. 92563

957053017
TIEN Q LE
NGOC LE
30429 CORTE SANTALINA
MURRIETA CA. 92563

957053008
FIROOZ SADEGI
LINA SADEGI
30418 CORTE SANTALINA
MURRIETA CA. 92563

957064001
JOSEPH R VAILLANCOURT
MILINDA J VAILLANCOURT
39269 SALINAS DR
MURRIETA CA. 92563

957053023
PATSY L WOELLHOF
MATTHEW WOELLHOF
2428 OAK RIDGE DR
CARSON CITY NV 89703

957053015
JUSTIN L ALLINGTON
39825 AVENIDA ARIZONA
TEMECULA CA 92591

957445032
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957445032
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957442025
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053030
COSTAIN HOMES INC
620 NEWPORT CENTER DR
NEWPORT BEACH CA 92660

957053001
MATTHEW T TOSTE
18845 FAGAN AVE
ARTESIA CA 90701

957444022
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053019
ELENA AQUINO LASERNA
39876 S CREEK CIR
MURRIETA CA 92563

957053003
CLIFFORD T HITCH
DONNA M HITCH
39229 SALINAS DR
MURRIETA CA 92563

957053002
JEFFREY S DINSMORE
MARILOU R DINSMORE
39243 SALINAS DR
MURRIETA CA 92563

957053028
RAY C LEYVA
COLLEEN M LEYVA
30458 CORTE SANTALINA
MURRIETA CA 92563

957445057
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957053029
STEFAN BURKE
HEATHER BURKE
30468 CORTE SANTALINA
MURRIETA CA 92563

957445057
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957444022
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957051006
JAMES LARUE
FRANCINE LARUE
39258 CALISTOGA DR
MURRIETA CA 92563

957461008
GEORGE K BOWLING
28862 SEAN DR
LAGUNA NIGUEL CA 92677

957460039
MARIA C JARAMILLO
JAVIER JARAMILLO
30520 MUIR CT
MURRIETA CA 92563

957461013
GABRIEL A LACKEY
ERIN C LACKEY
39279 TIBURON DR
MURRIETA CA 92563

957051007
ROBERT SLEDGE CLIFT
BRUNA CLIFT
40474 CHANTEMAR WAY
TEMECULA CA 92591

957460038
JERRY CABLAYAN
LINDA ANN CABLAYAN
28980 CUMBERLAND RD
TEMECULA CA. 92591

957461012
GINA VILLEGAS
39265 TIBURON DR
MURRIETA CA. 92563

957051005
KATHLEEN GARNER
DAVID GARNER
39246 CALISTOGA DR
MURRIETA CA. 92563

957460040
BENJAMIN F WALPOLE
JENNIFER D WALPOLE
30537 KENTFIELD DR
MURRIETA CA. 92563

957460041
DENNIS JAMES COLLINS
GINA MARIE COLLINS
30551 KENTFIELD DR
MURRIETA CA. 92563

957461010
INES DAVILA
39237 TIBURON DR
MURRIETA CA. 92563

957051003
BERNARDINO D SICAT
39222 CALISTOGA DR
MURRIETA CA. 92563

957461009
JOSEPH LASORSA
GRAZIA LASORSA
30502 KENTFIELD DR
MURRIETA CA. 92563

957051004
VICENTE F INFANTE
39234 CALISTOGA DR
MURRIETA CA. 92563

957461011
DAVID LIZARRAGA
LETICIA LIZARRAGA
39251 TIBURON DR
MURRIETA CA. 92563

957051002
ANTHONY TENORIO
ARLENE TENORIO
39210 CALISTOGA DR
MURRIETA CA. 92563

957461004
BHARGAVI D PATEL
DILIP R PATEL
30572 KENTFIELD DR
MURRIETA CA. 92563

957461007
DEREK PAUL CURTIS
LAURA KIRCHEN
30530 KENTFIELD DR
MURRIETA CA. 92563

957461006
MARSHA HADLEY
DEWAYNE HADLEY
30544 KENTFIELD DR
MURRIETA CA. 92563

957460042
SUK JIN YI LIVING TRUST
C/O C/O JIN YI SUK
30565 KENTFIELD DR
MURRIETA CA. 92563

957460043
TAE H CHUNG
YOON JIN HYUN
30579 KENTFIELD DR
MURRIETA CA. 92563

957461003
KYLE R MONAHAN
ANGELA MONAHAN
30586 KENTFIELD DR
MURRIETA CA. 92563

957461002
DAVID D BLANKENSHIP
DEE M BLANKENSHIP
30600 KENTFIELD DR
MURRIETA CA. 92563

957461005
BRIAN KUISEL
KAREN KUISEL
30558 KENTFIELD DR
MURRIETA CA. 92563

957461001
GREGORY R TOPP
MIREYA TOPP
30614 KENTFIELD DR
MURRIETA CA. 92563

957413003
HERBERT M MURRAY
DEBRA ELAINE MURRAY
39195 ETERNITY LN
MURRIETA CA. 92563

957430030
CRISTIAN OUATU
GABRIELA OUATU
7192 SANTEE AVE
WESTMINSTER CA 92683

957413001
JULIE ALEXANDER
PATRICK COLLINS
39175 ETERNITY LN
MURRIETA CA. 92563

957430032
ROY INNISS
JASMINE INNISS
P O BOX 893922
TEMECULA CA 92589

957040003
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

957430039
ANDREW LAMPKIN
KATE LAMPKIN
39154 MEMORY DR
MURRIETA CA. 92563

957430042
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957040005
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

