

# Attachment C

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**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**161 PROPERTY OWNERS AT THE MORO  
COJO SUBDIVISION (PLN120650)**

**RESOLUTION NO. 15-047**

Resolution by the Monterey County Planning  
Commission recommending that the Board of  
Supervisors:

- 1) Adopt a Negative Declaration;
- 2) Approve the amendment of Condition #99 of the  
previously-approved Combined Development  
Permit (SH93001) for the Moro Cojo Standard  
Subdivision changing the term of the  
affordability restriction of 161 of the single-  
family residences in the Subdivision from  
permanent to a 20-year term commencing on the  
date of the first deed of conveyance of each  
property from the developers to the original  
owners of the units; and
- 3) Determine whether the change of the term of  
affordability is contingent upon CHISPA (or  
another housing developer) providing  
replacement housing as a result of the amendment  
of Condition #99.

[PLN120650, North County Land Use Plan] <sup>i</sup>

**FILE COPY**

**The proposed amendment of Condition #99 of the Moro Cojo Standard Subdivision Combined Development Permit (PLN120650) had public hearings before the Monterey County Planning Commission on September 9 and September 30, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is the amendment of Condition #99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision (Subdivision). As originally approved by the Board of Supervisors on December 20, 1994, Condition #99 required that all of the 175 single-family residences within the Subdivision be available to very low, low and moderate income households. A “Settlement Agreement and Stipulation for Judgment,” entered into by the County and parties filing a lawsuit on the approval of the Subdivision, provided that the affordability requirement originally imposed by the Board of Supervisors is a *permanent deed restriction* on the parcels within the Subdivision. The proposed amendment submitted by 161 of the 175 homeowners seek to amend Condition #99 to change the term of affordability from permanent to a period of 15 years, commencing on

the date of the first deed of conveyance from the Subdivision's developers to the property owners. The Planning Commission recommended that the term of the affordability restriction be changed to 20 instead of 15 years.

**EVIDENCE:** The application and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project File PLN120650.

2. **FINDING:** **CONSISTENCY** – The amendment of Condition #99 of the previously-approved Combined Development Permit for the Moro Cojo Standard Subdivision is consistent with applicable policies and provisions of the North County Land Use Plan, the Housing Element of the General Plan and the Monterey County Subdivision Ordinance; except the Planning Commission referred to the Board of Supervisors the question of the amendment's consistency with the provisions of the North County Land Use Plan Policy 4.3.6.D.1 regarding replacement of the 161 single-family residential units.

**EVIDENCE:** a) The proposed amendment under this application is subject to the text, policies, and regulations in the:

- 1982 Monterey County General Plan/2009-2014 Housing Element;
- North County Land Use Plan;
- Monterey County Subdivision Ordinance (Title 19);

The amendment has been reviewed per applicable policies and regulations and the Planning Commission has found that it is consistent.

b) The subject 161 single-family residences/properties are part of the Moro Cojo Subdivision, located in northern Monterey County, approximately one mile northeast of the community of Castroville and north of Highway 156. The subject properties are subject to the North County Land Use Plan and within the Coastal Zone. The properties are zoned "HDR/5 (CZ)" [High Density Residential/5 Units per Acre (Coastal Zone)]. The amendment of Condition #99 would not result in any changes in the use or physical alteration of the subject properties and therefore they will remain consistent with their zoning designation.

c) The amendment of Condition #99 is consistent with the policies of Goal H-1 and Policies H-1.7 and H-1.8 of the Housing element of the General Plan. Goal H-1 is to "Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve at-risk affordable housing developments, and conserve energy." Policy H-1.7 encourages "the conservation of existing housing stock through rehabilitation while...assuring that existing affordable housing stock...[is] not lost;" Policy H-1.8 requires "Work with property owners and nonprofit housing providers to preserve lower income housing at risk of converting to market rate." The amendment of Condition #99 will not be detrimental to the quality, safety, and habitability of existing housing. The subject 161 residential units will continue to provide deed-restricted affordable housing for a defined period of time in the future rather than in perpetuity, as is typical of single-family residences, and will continue to function as housing that is relatively affordable in comparison to other single-family detached residences in Monterey County. Moreover, the residences will

not be converted to different type of ownership or to a nonresidential use; therefore, the proposed amendment will not result in conversion of the units as defined in Section 65590(g)(1) of the California Government Code and the amendment will not result in the conversion of affordable housing.

