

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

907B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
February 10, 2010

**SUBJECT:** Statement of Expense [Case No. CV 07-9105]  
Subject Property: 42596 De Portola Drive, Temecula; CHAVEZ  
APN: 924-120-027  
District Three

**RECOMMENDED MOTION:** Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (grading without permits) in the above-referenced matter to be two thousand, two hundred, twenty-three dollars and thirteen cents (US \$2,223.13);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment.

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

*[Signature]*

JULIE A. JARVI, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(Continued)

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended with an amended amount of costs to \$1,700.00.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: February 23, 2010  
xc: Co.Co., CED(2), Prop. Owner

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.:**

**District: 3**

**Agenda Number:**

**9.12**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Departmental Concurrence

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Statement of Expense [Case No. CV 07-9105]  
Subject Property: 42596 De Portola Drive, Temecula; CHAVEZ  
APN: 924-120-027  
District Three

The Board of Supervisors issued an Order to Abate in this case on March 31, 2009. Subsequently, the property owners brought the property into compliance.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363

January 21, 2010

## NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties  
(See Attached Proof of Service  
and Notice List)

Subject Property: 42596 De Portola Drive, Temecula  
Case No.: CV 07-9105  
APN: 924-120-027

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, February 23, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved grading without permits located on your real property commonly described as 42596 De Portola Drive, Temecula, Riverside County, California and more particularly described as Assessor's Parcel Number 924-120-027.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand, two hundred, twenty-three dollars and thirteen cents, (US \$2,223.13)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony and facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

Enclosure: Statement of Expense

FEB 23 2010 *a.r.*



# COUNTY OF RIVERSIDE

## Code Enforcement Administration



### STATEMENT OF EXPENSE WORKSHEET

CASE NUMBER: CV07-9105

SITUS: 42596 De Portola Dr., Temecula, Ca 92592

APN: 924-120-027

SUPERVISORIAL DISTRICT: # 3

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
457 (RCC Title 15), & 725 (RCC Chapter 1.16)

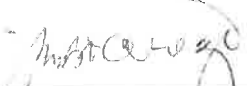
Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
10/31/07 - 04/27/09	Officers- Frazier, Tate - Field Investigation/File Maintenance	1.4	\$152.60
12/15/09	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$217.60</b>
10/08/08-12/15/09	<b>COUNTY COUNSEL-</b> LEGAL CONSULTATION SERVICES-Includes Administrative Costs	14.2	\$1,528.53
05/01/08	<b>CONTRACTOR SERVICES-</b> First American Title - Lot Book Report		\$150.00
11/07/07	First American Title - Lot Book Report Update		\$150.00
01/13/09	RZ Title Services Inc - Lot Book report		\$120.00
01/07/10	RZ Title Services Inc - Lot Book Report Update		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$2,223.13</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 7th day of January, 2010, at Riverside, California.

  
 \_\_\_\_\_  
 Maria Bella T. Cerezo  
 Code Enforcement Department

# NOTICE LIST

Subject Property: 42596 De Portola Dr., Temecula; Case No.: CV 07-9105;  
APN: 924-120-027; District 3

RICHARD CHAVEZ  
IMELDA CHAVEZ  
42596 DE PORTOLA DRIVE  
TEMECULA CA 92592

RIVERSIDE COUNTY  
DEPT OF CHILD SUPPORT SRVS  
47950 ARABIA STREET  
INDIO CA 92201-6828

SANTA BARBARA COUNTY  
DEPT OF CHILD SUPPRT SRVS  
4 E CARRILLO ST  
SANTA BARBARA CA 93101-2707

KIMBALL TIREY & ST JOHN  
5510 TRABUCO ROAD  
IRVINE CA 92620

KIMBALL TIREY & ST JOHN  
350 S FIGUEROA STREET  
SUITE 498  
LOS ANGELES CA 90071

THOMAS J PRENOVOST JR  
TOM R NORMANDIN  
PRENOVOST NORMANDIN BERGH  
& DAWE  
2122 N BROADWAY SUITE 200  
SANTA ANA CA 92706-2614

STELIOS A HARRIS  
MARTIN HOFFMANN  
MANN BRACKEN LLP  
2325 CLAYTON ROAD  
CONCORD CA 94520



## Track & Confirm

### Search Results

Label/Receipt Number: **7008 3230 0001 1234 1863**  
 Service(s): **Certified Mail™**  
 Status: **Delivered**

Your item was delivered at 11:39 AM on January 26, 2010 in ROCKVILLE, MD 20850.

### Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

### Detailed Results:

- **Delivered, January 26, 2010, 11:39 am, ROCKVILLE, MD 20850**
- **Arrival at Unit, January 26, 2010, 7:54 am, ROCKVILLE, MD 20850**

### Notification Options

#### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
OFFICIAL USE		
Postage	\$ .44	MAILED 1/21/10  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	
Sent To	STELIOS A HARRIS	
Street, Apt. No., or PO Box No.	MARTIN HOFFMANN	
City, State, ZIP+4	MANN BRACKEN LLP	
	2325 CLAYTON ROAD	
	CONCORD CA 94520	
PS Form 3800, August 2006 See Reverse for Instructions		



# Track & Confirm

## Search Results

Label/Receipt Number: **7009 1680 0000 9024 6477**  
Service(s): **Certified Mail™**  
Status: **Notice Left**

We attempted to deliver your item at 3:53 PM on January 22, 2010 in TEMECULA, CA 92592 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to [www.usps.com/redelivery](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

### Track & Confirm

Enter Label/Receipt Number.

## Notification Options

### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email.

7009 1680 0000 9024 6477

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

MAILED 1/21/10  
Postmark Here

<i>Sent To</i>	
RICHARD CHAVEZ	
<i>Street, Apt. No., or PO Box No.</i>	
IMELDA CHAVEZ	
<i>City, State, ZIP+4</i>	
42596 DE PORTOLA DRIVE	
TEMECULA CA 92592	

PS Form 3800, August 2006 See Reverse for Instructions

# NOTICE LIST

Subject Property: 42596 De Portola Dr., Temecula; Case No.: CV 07-9105;  
 APN: 924-120-027; District 3

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 THOMAS J PRENOVOST JR  
 TOM R NORMANDIN  
 PRENOVOST NORMANDIN BERGH  
 & DAWNE  
 2122 N BROADWAY SUITE 200  
 SANTA ANA CA 92706-2614

2. Article Number  
 (Transfer from service label) **7008 3230 0001 1234 1870**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*TPBh*  Addressee

B. Received by (Printed Name)  Agent  
*Thomas Prenovost Jr*  Addressee

C. Date of Delivery  
 Yes  
 No

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  
 No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 RIVERSIDE COUNTY  
 DEPT OF CHILD SUPPORT SRVS  
 47950 ARABIA STREET  
 INDIO CA 92201-6828

2. Article Number  
 (Transfer from service label) **7009 1680 0000 9024 6491**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*Maria Angulo*  Addressee

B. Received by (Printed Name)  Agent  
*Maria Angulo*  Addressee

C. Date of Delivery  
 Yes  
 No

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  
 No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 KIMBALL TIREY & ST JOHN  
 5510 TRABUCO ROAD  
 IRVINE CA 92620

2. Article Number  
 (Transfer from service label) **7008 3230 0001 1234 1894**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
*Colleen Liem*

B. Received by (Printed Name)  Agent  
*Colleen Liem*  Addressee

C. Date of Delivery  
 Yes  
 No  
*1/25/10*

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  
 No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

*CV 07-9105 (CHAVEZ) SOE 7*



# NOTICE LIST

Subject Property: 42596 De Portola Dr., Temecula; Case No.: CV 07-9105;  
 APN: 924-120-027; District 3

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANTA BARBARA COUNTY  
 DEPT OF CHILD SUPPRT SRVS  
 4 E CARRIZO ST  
 SANTA BARBARA CA 93101-2707

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery  
 J. A. Carriz 1/25/04

C. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

2. Article Number W/07-9105 (CHAZ) SOB 4  
 (Transfer from service label) 7008 3230 0001 1234 1900  
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15-00

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KIMBALL TIREY & ST JOHN  
 350 S FIGUEROA STREET  
 SUITE 498  
 LOS ANGELES CA 90071

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery  
 [Signature] 1/25/04

C. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

2. Article Number W/07-9105 (CHAZ) SOB 4  
 (Transfer from service label) 7008 3230 0001 1234 1887  
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15-00

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

1 **PROOF OF SERVICE**

2 Case No. CV 07-9105

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County  
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my  
6 business address is 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