957413004
EPATI HERBERT FAALAVE
39205 ETERNITY LN
MURRIETA CA. 92563

957430014
MAMOUN AWWAD
35681 HAWKEYE ST
MURRIETA CA. 92563

957430013
GUADALUPE ESTRADA
CARLOTA D ESTRADA
P O BOX 481
AGUANGA CA. 92536

957430033
KYLE ZANE GRAY
NATALIE C GRAY
705 CATTAIL CT
JACKSONVILLE NC 28540

957430034
LOUIS A MARTINEZ
MARIE E MARTINEZ
39204 MEMORY DR
MURRIETA CA. 92563

957430009
CLINT JAMES BUSSEY
39231 MEMORY DR
MURRIETA CA. 92563

957430005
JOEL BUZARD
NATALIE BUZARD
39191 MEMORY DR
MURRIETA CA. 92563

957413002
TROY ANTHONY PIERCE
JANA MAY PIERCE
39185 ETERNITY LN
MURRIETA CA. 92563

957430012
KEM HONG
39261 MEMORY DR
MURRIETA CA. 92563

957430036
CECILIA E SALTER
AUNDREY L SALTER
39184 MEMORY DR
MURRIETA CA. 92563

957430031
CHARLES EUGENE SNYDER
MARIE ELAINE SNYDER
39274 MEMORY DR
MURRIETA CA. 92563

957430006
CHING L LIU
SHAU Y PI
1221 SHORT ST
ARCADIA CA. 91006

957430038
PATRICIA D CACERES
39164 MEMORY DR
MURRIETA CA. 92563

957040002
IRONHORSE MD I
C/O C/O MOONLIGHT VENTURES
444 MOONLIGHT LN
ENCINITAS CA. 92024

957480024
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957350022
RANCHO TEMECULA NEW COVENANT
C/O C/O ROBERT J BELL
38801 CALISTOGA DR
MURRIETA CA 92563

957330029
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

957330009
3RDAV2010
C/O C/O SHENG TEH HSIEH
1835 S DEL MAR AV NO 201
SAN GABRIEL CA 91776

957330062
CORP OF PRES BISHOP CH OF JESUS CHRIST
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

957472012
EDWIN CARL MEYERS
PATRICIA ROBINSON MEYERS
38907 HUDDLESTONE CT
MURRIETA CA. 92563

957472028
THELMA ELAINE JOHNSON
43980 MAHLON VAIL RD 2803
TEMECULA CA 92592

957451012
NAYEF R MUHTASEB
NIDAA MUHTASEB
30591 SAN ANSELMO DR
MURRIETA CA. 92563

957451003
IRENE C MAHAFFEY
39125 LOS GATOS DR
MURRIETA CA. 92563

957450012
GUSTAVO A ZUNIGA
LYLLIAM ZUNIGA
39118 LOS GATOS DR
MURRIETA CA. 92563

957450007
DEBRA L MCQUAIN
DAVID E MCQUAIN
39101 SANTA ROSA CT
MURRIETA CA. 92563

957450033
MAX D SCOTT
IRENE P SCOTT
39083 LOS GATOS DR
MURRIETA CA. 92563

957450031
ARMAN B BAYOT
TONI ROSE C LAZCANOTEGUI
39055 LOS GATOS DR
MURRIETA CA. 92563

957450020
RICHARD MICHAEL PROVENZANO
LAUREN M PROVENZANO
30581 MILL VALLEY CT
MURRIETA CA. 92563

957450025
GEORGE S MONTALBANO
SUSAN E MONTALBANO
BETSY J KURT

30560 MILL VALLEY CT
MURRIETA CA. 92563

957450024
RANDY L LOGAN
DEBORAH L LOGAN
30574 MILL VALLEY CT
MURRIETA CA. 92563

957472007
RAYLENE HORTA
38967 HUDDLESTONE CT
MURRIETA CA. 92563

957472008
AUSTIN GODFREY
SHAWNA GODFREY
38955 HUDDLESTONE CT
MURRIETA CA. 92563

957471006
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957470033
STEVE PATERSON
JODI PATERSON
35004 BARKWOOD CT
WINCHESTER CA 92596