3. **FINDING:** **CONSISTENCY – NORTH COUNTY LAND USE PLAN** - Policy 4.3.6.D.1 of the North County Land Use Plan (Land Use Plan) requires protection of affordable housing opportunities in the North County coastal areas and requires replacement of “converted units which were affordable to or occupied by low and moderate income persons.”

**EVIDENCE:** Whether this policy applies to the subject application is a question of interpretation. Since the question involves interpretation of Policy 4.3.6.D.1 the Commission recommended that the Board of Supervisors consider and determine whether it applies to this application and whether replacement units are required if the term of affordability is modified from “permanent” to 20 years. Policy 4.3.6.D.1.

4. **FINDING:** **CONSISTENCY – SUBDIVISION ORDINANCE** – The amendment of Condition #99 to change the term of affordability from “permanent” to 20 years is allowable pursuant to the Subdivision Map Act and Section 19.08.015 (A) (7) of the County’s Subdivision Ordinance. There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend Condition #99.

**EVIDENCE:**

- a) Section 19.08.015 (A) (7) of the Subdivision Ordinance provides that a recorded final map may be amended to make modifications to the map where there are changes that: 1) Make any or all of the conditions no longer appropriate or necessary; 2) The modification does not impose any additional burden on the fee owners of the real property that are the subject of the application; and 3) The modification does not alter any right, title or interest in the real property reflected on the final map.
- b) The *permanent deed restriction* is no longer appropriate or necessary because it is a potentially significant burden on the subject property owners, who acquired their residences in part through “sweat equity.” Presently, the majority of homeowners are locked into higher interest rate loans and face limitations on their abilities to refinance and consolidate debt. These limitations may ultimately affect the homeowners’ abilities to maintain their homes, which are now reaching an age where regular maintenance is necessary in order to avoid the physical decline of the neighborhood.
- c) The amendment of Condition #99 recommended by the Planning Commission does not impose any additional burden on the fee owners of the subject 161 property owners. The amendment merely allows for the sale of the subject properties at market-rate value after a 20-year period from the date of the first deed of conveyance of the units from the developer to the original owners.
- d) The amendment of Condition #99 does not alter any right, title or interest in the real property reflected on the recorded Final Map for the Subdivision. The amendment solely allows the removal of a deed restriction which currently limits the sale of the subject units to buyers

of Moderate income levels.

- e) The amendment of Condition #99 constitutes solely the modification to the affordability requirements of 161 of the 175 single-family residences in the Subdivision and does not involve further subdivision, site improvements, development intensification or change of use within the subdivision.

5. **FINDING: PROCEDURAL BACKGROUND** – The proposed amendment to Condition #99 was processed per pertaining regulations of the Monterey County Code.

**EVIDENCE:** a) The proposed amendment to Condition #99 was referred to the Monterey County Housing Advisory Committee (Committee) for their review and recommendation. The Committee reviewed the amendment on April 8 and May 27, 2015. On May 27, the Committee recommended (5-1 vote; one member absent) the modification of the affordability restriction as follows:

“The deed restriction is modified from “permanent” to none on condition that CHISPA obtain entitlement, undertake new construction, and receive certificates of occupancy of at least 161 qualified replacement housing units located within the unincorporated area of the County within ten years from the date of approval of the modification. Qualifying units are defined as 80% of project units (100% less 20% required affordable units per the County’s Inclusionary Ordinance) or 49% of project units if the County funds any portion of a project. Replacement units would be deed restricted for a minimum of 45 years for single-family housing and 55 years for multifamily housing. The responsibility rests with CHISPA and its successors in interest to produce the replacement units. If the condition is met prior to ten years, the removal of the permanent restriction shall occur at the time of certification of occupancy of the 161<sup>st</sup> unit.”

- b) The Planning Commission considered the proposed amendment as well as staff-recommended alternatives at a public hearing on September 9, 2015. At that hearing, the Commission adopted a Resolution of Intent to recommend that the Board of Supervisors approve the amendment and consider whether replacement affordable housing units will be required as a result of the amendment.
- c) On September 30, 2015, the Planning Commission considered and officially adopted a Resolution with their recommendation to the Board of Supervisors.
- d) The application and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN120650.