7 That on January 21, 2010, I served the following document(s):

- 8 - NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- 9 - STATEMENT OF EXPENSE WORKSHEET

10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

11 **OWNERS OR INTERESTED PARTIES**  
12 **(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

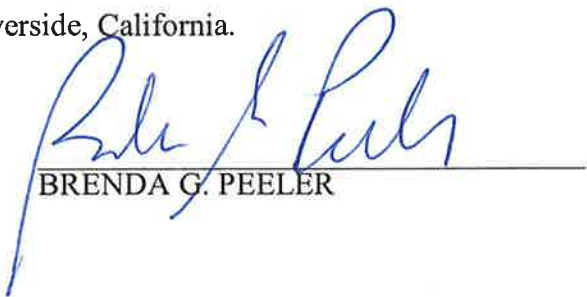
13 XX BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED. I am "readily familiar"  
14 with the office's practice of collection and processing correspondence for mailing. Under  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

17 \_\_\_\_\_ BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices  
18 of the addressee(s).

19 XX STATE - I declare under penalty of perjury under the laws of the State of California that the  
20 above is true and correct.

21 \_\_\_\_\_ FEDERAL - I declare that I am employed in the office of a member of the bar of this court at  
22 whose direction the service was made.

23 EXECUTED ON January 21, 2010, at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA G. PEELER  
27  
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 21, 2010

RE CASE NO: CV079105

I, Ariana Meza, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 01/21/2010 at 11:05am, I securely and conspicuously posted Notice of Hearing RE: Statement of Expense, Statement of Expense Worksheet, Notice List and Proof of Service. at the property described as:


**Property Address:** 42596 DE PORTOLA DR, TEMECULA

**Assessor's Parcel Number:** 924-120-027

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on January 21, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Ariana Meza, Code Enforcement Technician

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case No. CV 07-9105]  
Subject Property: 42596 De Portola Road, Temecula; CHAVEZ  
APN: 924-120-027  
District Three

**TABLE OF SUPPLEMENTAL DOCUMENTS  
FILED WITH THE CLERK OF THE BOARD**

**Hearing Date: February 23, 2010**

Statement of Expense with Supporting Documents .....	Exhibit A
Findings of Fact .....	Exhibit E
Notice of Noncompliance.. ..	Exhibit F
Assessment-Roll For The Year 2009-2010 And Geographic Information System, January 4, 2010 .....	Exhibit G



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV07-9105

SITUS: 42596 De Portola Dr., Temecula, Ca 92592

APN: 924-120-027

SUPERVISORIAL DISTRICT: # 3

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
457 (RCC Title 15), & 725 (RCC Chapter 1.16)

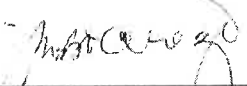
Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

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SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
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12/15/09	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$217.60</b>
10/08/08-12/15/09	<b>COUNTY COUNSEL-</b> LEGAL CONSULTATION SERVICES-Includes Administrative Costs	14.2	\$1,528.53
05/01/08	<b>CONTRACTOR SERVICES-</b> First American Title - Lot Book Report		\$150.00
11/07/07	First American Title - Lot Book Report Update		\$150.00
01/13/09	RZ Title Services Inc - Lot Book report		\$120.00
01/07/10	RZ Title Services Inc - Lot Book Report Update		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$2,223.13</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 7th day of January, 2010, at Riverside, California.