957451002
WESLEY ISAAK
MICHELLE ISAAK
7349 MILLIKEN AVE NO 140
RANCHO CUCAMONGA CA 91730

957450001
NELSON DAVID SCROGGINS
MARIA SCROGGINS
39122 SANTA ROSA CT
MURRIETA CA. 92563

957451010
BRYAN E HANSEN
ANNA KIRBY HANSEN
30563 SAN ANSELMO DR
MURRIETA CA. 92563

957450013
JOSE MORA
ANGELICA MORA
39104 LOS GATOS DR
MURRIETA CA. 92563

957450019
MATTHEW HEBERT
MARLIES HEBERT
30567 MILL VALLEY CT
MURRIETA CA. 92563

957450030
STEPHEN R FRANKEL
KRISTINE FRANKEL
28315 HIDDEN HILLS DR
SANTA CLARITA CA 91390

957450027
EDWARD L LIEBEL
DONNA J LIEBEL
30532 MILL VALLEY CT
MURRIETA CA. 92563

957450011
DOUGLAS LITHGOW
39132 LOS GATOS DR
MURRIETA CA. 92563

957450014
THOMAS M RILEY
STARR M RILEY
39090 LOS GATOS DR
MURRIETA CA. 92563

957450015
SUNYA L FELBURG
2275 W 25TH ST NO 28
SAN PEDRO CA 90732

957450018
SAMUEL S PERSAUD
MARIANNE PERSAUD
30553 MILL VALLEY CT
MURRIETA CA. 92563

957450006
DUANE J SCHWEITZER
PAMELA J SCHWEITZER
39087 SANTA ROSA CT
MURRIETA CA. 92563

957450008
STEVE SANDEFER
DARLYNN SANDEFER
39115 SANTA ROSA CT
MURRIETA CA. 92563

957450004
VALERIE SCOLA
39080 SANTA ROSA CT
MURRIETA CA. 92563

957450032
MING HUNG HSUEH
LUCIANE MUSA HSUEH
39069 LOS GATOS DR
MURRIETA CA. 92563

957450028
MARY JENNIFER ALEGRE
30518 MILL VALLEY CT
MURRIETA CA. 92563

957450026
TIMOTHY SISSON
DANIELLE SISSON
30546 MILL VALLEY CT
MURRIETA CA. 92563

957470031
PATRICIA A LEWANDOWSKI
DREW LEWANDOWSKI
30543 GILL ST
MURRIETA CA. 92563

957450016
RICHARD GLENN ROMBACK
CYNTHIA LYNN ROMBACK
30525 MILL VALLEY CT
MURRIETA CA. 92563

957450023
JARED R NEWMAN
JANET A NEWMAN
30588 MILL VALLEY CT
MURRIETA CA. 92563

957470027
JEANNE A BIRTCHEER
32992 ANASAZI DR
TEMECULA CA. 92592

957470028
MIKE PARK
INJIN PARK
3982 LAMARR AVE
CULVER CITY CA 90232



5962™

957470034
MARK WILLIAM HARDIN
AMY D HARDIN
38981 TURTLE POND LN
MURRIETA CA. 92563

957450017
AURELIO A FARRELL
30539 MILL VALLEY CT
MURRIETA CA. 92563

957470037
KEVIN R MARTIN
ASHLEE E MARTIN
38945 TURTLE POND LN
MURRIETA CA. 92563

957470038
GARY ARVIN
JOYCE ARVIN
38933 TURTLE POND LN
MURRIETA CA. 92563

957470025
GEORGE A JEFFERY
30615 GILL ST
MURRIETA CA. 92563

957470035
AMADO R HERNANDEZ
TERESA HERNANDEZ
38969 TURTLE POND LN
MURRIETA CA. 92563

957470026
BERNARDO J ESTRADA
CINDY L ESTRADA
30603 GILL ST
MURRIETA CA. 92563

957470032
RICHARD ANTONIO MEDEIROS
LINDA TRUOX MEDEIROS
30531 GILL ST
MURRIETA CA. 92563

957472005
CORTNEY GATCH
JAVIER GUTIERREZ
38952 TURTLE POND LN
MURRIETA CA. 92563

957472018
WILLIAM WALTER HERRMANN
DENISE HERRMANN
PO BOX 1439
BLUE JAY CA 92317

957472016
DOMENIC A ANTONELLIS
38938 HUDDLESTONE CT
MURRIETA CA. 92563

957472010
TERRELL D YOUNG
MARIE A YOUNG
38931 HUDDLESTONE CT
MURRIETA CA. 92563

957470030
GUNNAR GERBER
CANDYCE L GERBER
33375 NICHOLAS CMN
TEMECULA CA 92592

957470036
THOMAS H MASSIE
CYNTHIA A MASSIE
500 M ST #301
ANCHORAGE AK 99501

957472003
RICHARD RAMOS
38928 TURTLE POND LN
MURRIETA CA. 92563

957472001
ALLISON ROYAL
38904 TURTLE POND LN
MURRIETA CA. 92563

957472017
ROBERT C SANTOS
LISA E SANTOS
32164 DAISY DR
WINCHESTER CA 92596

957470029
JOSEPH A FLASCK
RHONDA FLASCK
30711 SAN PASQUAL RD
TEMECULA CA 92591

957472006
PETER V MURPHY
WENDY L MURPHY
38964 TURTLE POND LN
MURRIETA CA. 92563

957472002
REYNOLD JAVIER
MARIA PAMELA JAVIER
38916 TURTLE POND LN
MURRIETA CA. 92563

957471001
JUAN CARLOS MARTINEZ
KATHERINE ANN GRADY
38909 TURTLE POND LN
MURRIETA CA. 92563

957472009
KKTL
123 W LE ROY
ARCADIA CA 91007

957471004
JIE PENG
38873 TURTLE POND LN
MURRIETA CA. 92563

957472032
ROMELL A TUAZON
ROCHELLE P TUAZON
30533 PARKVIEW LN