6. **FINDING: COMPLIANCE WITH THE SETTLEMENT AGREEMENT AND STIPULATION FOR JUDGEMENT** – The subject application for the amendment of Condition #99 of the previously-approved Moro Cojo Standard Subdivision was submitted and processed per the terms of the Settlement Agreement and Stipulation for Judgment.

**EVIDENCE:** a) In regard to any application or request for modification of any condition

of approval of the Subdivision, the Settlement Agreement stipulates that:

- A. The County shall not initiate any modification of any condition of approval;
- B. Should the applicant request any modification of any condition of approval, the applicant shall have the burden of producing substantial evidence to support the request for said modification;
- C. Where appropriate under the California Environmental Quality Act, any proposed change shall receive an initial review of its environmental effects.

The Settlement Agreement further stipulates that "Petitioners, through their counsel, will receive thirty (30) days actual notice of any public hearing of the Board of Supervisors, Planning Commission or other County public body on any matter relating to the approval of the final map, or any condition of approval, or any modification of any condition of approval."

**EVIDENCE:** b) The County did not initiate the proposed amendment. The applicant submitted evidence in support of the proposed amendment. The County conducted environmental review for the proposed amendment. All the known members of the original petitioners received 30-day notices of all the public hearings conducted to consider the amendment.

7. **FINDING:** **HEALTH AND SAFETY** - The amendment of Condition #99 reducing the term of the affordability of the 161 subject properties within the Moro Cojo Subdivision will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** The amendment of Condition #99 constitutes solely modification to the affordability requirements of 161 of the 175 single-family residences in the Subdivision and does not involve further subdivision, site improvements, development intensification or change of use within the subdivision nor a change in the character of the neighborhood that would be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood.

8. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before Monterey County, there is no substantial evidence that the amendment of Condition #99 of the approved Moro Cojo Standard Subdivision will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:** a) Public Resources Code Section 21080.(c) and California Environmental Quality Act (CEQA) Guidelines Section 15063.(b).(2) require that if a proposed project would not have a significant effect on the environment, the lead agency shall adopt a negative declaration to that effect.  
b) Monterey County RMA-Planning prepared a Draft Initial Study for the proposed amendment of Condition #99 in accordance with CEQA and

circulated for public review from March 6, 2015 through April 6, 2015 (State Clearinghouse #: 2015031027). Issues that were analyzed in the Negative Declaration include: land use/planning and population/housing. The Initial Study concluded, based upon the record as a whole, that the amendment of Condition #99 would not have a significant effect on the environment.

- c) Based on the comments received during the public review period, the Initial Study/Negative Declaration was revised and re-circulated for public review from July 6, 2015 to August 5, 2015. The revised Initial Study/Negative Declaration further addressed the provisions of the North County Local Coastal Program and their applicability to the proposed amendment of Condition #99. The revised Initial Study again concluded that the proposed amendment of Condition #99 would not result in potentially significant environmental impacts.
- d) Evidence that has been received and considered includes: the application, materials submitted by the applicant, staff reports that reflect the County's independent judgment and information and testimony presented during the review of the application and the Initial Study and the public hearings. These documents are on file in RMA-Planning under the application file PLN120650 and are incorporated herein by reference.
- e) The proposed amendment to Condition #99 does not include any physical improvements or additional development within the already-built Subdivision. Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. Therefore, the project will not be required to pay the State fee; however, a fee payable to the Monterey County Clerk/Recorder is required for posting the Notice of Determination (NOD).
- f) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby recommend that the Board of Supervisors:

1. Adopt a Negative Declaration;
2. Approve an amendment of Condition #99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision to change the term of the affordability restriction of 161 of the single-family residences in the Subdivision from permanent to a 20-year term, commencing on the date of the first deed of conveyance of each property from the developers to the original owners of the units; and
3. Determine whether the change of the term of affordability is contingent upon CHISPA (or another housing developer) providing replacement housing as a result of the amendment of Condition #99.



**PASSED AND ADOPTED** this 30th day of September, 2015 upon motion of Commissioner Brown, seconded by Commissioner Salazar, by the following vote:

AYES: Brown, Getzelman, Salazar, Padilla, Mendez  
NOES: Vandever, Roberts  
ABSENT: Rochester, Diehl, Hert  
ABSTAIN: None



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Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT 01 2015**

THE ACTION OF THE PLANNING COMMISSION IS A RECOMMENDATION TO THE BOARD OF SUPERVISORS AND IS NOT APPEALABLE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

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<sup>1</sup> The list of owners, addresses and Assessor's Parcel Numbers of the 161 residential units subject to this application is attached to this Resolution.