  
 \_\_\_\_\_  
 Maria Bella T. Cerezo  
 Code Enforcement Department

County Counsel Cost

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
08-Oct-08	CV079105	1.8	125.57	RM	Initial review of file; organize file and exhibits.
17-Nov-08	CV079105	0.5	34.88	RM	requesting clarification of restoration permit.
18-Nov-08	CV079105	0.3	20.93	RM	regarding status of case.
01-Dec-08	CV079105	0.4	27.9	RM	x3.
02-Dec-08	CV079105	3.6	251.14	RM	Declaration; e-mail correspondence with code
18-Dec-08	CV079105	0.1	6.98	RM	Update file with Lot Book Report.
28-Jan-09	CV079105	0.9	125.56	JAJ	review abatement dec
02-Feb-09	CV079105	0.3	41.85	JAJ	review/revise notice
03-Mar-09	CV079105	0.4	55.8	JAJ	quick print, f11 review revision
12-Mar-09	CV079105	0.2	27.9	EMB	Initial preparation for the abatement public hearing
12-Mar-09	CV079105	0.1	13.95	EMB	abatement in preparation for the public hearing
13-Mar-09	CV079105	0.3	20.93	RM	Review file; revised Form 11.
16-Mar-09	CV079105	0.35	48.83	JAJ	prepare matter for board hearing
16-Mar-09	CV079105	0.3	41.85	EMB	hearing before the board
17-Mar-09	CV079105	1.3	90.69	RM	Initial draft of Form 11 and Findings of Fact for JAKJ.
17-Mar-09	CV079105	0.6	83.71	EMB	the board
17-Mar-09	CV079105	0.3	41.85	EMB	incorporating BHR guidelines into the order and the
18-Mar-09	CV079105	0.4	27.9	RM	Revise Form 11 and Findings of Fact for JAKJ.
23-Mar-09	CV079105	0.6	83.71	JAJ	reweiw/revise F11 and fof
	<b>Sub Total</b>	<b>12.75</b>	<b>1171.93</b>		
	Add:				
	CV079105		161.3		Mailing Expenses- Feb 25, Feb 9, April 22, 2009
12/15/2009	CV079105	0.9	125.55		Prepare case for Statement Expense Hearing
2/23/2010	CV079105	0.5	69.75		Attend Statement of Expense Hearing
	<b>Total</b>	<b>14.15</b>	<b>1528.53</b>		

# Case Labor Audit

APN: 924-120-027-9  
 Property address: 42596 De Portola Dr., Temecula, Ca 92592  
 Date Prepared: 12/15/2009

Case Name		ZCV079105								
LaborDate	CaseNumber	Name	Work Performed	Time	Labor Rate	Charge	Unsupported Time	Charges	Time	Adjusted Charge
10/31/2007	ZCV079105	Frazier,Angela D	Initial Site Visit	0.9	109	\$98.10			0.9	\$98.10
11/5/2007	ZCV079105	Frazier,Angela D	Admin Work	0.3	109	\$32.70			0.3	\$32.70
11/30/2007	ZCV079105	Frazier,Angela D	Not in narrative	0.1	109	\$10.90	0.1	\$10.90		
8/3/2008	ZCV079105	Frazier,Angela D	Admin Work	0.1	109	\$10.90			0.1	\$10.90
4/27/2009	ZCV079105	Tate,Rhenda J	Site Visit Follow up	0.1	109	\$10.90			0.1	\$10.90
Total Charges				1.50	\$0.00	\$163.50	0.10	10.90	1.40	\$152.60

Sub Total	1.50	\$163.50		
Unsupported Charge	0.10	\$10.90		
Adjusted case labor	1.40	\$152.60		
Prepare/Attend SOE Hearing	0.5	\$65.00		
<b>Total</b>		<b>\$217.60</b>		

Sub-Total		\$163.50		
Unsupported charge		\$10.90		
Adjusted case labor		\$152.60		
Prepare/Attend SOE		\$65.00		
<b>Total</b>		<b>\$217.60</b>		



**First American Title Company**

3625 Fourteenth Street

Riverside, CA 92501

Phone: (951)787-1700 / Fax:

PR: 06243

Ofc: 0625 (446)

**Final Invoice**

**To:** County of Riverside Code Enforcement Department  
39493 Los Alamos Road, Suite A  
Murrieta, CA 92563-5039

**Invoice No.:** 446 - 44614735

**Date:** 05/09/2008

**Our File No.:** 0625-3071384

**Title Officer:** Sharon Chase / 23346

**Escrow Officer:** /

**Customer ID:** 2378265

**Attention:** LaKesha Covington

**Your Reference No.:** CV 07-9105

**RE: Property:**  
42596 De Portola Rd, Temecula, CA

**Liability Amounts**

**Owners:**

**Lenders:**

**Buyers:**

**Sellers:** Richard Chavez, Imelda Chavez

Description of Charge	Invoice Amount
CLTA Lot Book Guarantee	\$75.00
CLTA Judgment/Tax Lien Guarantee Form 10	\$75.00

**INVOICE TOTAL \$150.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*C/O JPMorgan Chase, 2710 Media Center Dr., Building #6, Suite #120, Attn: FAT-SCD-004 Box #100016*

*Los Angeles, CA 90065*





**First American Title Company**  
3625 Fourteenth Street  
Riverside, CA 92501  
Phone: (951)787-1700 / Fax:

PR: 06243

Ofc: 0625 (446)