MURRIETA CA. 92563

957471002
BEN K MITSUNO
VIVIAN MITSUNO
38897 TURTLE POND LN
MURRIETA CA. 92563

957472030
TERRY R BEARDSLEY
GAIL E BEARDSLEY
DARREN R BEARDSLEY

41718 EASTMAN DR
MURRIETA CA 92562

957472011
PABLO I CUSTODIO
GLORIA CUSTODIO
38919 HUDDLESTONE CT
MURRIETA CA. 92563

957471005
MARNI S WITTE
41779 CORTE LARA
TEMECULA CA 92592

957470001
KEITH LAMBERT BANJOMAN
LINDA JEAN BANJOMAN
30528 PARKVIEW LN
MURRIETA CA. 92563

957470004
T ELAINE JOHNSON
43980 MAHLON VAIL NO 2803
TEMECULA CA. 92592

957472029
BRETT A LINDENBERG
JESSICA D LINDENBERG
30569 PARKVIEW LN
MURRIETA CA. 92563

957472031
PETER BYRON VILLARROEL
30545 PARKVIEW LN
MURRIETA CA. 92563

957470003
CLAUDIO ADRIAN FEDERICO
THERESSE DANIELLE FEDERICO
27433 QUINCY LN
TEMECULA CA. 92591

957470002
ALLAN F JIMENEZ
JESSICA J JIMENEZ
30682 SAN ANSELMO DR
MURRIETA CA. 92563

957411026
LIMING ZHANG
WENDY CHEN
205 FIREFLY
IRVINE CA. 92618

957411024
THOMMY WILLIAM SICILIANO
CARRIE ANN SICILIANO
30186 DESTINY DR
MURRIETA CA. 92563

957411020
ZHONG JIAWU
121 HARVARD CT
PLACENTIA CA. 92870

957440020
MONTEGO RIVERSIDE COUNTY HOMEOWNERS
C/O C/O MARYANN SUMMERS
2035 CORTE DEL NOGAL 160
CARLSBAD CA. 92009

957445012
AUSTIN G BOUCHEY
GREGORY R BOUCHEY
DONNA L BOUCHEY

39161 FLAMINGO BAY STE F
MURRIETA CA. 92563

957444025
APRIL S ROMAN
DENNIS J ROMAN
39180 ANCHOR BAY STE C
MURRIETA CA. 92563

957446003
WALKER CHIN
DIANE L JIANG
864 W 27TH ST
CHICAGO IL. 60608

957445006
SHELLY ANN GARWIC
19 VINCENNES
NEWPORT COAST CA. 92657

957444037
DANIELLE DELFANTE
1648 BADEN AVE
GROVER BEACH CA 93433

957444046
KEVIN A CALHOUN
30299 ISLAND BAY STE E
MURRIETA CA. 92563

957445037
MAXIM SKOLIN
39266 TURTLE BAY STE D
MURRIETA CA. 92563

957444047
MEGAN J PINNEO
JAMES A PINNEO
CLAUDIA J PINNEO

30299 ISLAND BAY STE C
MURRIETA CA. 92563

957444067
STEPHEN CARL GEIER
SUSAN GAIL GEIER
1209 MEADOW WOOD PL
ENCINITAS CA 92024

957444062
JAGDIP S JAWANDA
BALDEV K JAWANDA
1784 STARCREST PL
SAN MARCOS CA 92078

957444065
LUN HUANG
30332 ISLAND BAY STE F
MURRIETA CA. 92563

957444042
NAZHA DERKAOUI CHRISTIE
SOUFIANE SNOUSSI
ZAHRA DERKAOUI

30288 ISLAND BAY STE D
MURRIETA CA. 92563

957444070
PATRICK ROGER ESPOSITO
BETH ALLYSON ESPOSITO
31483 IVERNESS CT
TEMECULA CA 92591

957445005
COLIN STOTT
PATSY ANN STOTT
39183 FLAMINGO BAY STE D
MURRIETA CA. 92563

957444061
TRAVIS TAYLOR
30332 ISLAND BAY STE B
MURRIETA CA. 92563

957444059
HOCK HIM TAN
KAREN ENG
3510 W 225TH ST
TORRANCE CA 90505

957445026
MICHAEL F WEESNER
CAROL L WEESNER
18 DEER STALKER PATH
MONTEREY CA 93940

957445014
CORNELIS JOHANNES BEAART
MARC BEAART
26055 BERAULT CT
VALENCIA CA 91355

957445031
TSILA BROWNE
7465 ALTIVA PL
CARLSBAD CA 92009

957444036
CLAUDIA R GOMEZ
ERIN M WHITAKER
39141 ANCHOR BAY STE D
MURRIETA CA. 92563

957444066
HAROLD KONG
BING HUANG
4814 FIRENZA DR
CYPRESS CA 90630

957445045
SHARI L DAISH
39255 TURTLE BAY STE A
MURRIETA CA. 92563

957444052
HAO SHEN
218 W GARVEY AVE NO J
MONTEREY PARK CA 91754

957445010
ERIK W PETERSON
GINELLE V PETERSON
39161 FLAMINGO BAY STE E
MURRIETA CA. 92563

957444075
JULIE GREGORY
22285 N BEAR CREEK DR
MURRIETA CA 92562

957444083
LIZA BENSON
30398 ISLAND BAY STE B
MURRIETA CA. 92563

957444009
KENNETH HOI
GAIL HOI
26361 VIA LOGRONO
MISSION VIEJO CA 92691

957445039
JULIE A DELGAUDIO JONES
39244 TURTLE BAY STE A
MURRIETA CA. 92563

957444028
MICHAEL T MURPHY
BERNADETTE P PENTEK
39169 ANCHOR WAY STE C
MURRIETA CA. 92563

957445036
LAURA HARVEY THOMAS
39266 TURTLE BAY STE E
MURRIETA CA. 92563

957444008
THOMAS A PONTES
RITA J PONTES
39227 FLAMINGO BAY STE B