**Monterey County RMA Planning**  
**Conditions of Approval/Implementation Plan/Mitigation Monitoring and**  
**Reporting Plan**

**PLN120650**

**1. PD001 - SPECIFIC USES ONLY**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This permit allows an amendment to Condition #99 of the approved Combined Development Permit (File No. SH93001) for the Moro Cojo Standard Subdivision. The amendment changes the term of the affordability restriction of 161 of the 175 single-family residences in the Subdivision from permanent to a 20-year term commencing on the date of the first deed of conveyance of each property from the developers to the original owners of the units. The amendment was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA- PlanningDepartment)

**Compliance or Monitoring Action to be Performed:** The Owners of the subject 161 residential units shall adhere to the terms of the provisions of the amendment and the conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

**2. PD002 - NOTICE PERMIT APPROVAL**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An amendment of Condition #99 of the Moro Cojo Standard Subdivision Combined Development Permit (Resolution Number 15-047) was approved by the Board of Supervisors on [Date]. The amendment changes the term of the affordability restriction of 161 of the 175 single-family residences in the Subdivision from permanent to a 20-year term commencing on the date of the first deed of conveyance from the developers to the original owners of the units. The amendment was granted subject to four (4) conditions of approval which run with the land. The list of properties, owners, addresses and assessor's parcels subject to the amendment is attached to this Notice. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring** Within 30 days of the final approval of the amendment by the Board of Supervisors the owners shall submit a signed and notarized Permit Approval Notice to the Director of

**Action to be Performed:** RMA-Planning Department for review and signature by the County.

Proof of recordation of the Permit Approval Notice, as outlined, shall be submitted to the RMA-Planning Department.

### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

The owners of the 161 residential units subject to the amendment of Condition #99 of the Moro Cojo Standard Subdivision Combined Development Permit agree as a condition and in consideration of approval of this discretionary development permit that they will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owners will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)

**Compliance or  
Monitoring  
Action to be Performed:**

Within 30 days of the final approval of the amendment by the Board of Supervisors the owners shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department within 30 days of the approval of the amendment.

### 4. REVISED AFFORDABILITY DEED RESTRICTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

The owners of the 161 properties subject to the amendment of Condition #99 of the Moro Cojo Standard Subdivision Combined Development Permit shall record a revised deed restriction for their property reflecting the amendment to the Condition. Specifically, the revised deed restriction must state that "the term of the affordability restriction is a 20-year term commencing on the date of the first deed of conveyance from the developers to the original owners of the units and shall terminate thereafter."

**Compliance or** Within 30 days of the final approval of the amendment by the Board of Supervisors the

**Monitoring** owners shall submit a draft Deed Restriction to the Director of RMA -Planning  
**Action to be Performed:** Department for review as to form. (

For the amendment to take effect for each of the 161 units, each applicant must submit proof of recordation of the revised deed restriction.