### Final Invoice

**To:** County of Riverside Code Enforcement Department  
39493 Los Alamos Road, Suite A  
Murrieta, CA 92563-5039

**Invoice No.:** 446 - 44611369  
**Date:** 11/07/2007  
**Our File No.:** 0625-2936712  
**Title Officer:** Sharon Chase / 23346  
**Escrow Officer:** /  
**Customer ID:** 2378265

**Attention:** LaKesha Covington

**Your Reference No.:** Cv07-9105

**RE: Property:**  
42596 DePortola Rd, Temecula, CA

**Liability Amounts**  
**Owners:**  
**Lenders:**

**Buyers:**  
**Sellers:** Richard Chavez, Imelda Chavez

Description of Charge	Invoice Amount
CLTA Lot Book Guarantee	\$75.00
CLTA Judgment/Tax Lien Guarantee Form 10	\$75.00

**INVOICE TOTAL** **\$150.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:  
Attention: Accounts Receivable Department  
C/O JPMorgan Chase, 2710 Media Center Dr., Building #6, Suite #120, Attn: FAT-SCD-004 Box #100016  
Los Angeles, CA 90065*



# INVOICE

13-Jan-09

Account No. 1044  
Invoice # RZ00006  
Agreement #RIVCO-96258-001-016-06/09

TLMA-Code Enforcement  
Attn: Accounts Payable  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501 M/S 1012

Date	Quantity	Price	Total
13-Jan-09	84	\$120.00	\$10,080.00

Product  
Lot Book Report

TOTAL DUE: \$10,080.00

Remit to: RZ Title Service  
P.O. Box 1193  
Whittier, CA 90609  
Phone: (562) 325-8351

Thank You! We appreciate your business.

PAYMENT APPROVAL	
DeptID	3140100000
Account	505440
Project	See attached
Signature	
Date	1/29/09



# INVOICE

Order Number: 21130

Order Date: 1/7/2010

**Customer Information:**

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
4080 Lemon Street  
Riverside, CA 92501

Attn: Brent Steele  
REF: CV07-9105 / Brenda Peeler  
IN RE: CHAVEZ, RICHARD

Product and/or Service ordered for Property known as:

**42596 De Portola Drive  
Temecula, CA 92592**

DESCRIPTION:	FEE:
Updated Lot Book	\$57.00
<b>TOTAL DUE:</b>	<b>\$57.00</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609

Recorded in Official Records  
County of Riverside  
Larry W. Ward

Assessor, County Clerk & Recorder



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WHEN RECORDED PLEASE MAIL TO:  
Julie A.K. Jarvi, Deputy County Counsel  
County of Riverside  
OFFICE OF COUNTY COUNSEL  
3535 Tenth Street, Suite 300 (Stop #1350)  
Riverside, CA 92501

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									50

[EXEMPT '6103]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**



IN RE ABATEMENT OF PUBLIC NUISANCE:	)	CASE NO. CV 07-9105
[UNAPPROVED GRADING]; APN: 924-120-027,	)	
42596 DE PORTOLA ROAD, TEMECULA,	)	FINDINGS OF FACT,
RIVERSIDE COUNTY, CALIFORNIA;	)	CONCLUSIONS AND ORDER TO
RICHARD CHAVEZ AND IMELDA CHAVEZ,	)	ABATE NUISANCE
OWNERS.	)	
	)	[R.C.O. Nos. 457 (RCC Title 15) and
	)	725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on March 17, 2008, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 42596 De Portola Road, Temecula, Riverside County, APN: 924-120-027, and referred to hereinafter as "THE PROPERTY."

Elena Boeva, Deputy County Counsel, appeared along with Hector Viray, Senior Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

Owner Richard Chavez appeared but did not address the Board of Supervisors.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with the attached Exhibits, evidencing the unapproved grading on THE PROPERTY as a public nuisance and violation of Riverside County Ordinance No. 457 as codified in Riverside County Code Title 15.

///

1 SUMMARY OF EVIDENCE

2 1. Documents of record in the Riverside County Recorder's Office identify the Owners  
3 of THE PROPERTY as Richard Chavez and Imelda Chavez ("OWNERS").