MURRIETA CA. 92563

957442011
FARID AMIRI
WALID AMIRI
1150 OUTLOOK LN
WEST COVINA CA 91791

957446005
ELLEN D ANDERSON
29729 SAGE MEADOW CT
VALLEY CENTER CA 92082

957444071
DIANE J VASQUEZ
30343 ISLAND BAY STE A
MURRIETA CA. 92563

957445040
BLACK GOLDEN
1101 CALIFORNIA STE 201A
CORONA CA 92881

957444004
STEPHANIE BAUERLEIN
39227 FLAMINGO BAY STE F
MURRIETA CA. 92563

957444002
JOHN M LOPEZ
SHIRLEY LOPEZ
39216 FLAMINGO BAY STE A
MURRIETA CA. 92563

957444048
ZHI ZHOU
JINMIN LIU
P O BOX 731
LAKE ARROWHEAD CA 92352

957445001
CLAUDIO A PICCINO
SILVINA O PICCINO
40254 TANAGER CIR
TEMECULA CA 92591

957445018
KERRI ELIZABETH CARRASCO
BRIAN ARNOLD
45878 CORTE ORIZABA
TEMECULA CA 92592

957444040
PAMELA J COBB
30288 ISLAND BAY STE C
MURRIETA CA. 92563

957444023
CLAUDIA ADAMS HILL
7724 OBSIDIAN CT
CUPERTINO CA 95014

957445027
TYLER LAWRENCE TONELLI
30462 PELICAN BAY STE B
MURRIETA CA. 92563

957445021
CRYSTAL SOULE
30484 PELICAN BAY STE B
MURRIETA CA. 92563

957444032
MATTHEW R HADDAD
MARY K HADDAD
35707 STOCK ST
MURRIETA CA 92562

957446006
CLARE JANE NOWAK
30451 PELICAN BAY STE F
MURRIETA CA. 92563



957444014
SHEILA R BISCHOFF
8677 CIRCLE R COURSE LN
ESCONDIDO CA 92026

957444081
MOMUL MUMTAZ AHMAD ARAIN
JAMELA H CHANNAH
26535 VERAMONTE AVE
MURRIETA CA 92562

957444084
ROBERT THOMPSON PLUMB
30398 ISLAND BAY STE C
MURRIETA CA. 92563

957445023
DONGRUI RAY LU
PING WEI
12887 BAYWIND POINT
SAN DIEGO CA 92130

957444026
SUSAN L LOOMIS
39169 ANCHOR BAY NO A
MURRIETA CA 92563

957444055
CHRISTINA ELIZABETH AR LOERA
CARLOS GREGORIO LOERA
30310 ISLAND BAY STE D
MURRIETA CA. 92563

957444073
CHEN LIN
31975 CALLE BALAREZA
TEMECULA CA 92592

957444076
VADIM GARTEL
ELENA GARTEL
4259 CAMINO RUBI
TEMECULA CA 92592

957444017
DEBRA J WATSON
DEANNA SMITH
39189 TURTLE BAY STE B
MURRIETA CA. 92563

957444078
RAEDENE L STOCKTON
30354 ISLAND BAY STE F
MURRIETA CA. 92563

957444018
NANCI L ANDERSON
39189 TURTLE BAY STE C
MURRIETA CA. 92563

957444003
CLAIRE JANE ANDREWS
ROBERT ANDREWS
39216 FLAMINGO BAY STE B
MURRIETA CA. 92563

957445019
JOHN A LUTMAN
30473 PELICAN BAY NO F
MURRIETA CA 92563

957444051
CURTIS B YOUNG
30310 ISLAND BAY STE A
MURRIETA CA. 92563

957444057
WESTSEA CAPITAL
18 FAYENCE
NEWPORT COAST CA 92657

957444005
LOUIS ANDREW ROMERO
1073 ESTES ST APT 108
EL CAJON CA 92020

957445025
SHELLY ANN GARWICK
19 VINCENNES
NEWPORT COAST CA 92657

957444033
HALEY WALTON
THOMAS WALTON
JUDY WALTON

39141 ANCHOR BAY STE B
MURRIETA CA. 92563

957442014
KHALIQUE AHMED KHAN
JULEKHA MOHAMMED DOKRAT KHAN
33209 EMBASSY AVE
TEMECULA CA 92592

957444019
BRIAN KRANZ
28699 CHAUCER RD
MENIFEE CA 92563

957444044
ANTHONY S EQUILA
30299 ISLAND BAY STE F
MURRIETA CA. 92563

957446002
QIAOLIN LIANG
13 COPPERCREST
ALISO VIEJO CA 92656

957445034
TONJA E BETTS
39266 TURTLE BAY NO B
MURRIETA CA. 92563

957444074
RODERICK LIM NARVAEZ
30354 ISLAND BAY STE B
MURRIETA CA. 92563

957445011
LINE LIBLIK LARSEN
5501 32ND AVE NW APT 203
SEATTLE WA 98107

957444087
DANIEL C THOMPSON
ANDREW RICHMOND
30398 ISLAND BAY STE F
MURRIETA CA. 92563

957444038
MARK BAKER
3822 E 1ST NO 4
LONG BEACH CA 90803

957444015
JESSICA R BROWN
39211 TURTLE BAY STE F
MURRIETA CA. 92563

957444034
ANTHONY GONZALEZ
AMARIS N GONZALEZ
39141 ANCHOR BAY STE C
MURRIETA CA. 92563

957444030
JOHN KELLEY PINSON
JILL L PINSON
25252 CORTE MANDARINA
MURRIETA CA 92563

957445044
KRISTINE A BOUCHER
39244 TURTLE BAY STE F
MURRIETA CA. 92563

957445041
MARTHA C SAMANIEGO
39244 TURTLE BAY STE C
MURRIETA CA. 92563

957444001
KAT UNLIMITED
C/O C/O KARIN ALLEN
1598 ANGEL PL
RAMONA CA 92065