**ATTACHMENT**

**OWNERS, ADDRESSES AND ASSESSOR'S PARCEL NUMBERS OF  
RESIDENTIAL UNITS SUBJECT TO APPROVED AMENDMENT**

No.	Assessor Parcel Number (APN)	Street Address	Name of Property Owner
1	133-095-022-000	9235 CAMPO DE CASA DR	AGUILAR JUAN M & AGUILAR ROSA HERRERA
2	133-095-021-000	9231 CAMPO DE CASA DR	ALDAMA ALFREDO G & RAQUEL M
3	133-094-004-000	9259 CAMPO DE CASA DR	ALVAREZ CLEMENTE & SANDRA
4	133-094-002-000	9251 CAMPO DE CASA DRIVE	ASCENCIO ARMANDO & MARIA E RIVERA
5	133-095-024-000	9243 CAMPO DE CASA DR	CASTRO (G) JOSE G & MARIA CASTRO
6	133-094-003-000	9255 CAMPO DE CASA DR	CRUZ JOSE HECTOR & SOFIA
7	133-095-025-000	9244 CAMPO DE CASA DRIVE	GASCA ELIAZAR & ROSA ISELA AGUILAR
8	133-095-028-000	9232 CAMPO DE CASA DR	GASCA ERNESTO & ALVARADO ARACELE
9	133-095-023-000	9239 CAMPO DE CASA DR	GUZMAN LUIS G & JUANA ORTEGA
10	133-095-027-000	9236 CAMPO DE CASA DR	PENA ISIDORO R & MARTHA LILIA
11	133-095-026-000	9240 CAMPO DE CASA DR	REGALADO LEONEL C & BERENICE
12	133-094-046-000	9256 CAMPO DE CASA DR	RODRIGUEZ SAMUEL & MARTHA
13	133-094-033-000	9263 CAMPO DE CASA	HERRERA ALDOLFO & IRMA
14	133-094-001-000	9247 CAMPO DE CASA DRIVE	VALENCIA JOAQUIN & ALZAETA
15	133-094-031-000	9271 CAMPO DE CASA DR	FUENTES CRISTINA & JULIAN FUENTES V
16	133-094-045-000	9272 CAMPO DE CASA DRIVE	JIMENEZ ELIAZAR & MARIA ROSA
17	133-094-006-000	9514 VIVA LN	JIMENEZ RODOLFO & FELIPA A
18	133-094-008-000	9522 VIVA LANE	LOPEZ JOSE T & ANTONIA
19	133-094-009-000	9526 VIVA LN	MAGANA JOSE & TERESITA
20	133-094-007-000	9518 VIVA LN	MARROQUIN MARTIN J & TERESA T
21	133-094-010-000	9530 VIVA LN	PONCE JUAN & ANA M
22	133-094-032-000	9267 CAMPO DE CASA DR	RAMIREZ JESUS LARA & SILVIA FERNANDEZ
23	133-094-029-000	9279 CAMPO DE CASA DR	SALGADO MANUEL P & ESTHER
24	133-094-043-000	9280 CAMPO DE CASA DR	SANCHEZ COSME & ARCELIA
25	133-094-030-000	9275 CAMPO DE CASA DR	SANCHEZ MARIO T & ELVA
26	133-094-044-000	9276 CAMPO DE CASA DR	TOSTADO MANUEL & YOLANDA
27	133-094-042-000	9284 CAMPO DE CASA DRIVE	VAZQUEZ JESUS M & ALBINA C
28	133-094-023-000	9303 CAMPO DE CASA DR	DUCUSIN NAPOLEON J & LIGAYA
29	133-094-028-000	9558 VIVA LN	GARCIA REFUGIO & MA CONSUELO GARCIA
30	133-094-022-000	9283 CAMPO DE CASA DRIVE	GONZALEZ BIVIANO & IRMA
31	133-094-022-000	9307 CAMPO DE CASA DR	RUIZ RAYMUNDO HERNANDEZ & CONSUELO
32	133-094-041-000	9288 CAMPO DE CASA DR	IBARRA JAVIER & MARIA G QUINTERO
33	133-094-016-000	9554 VIVA LANE	LUNA BERNARDO & CLAUDIA
34	133-094-026-000	9291 CAMPO DE CASA DR	MONTOYA JUAN G
35	133-094-024-000	9299 CAMPO DE CASA DR	PICAZO ROJELO M & MARIA G
36	133-094-040-000	9292 CAMPO DE CASA DRIVE	RAMIREZ (H) LUIS
37	133-094-020-000	9315 CAMPO DE CASA DR	RAMIREZ RODOLFO & BERTHA A
38	133-094-027-000	9287 CAMPO DE CASA	ROCHA ARMANDO & ANA ISABEL
39	133-094-021-000	9311 CAMPO DE CASA DR	RODRIGUEZ EFREN VIRGEN & CLAUDIA VERONICA
40	133-094-025-000	9295 CAMPO DE CASA DR	SANCHEZ ISABEL & ROBERTO SANCHEZ A
41	133-094-075-000	9527 VIVA LANE	MUNOZ JORGE AQUINO
42	133-094-015-000	9550 VIVA LN	HERNANDEZ RAMON
43	133-094-011-000	9534 VIVA LN	HERNANDEZ BERTHA A TR
44	133-094-078-000	9644 ESPERANZA CIR	IBARRA FELIPE & MA EUGENIA BRAVO

45	133-094-089-000	9633	ESPERANZA CIR	JAHEN JUAN CARLOS & MARIA G ZEPEDA
46	133-094-013-000	9542	VIVA LN	JIMENEZ ANGEL H & DELMY A
47	133-094-014-000	9546	VIVA LANE	MARIN JOSE RAUL & MARIA LETICIA
48	133-094-077-000	9640	ESPERANZA CIR	MARTINEZ GUADALUPE & ELVIRA NAVARRO
49	133-094-076-000	9523	VIVA LN	MELGOZA VICTOR R & MARIA J
50	133-094-012-000	9538	VIVA LN	MONTEJANO JOEL & LUISA
51	133-094-087-000	9625	ESPERANZA CIR	MUNOZ AZUCENA C & JOSE LUIS MUNOZ P
52	133-094-090-000	9637	ESPERANZA CIR	RODRIGUEZ ANSELMO & ANA C CHAVEZ
53	133-094-088-000	9629	ESPERANZA CIR	VALENZUELA JOSE REFUGIO & BERTHA
54	133-094-074-000	9531	VIVA LN	PEREZ ALVINA AGUILAR & AGUILAR NOELIA
55	133-095-034-000	9208	CAMPO DE CASA	ALVAREZ LORENZO & ODILVINA DE ALVAREZ
56	133-095-031-000	9220	CAMPO DE CASA DR	DE ANDA MIGUEL CAMARENA & CARMEN CAMARENA
57	133-095-032-000	9216	CAMPO DE CASA	CORONA FERNANDO & ANA MARIE
58	133-095-018-000	9219	CAMPO DE CASA DR	DELGADO TRINIDAD & LORENA
59	133-095-016-000	9211	CAMPO DE CASA DR	DIAZ OTONIEL
60	133-095-015-000	9207	CAMPO DE CASA DRIVE	DE FLORES MARTHA VENTURA & JESUS FLORES C
61	133-095-014-000	9120	LOS NIÑOS PL	GONZALEZ FEDERICO & ANTONIA OLIVARES
62	133-095-020-000	9227	CAMPO DE CASA DR	GUERRERO IMELDA SANCHEZ & ARMANDO GUERRERO
63	133-095-019-000	9223	CAMPO DE CASA DR	HUERTA JOSE & MARTHA C
64	133-095-017-000	9215	CAMPO DE CASA DR	MELGOZA AURELIO & MARGARITA
65	133-095-030-000	9224	CAMPO DE CASA DR	NICASIO OLIVARES
66	133-095-029-000	9228	CAMPO DE CASA DR	RODRIGUEZ ALBERTO & MARTHA
67	133-094-085-000	9672	ESPERANZA CIR	BACHMAN SCOTT ALAN
68	133-094-056-000	9752	CORTEZ LANE	CAMACHO MIGUEL & CATALINA
69	133-094-060-000	9571	VIVA LANE	CARRILLO AURELIO
70	133-094-019-000	9566	VIVA LN	CORTES LUIS FERNANDO & CIRIA
71	133-094-061-000	9693	ESPERANZA CIR	CRUZ JENNIFER LYNN
72	133-094-067-000	9559	VIVA LN	GARCIA JUAN M
73	133-094-081-000	9656	ESPERANZA CIR	GUIDO JESUS & GUILLERMINA GUTIERREZ
74	133-094-079-000	9648	ESPERANZA CIR	PEREZ ROBERT J & ESTEE L
75	133-094-084-000	9668	ESPERANZA CIR	MELGOZA EVERARDO & MARIA INES MELGOZA
76	133-094-066-000	9575	VIVA LN	SANCHEZ SALVADOR & PATRICIA
77	133-094-082-000	9660	ESPERANZA CIR B14	SUAREZ RAMIRO & MAGDALENA
78	133-094-086-000	9676	ESPERANZA CIR	ZAMORA RAMIRO & ALICIA TRS
79	133-094-055-000	9882	LOS ARBOLES CIR	ALCALA MARIA O
80	133-094-051-000	9867	LOS ARBOLES CIR	BERMUDEZ RUBEN & ANA M
81	133-095-054-000	9493	COMUNIDAD WY	CAMACHO JOEL & MARIA LUISA
82	133-094-034-000	9316	CAMPO DE CASA DR	LOPEZ JAVIER CEJA & MARISOL CEJA
83	133-095-074-000	9847	LOS ARBOLES CIR	FERNANDEZ FLORA TR
84	133-094-050-000	9863	LOS ARBOLES CIR	CONTRERAS FERNANDO VICENTE
85	133-095-060-000	9715	CORTEZ LN	KEEN IVY MARIE & KEEN SAVANNA
86	133-094-049-000	9870	LOS ARBOLES CIR	LIRA MIGUEL ANGEL & CLARA OFELIA
87	133-094-053-000	9744	CORTEZ LN	MANZO AURELIANO ET AL
88	133-095-076-000	9855	LOS ARBOLES CIR	MAGANA JESUS & GRACIELA
89	133-094-052-000	9740	CORTEZ LN	GALINDO MIROSLAVA & ENRIQUE MEDINA G
90	133-095-077-000	9859	LOS ARBOLES CIR	PARRA JOSE LUIS JR & KATHERINE MICHELLE TRS