957445016
TIMOTHY J JOHNSON
CORINNE RENEE JOHNSON
PO BOX 3952
BIG BEAR LAKE CA 92315

957444079
ELLEN JEAN MICHELI
ADRIENNE ALLEN
30376 ISLAND BAY STE C
MURRIETA CA. 92563

957442020
CHRISTOPHER BRADLEY
CYNTHIA A BRADLEY
30290 BUCCANEER BAY STE B
MURRIETA CA. 92563

957445004
SHELLY ANN GARWICK
19 VINCENNES
NEWPORT COAST CA 92657

957444083
GAIL L BROWN
30332 ISLAND BAY STE E
MURRIETA CA. 92563

957446004
CLAUDIA ADAMS HILL
7724 OBSIDIAN CT
CUPERTINO CA 95014

957444064
CHARITY R CASON
30332 D ISLAND BAY
MURRIETA CA 92563

957445015
TERESA LYNN WOLF
30473 PELICAN BAY STE B
MURRIETA CA. 92563

957444029
2015 1 IH2 BORROWER
C/O C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201



957445028
ROSALIA GAUNA
30462 PELICAN BAY STE C
MURRIETA CA. 92563

957445030
JUSTIN J GREEN
30462 PELICAN BAY STE D
MURRIETA CA. 92563

957444056
ROBERT J TRUMMETER
35886 FAIRFAX CT
MURRIETA CA. 92562

957442021
ERNESTO A HERNANDEZ
DIGNA DELKARMEN ES HERNANDEZ
30290 BUCCANEER BAY STE C
MURRIETA CA. 92563

957442022
CHRISTOPHER J NAPOLITANO
MANIDA PENA
30290 BUCCANEER BAY STE E
MURRIETA CA. 92563

957444043
DOUGLAS R OLSON
JANELLE JAMES OLSON
22126 ANTIGUA
MISSION VIEJO CA 92692

957445049
MATTHEW G PITCHER
CRYSTAL K PITCHER
39255 TURTLE BAY STE D
MURRIETA CA. 92563

957444053
FELIPE T BONOT
APRIL D BONOT
34711 MYRTLE CT
WINCHESTER CA 92596

957445043
WENDY ONEILL
39244 TURTLE BAY STE D
MURRIETA CA. 92563

957445009
JOSEPH JOHN ROCHA
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957444013
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15733 DIMITY AVE
CHINO HILLS CA 91709

957445042
PING TANG
1446 FORREST AVE
CARLSBAD CA 92008

957445002
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39183 FLAMINGO NO B
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957444016
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39189 TURTLE BAY STE A
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957444080
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C/O C/O ROBERT G KRUGER
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957444054
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957444031
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JUAN A VILLANUEVA
39169 ANCHOR BAY STE F
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957444060
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12887 BAYWIND POINT
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957444007
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957445048
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ORANGE CA 92869

957444058
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957444036
FARRED JADE GOODHUE
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MURRIETA CA. 92563

957444011
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957444021
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VALESKA MASSIEL LICON
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957444049
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957444041
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957445035
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957445008
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FIRESTONE CO 80504

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EVA MCDANIEL

30343 ISLAND BAY STE C
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957445033
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JULIA ANNE DABLAING
31961 BLANCA CT
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957444082
JULIO C SALAZAR
30398 ISLAND BAY STE A
MURRIETA CA. 92563