91	133-095-075-000	9851 LOS ARBOLES CIR	RESENDIZ SEBASTIAN & GISELA
92	133-094-054-000	9878 LOS ARBOLES CIR	SANCHEZ JOSE ANGEL & MARTHA
93	133-095-063-000	9834 LOS ARBOLES CIR	ACOSTA MARIO M & ELENA
94	133-095-069-000	9858 LOS ARBOLES CIR	CAMPOS PABLO & ROSALINDA ALBARRAN
95	133-095-067-000	9850 LOS ARBOLES CIR	RIVERA GLORIA CRISTINA
96	133-095-066-000	9846 LOS ARBOLES CIR	ESPINOZA JESUS P & EVANGELINA
97	133-095-085-000	9736 CORTEZ LN	DE GUZMAN MARIA S & SORIA MARIO ALBERTO GUZMAN
98	133-095-068-000	9854 LOS ARBOLES CIR	JUAREZ MIGUEL & RUTH
99	133-094-048-000	9866 LOS ARBOLES	LOPEZ ARNULFO & SUSANNAH RAINE LOPEZ
100	133-095-064-000	9838 LOS ARBOLES CIR	MARTINEZ JESUS & MARGARITA
101	133-095-084-000	9732 CORTEZ LN	MONTANO ARTURO R & HILDA Z
102	133-095-082-000	9724 CORTEZ LN	PEREZ RAUL G & YOLANDA
103	133-094-047-000	9862 LOS ARBOLES CIR	ROCHA RAMON & LETICIA
104	133-095-065-000	9842 LOS ARBOLES CIR	ROCHA ROBERTO F & MARGARITA
105	133-095-062-000	9830 LOS ARBOLES CIR	MENDOZA HERMILA GOMEZ
106	133-095-083-000	9728 CORTEZ LN	ZAMORA JAVIER & BLANCA E
107	133-095-011-000	9132 LOS NINOS PL	CARDENAS OLGA
108	133-095-055-000	9494 COMUNIDAD WY	ATLANO MARIA CRISTINA LOPEZ
109	133-095-012-000	9128 LOS NINOS PLACE	BARBOSA PANFILO M & ISAUARA R
110	133-095-010-000	9136 LOS NINOS PL	BERMUDEZ MARIA LOURDES
111	133-095-002-000	9168 LOS NINOS PL	BOSE HERMENEGILDO C & VIRGINIA M
112	133-095-004-000	9160 LOS NINOS PL	CARTER HOWARD J
113	133-095-005-000	9156 LOS NINOS PL	MARAVILLA-BARCIO HUMBERTO & MARAVILLA MARIA GLORI
114	133-095-006-000	9152 LOS NINOS PL	PORRAS-GUTIERREZ ROSALJO
115	133-095-009-000	9140 LOS NINOS PL	MUNOZ EDGAR L & CHRISTINA
116	133-095-003-000	9164 LOS NINOS PL	PALACIOS JUAN M & SILVIA A
117	133-095-013-000	9124 LOS NINOS PL	ROSAS JOEL & PATRICIA
118	133-095-001-000	9172 LOS NINOS	VILLAGOMEZ JOSE MANUEL & ROSARIO G
119	133-094-037-000	9304 CAMPO DE CASA DR	DIAZ BERTHA
120	133-094-038-000	9300 CAMPO DE CASA DR	RESENDIZ J JUAN & ROSA MARIA
121	133-094-039-000	9696 CAMPO DE CASA DR	CASTRO JOSE JUAN & ROSALBA CASTRO NERI
122	133-095-035-000	9417 COMUNIDAD WY	ALFARO ROBERTO
123	133-095-037-000	9425 COMUNIDAD WY	ALFARO TOMAS & PATRICIA
124	133-095-038-000	9429 COMUNIDAD WY	CERVANTES CARMEN LUCIA & VARGAS OSVALDO GONZALEZ
125	133-095-039-000	9433 COMUNIDAD WAY	MARTINEZ CARLOS HERNANDEZ & LAURA ROSALES
126	133-095-040-000	9437 COMUNIDAD WY	MARTINEZ ANTONIA & MARTINEZ JULIO CESAR
127	133-095-041-000	9441 COMUNIDAD WY	ALCARAZ TRINIDAD & YOLANDA RAYA
128	133-095-046-000	9461 COMUNIDAD WY	CHAVARIN FERMIN & ROSARIO
129	133-095-047-000	9465 COMUNIDAD WY	ORTIZ ALFREDO & LUISA
130	133-095-048-000	9469 COMUNIDAD WY	BENITEZ PABLO & MARIA
131	133-095-049-000	9473 COMUNIDAD WY	ZAVALA JOSE L & MARIA G
132	133-095-050-000	9477 COMUNIDAD WY	CUENTAS FRANCISCO & ROSA M
133	133-095-051-000	9481 COMUNIDAD WY	CUELLAR SALVADOR & MARIA
134	133-095-052-000	9485 COMUNIDAD WY	NIETO J MANUEL RESENDIZ & OFELIA MONTOYA MALDONADO
135	133-095-053-000	9489 COMUNIDAD WY	ROCHA ANDRES & GRACIELA
136	133-095-056-000	9490 COMUNIDAD WY	CARPIO LUISA & MANUEL CARPIO G

137	133-095-057-000	9486 COMUNIDAD WY	REYES JOSE A & MARIA GUADALUPE DIAZ
138	133-095-058-000	9482 COMUNIDAD WY	VARGAS ANGEL & DELFINA &
139	133-095-059-000	9478 COMUNIDAD WY	ESPINOZA HECTOR & ANGELITA
140	133-095-061-000	9711 CORTEZ LANE	ANAYA MANUEL R & RAMONA V
141	133-095-070-000	9831 LOS ARBOLES CIR	PEREZ RIGOBERTO & JACQUELINE ZARAGOZA
142	133-095-071-000	9835 LOS ARBOLES CIR	ENRIQUEZ LETICIA MUNOZ
143	133-095-072-000	9839 LOS ARBOLES CIR	SALDIVAR AGUSTIN & LAURA
144	133-095-073-000	9843 LOS ARBOLES CIR	GUZMAN FLORENTINO
145	133-095-078-000	9708 CORTEZ LN	PONCE JOSE R & MARIA G
146	133-095-079-000	9712 CORTEZ LANE	BERMUDEZ PEDRO & MARIA E
147	133-095-080-000	9716 CORTEZ LANE	ARANGO ALEJANDRO & ILDEGARDA
148	133-095-081-000	9720 CORTEZ LANE	CASTILLO RAMIRO & ROSARIO
149	133-094-058-000	9760 CORTEZ LN	CAMPOS (S) HECTOR S & GRISELDA
150	133-094-059-000	9764 CORTEZ LN	SUBRAMANI GOPAL & KAMAL
151	133-094-062-000	9689 ESPERANZA CIR	CAMPOS JAVIER & MARIA D
152	133-094-063-000	9685 ESPERANZA CIR	URIBE MIGUEL & LETICIA O
153	133-094-064-000	9681 ESPERANZA CIR	ORTIZ (A) GONZALO & ANGELICA ORTIZ
154	133-094-065-000	9677 ESPERANZA CIR	TINOCO (F) JOSE LUIS & EMELIA TINOCO
155	133-095-045-000	9457 COMUNIDAD WY	RODRIGUEZ JOSE G & EDWIGES
156	133-094-068-000	9555 VIVA LN	SERRATO CLAUDIO H & LIDIA L
157	133-094-069-000	9551 VIVA LN	REYES JOSE F & ANGELINA
158	133-094-071-000	9543 VIVA WAY	MACIAS FRANCISCO & TERESA
159	133-094-072-000	9539 VIVA LN	TORRES LUZ DELIA
160	133-094-073-000	9535 VIVA LANE	SOLOZANO JUAN R & MARIA J
161	133-094-018-000	9562 VIVA LN CASTROVILLE CA 95012	ALONDRA VASQUEZ