957444027
ALVIN A HAREWOOD
39169 ANCHOR BAY STE B
MURRIETA CA. 92563

957445007
DAVID E BRAWLEY
ROSE D BRAWLEY
39161 FLAMINGO BAY STE A
MURRIETA CA. 92563

957444068
ALBERTO CASTRO MENDOZA
30343 ISLAND BAY STE E
MURRIETA CA. 92563

957444086
JOSHUA M PARRY
RACHAEL E PARRY
30398 ISLAND BAY STE D
MURRIETA CA. 92563

957444045
JAMIE E STAIRS
30299 ISLAND BAY STE D
MURRIETA CA. 92563

957444010
ANDRE LUIS METZKER CORREA
NEREIDA SALETTE PAULO DA SILVEIRA
39211 TURTLE BAY STE A
MURRIETA CA. 92563

957445024
BRIAN LYNDELL BYRDEN
SHENISE DEANN LASHA BYRDEN
30484 PELICAN BAY LN STE 107
MURRIETA CA. 92563

957444012
ASHLEY E SILCOTT
DEAN S SILCOTT
BOBBIE JO SILCOTT

39211 TURTLE BAY NO C
MURRIETA CA 92563

957445029
MEI CHEN LIU
30462 PELICAN BAY STE E
MURRIETA CA. 92563

957442023
ELMER JOHN ARDAN AGUIGAM
PRECY LIBED AGUIGAM
12229 SUNRISE CT
POWAY CA 92064



957444006
KEVIN R GENSLER
GRETCHEN A GENSLER
32970 PATERNO ST
TEMECULA CA 92592

957445003
SHELLEY RAMS
46341 EL PRADO RD
TEMECULA CA 92590

957445022
RAQUEL KEND
30484 PELICAN BAY UNIT C
MURRIETA CA. 92563

957444024
JOHN MUI
39180 ANCHOR BAY STE A
MURRIETA CA. 92563

957444077
DAVID TROY EPSTEIN
4215 GLENCOE AVE NO 211
MARINA DEL REY CA 90292

957444020
HEE DO JANG
KYUNG AE JANG
39189 TURTLE BAY STE D
MURRIETA CA. 92563

957445020
WESTSEA CAPITAL
ALI REZA MOATTARI
MOJDEH MOTAKEF

957444039
DAVID SERVETTER
30288 ISLAND BAY STE B
MURRIETA CA. 92563

18 FAYENCE
NEWPORT COAST CA 92657

957444085
ROBERT CHARLES ANDREWS
CLAIRE JANE ANDREWS
30398 ISLAND BAY STE E
MURRIETA CA. 92563

957445050
CASEY RAPP
39255 TURTLE BAY STE F
MURRIETA CA. 92563

957445017
XI LIN CHEN
YAN LU
28259 N VIA SONATA DR
VALENCIA CA 91354



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INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Harmony Grove Partners, L.P. a California Limited Partnership and JJB Silverhawk, L.P., a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 957-371-012 ("PROPERTY"); and,

WHEREAS, on March 7, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3742 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Harmony Grove Partners, LP
1000 Pioneer Way
El Cajon, CA 92029

With a copy to:
James Delhamer
41911 Fifth St. #103
Temecula, CA 92590

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 2/2/17

PROPERTY OWNER:
Harmony Grove Partners, L.P., a California Limited Partnership and JJB
Silverhawk, L.P., a California Limited Partnership

Harmony Grove Partners, L.P., a California Limited Partnership

By: Hamann Consolidated, Inc., a California Corporation
Its Sole General Partner

By: Jeffrey C. Hamann
Jeffrey C. Hamann
President

Dated: 9/16/2016

JJB Silverhawk, L.P., a California Limited Partnership

By: Brouwer Family, LLC, a California Limited Liability Company
Its General Partner

By: Arnold Veldkamp
Arnold Veldkamp
Manager

Dated: 9/16/16

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clark
MICHELLE CLARK
DATE: 9/27/16

ACKNOWLEDGMENT

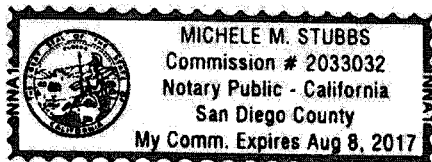
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On September 16, 2016 before me, Michele M. Stubbs, Notary Public, personally appeared Arnold Veldkamp, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Michele M. Stubbs

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On Sept. 20, 2016 before me, Carol Sherwood, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey C. Hamann
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol Sherwood
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 22, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4879

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, March 27, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Thursday, March 22, 2018 1:52 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4879

Received for publication on 3/27. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Thu, Mar 22, 2018 at 1:45 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Hello!

Adoption of Ordinance, for publication on Tuesday, March 27, 2018. Please confirm. THANK YOU!

Cecilia Gil

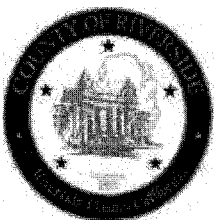
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(INSERT ORD. NO. 348,4879 AND MAP HERE)

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 20, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4879

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2424, Change of Zone Case No. 7939" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 RIVERSIDE, STATE OF CALIFORNIA~~


13 By: _____
14 ~~Chairman, Board of Supervisors~~

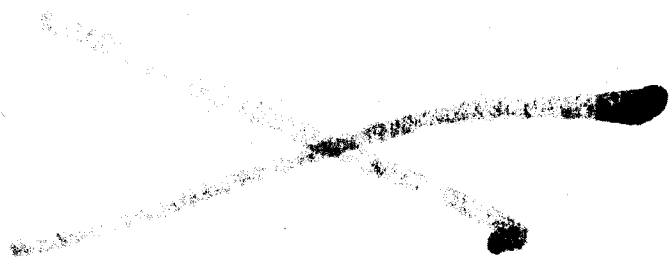
15 ATTEST
16 ~~KECIA HARPER-IHEM
17 Clerk of the Board~~

18
19 By: _____

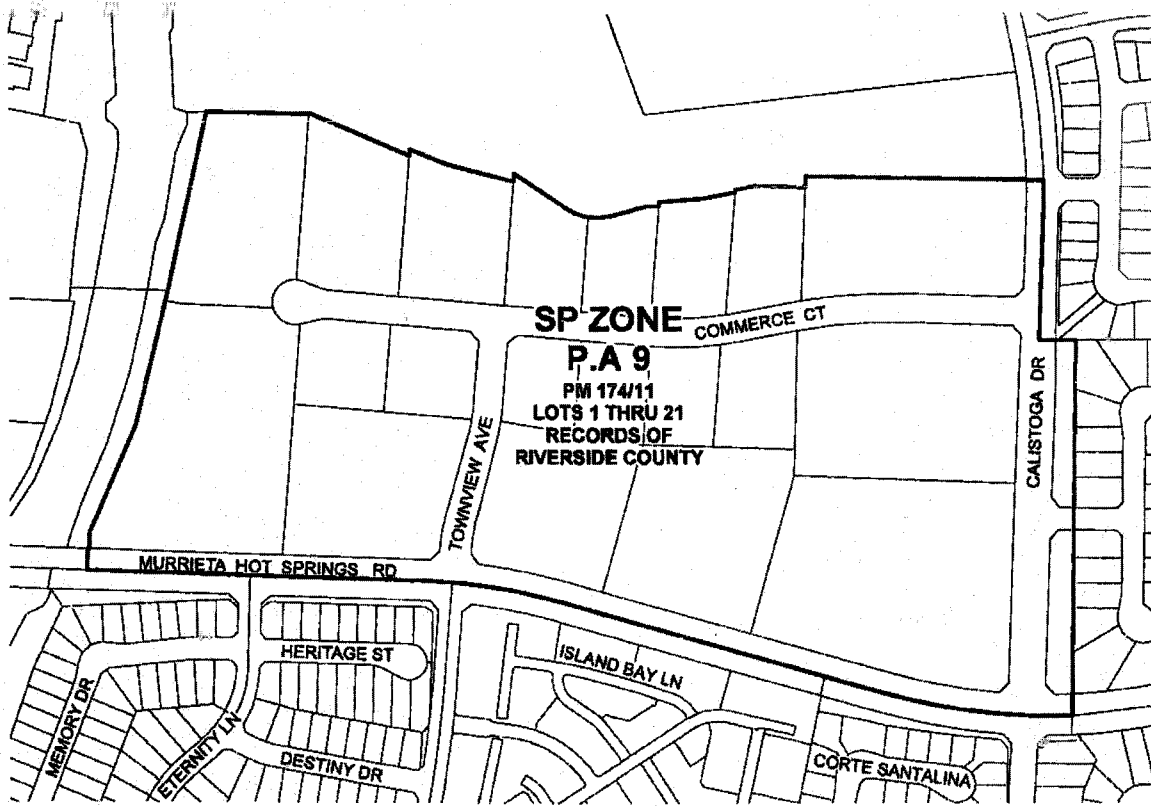
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 March 22, 2011

25
26 By: 
27 MICHELLE CRACK
28 Supervising Deputy County Counsel

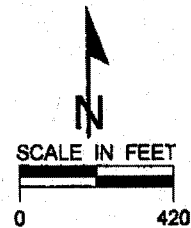


RANCHO CALIFORNIA AREA
SEC. 18 T. 7 S., R. 2 W. S.B.M



SP ZONE SPECIFIC PLAN (SP213 P.A. 9)

MAP NO. 2.2424
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7939
ADOPTED BY ORDINANCE NO. 348.4879
DATE: _____



APNs: 957-371-001 thru -012,
957-372-001 thru -008,
-010, -011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount		
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<p>Invoice text: Adoption of Ord. No. 348.4879</p>							
					<p>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2018 MAR 29 AM 10:24</p> <p><i>Planning 18.1 of 03/20/18</i></p>		
Placed by: Cecilia Gil					<table border="1"> <tr> <th>BALANCE DUE</th> </tr> <tr> <td>382.20</td> </tr> </table>	BALANCE DUE	382.20
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Riverside Press-Enterprise
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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4879 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/27/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 27, 2018
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011097283-01

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Ad Copy:

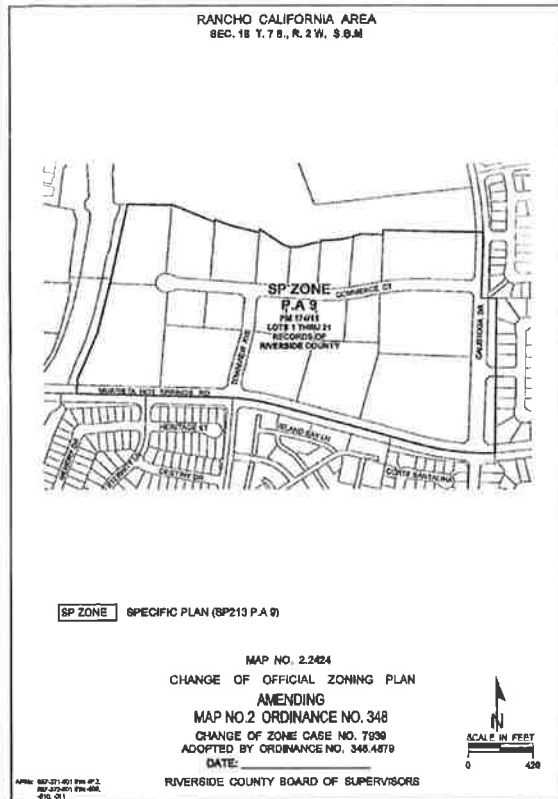
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4879 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2424, Change of Zone Case No. 7939" which map is made a part of this ordinance.

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By: Cecilia Gil, Board Assistant

3/27