4 2. Documents of title indicate that other parties potentially hold a legal interest in THE  
5 PROPERTY, to wit: Merit Mortgage Services, Inc., Mortgage Electronic Registration Systems, Inc.,  
6 PNC Bank, United General Title Insurance, TOP/West End, Inc., and Internal Revenue Service.

7 3. THE PROPERTY was inspected by Code Enforcement Officers on October 31, 2007,  
8 June 3, 2008, June 26, 2008, November 25, 2008 and March 3, 2009.

9 4. Each inspection revealed imported fill dirt and a graded pad on THE PROPERTY  
10 without permits.

11 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
12 No. 457 (RCC Title 15) by the Code Enforcement Officer.

13 6. A Notice of Noncompliance was recorded on November 21, 2007 as Document  
14 Number 2007-0709586 in the Office of the County Recorder, County of Riverside.

15 7. On October 31, 2007, a Notice of Violation for Unapproved Grading was posted on  
16 THE PROPERTY. On November 7, 2007, a Notice of Violation was mailed by certified mail, return  
17 receipt requested to the OWNERS. On May 8, 2008, a Notice of Violation was mailed by certified  
18 mail, return receipt requested to OWNERS and INTERESTED PARTIES.

19 8. On February 27, 2009, a "Notice to Correct County Ordinance Violations and Abate  
20 Public Nuisance" providing notice of the public hearing before the Board of Supervisors was mailed  
21 by certified mail, return receipt requested, to OWNERS and INTERESTED PARTIES and on March  
22 3, 2009 to was posted on THE PROPERTY.

23 FINDINGS AND CONCLUSIONS

24 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
25 regular session assembled on March 17, 2009 finds and concludes that:

26 1. WHEREAS, the unapproved grading on the real property located at 42596 De Portola  
27 Road, Temecula, Riverside County, California, also identified as Assessor's Parcel Number 924-120-  
28 027 violates Riverside County Ordinance No. 457 and constitutes a public nuisance and attractive



1 nuisance.

2 2. WHEREAS, THE OWNERS, occupants and any person having possession or control  
3 of THE PROPERTY should abate the condition by completely restoring and remediating THE  
4 PROPERTY to its original state in strict accordance with all Riverside County Ordinances, including  
5 but not limited to Riverside County Ordinance No. 457, within ninety (90) days.

6 3. WHEREAS, THE OWNERS ARE HEREBY FURTHER NOTICED that a five (5)  
7 year hold on the issuance of building permits and land use approvals may be placed on THE  
8 PROPERTY.

9 4. WHEREAS, THE OWNERS ARE HEREBY FURTHER NOTICED that the time  
10 within which judicial review of the administrative determinations made herein must be sought is  
11 ninety (90) days from the posting and mailing of the Findings of Fact, Conclusions and Order To  
12 Abate Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

13 **ORDER TO ABATE NUISANCE**

14 IT IS THEREFORE ORDERED that the unapproved grading on THE PROPERTY located  
15 42596 De Portola Road, Temecula, Riverside County, California, also identified as Assessor's Parcel  
16 Number 924-120-027 be abated by the OWNERS, and anyone having possession or control of THE  
17 PROPERTY, by completely restoring and remediating THE PROPERTY to its original state in strict  
18 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
19 Ordinance No. 457, within ninety (90) days of the posting and mailing of this Order to Abate  
20 Nuisance.

21 IT IS FURTHER ORDERED that if unapproved grading on THE PROPERTY is not  
22 completely restored and remediated to its original state in strict accordance with all Riverside County  
23 Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90)  
24 days of the posting and mailing of this Order to Abate Nuisance, the unapproved grading shall be  
25 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or  
26 the Sheriff's Department upon receipt of the owner's consent or a Court Order, where necessary,  
27 under, applicable law authorizing entry onto THE PROPERTY.

28 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity



1 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
2 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
3 County Ordinance Nos. 457 and 725. Under Riverside County Ordinance 725, "abatement costs"  
4 means "any costs or expenses reasonably related to the abatement of conditions which violate County  
5 Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation, collection  
6 and administrative costs, attorneys fees, and the costs associated with the removal or correction of  
7 the violation." Reasonable abatement costs accrued by the Code Enforcement Department will be  
8 recoverable from the property owner(s) even if THE PROPERTY is brought into compliance within  
9 ninety (90) days of the date of this Order to Abate Nuisance.

10 Dated: March 31, 2009

COUNTY OF RIVERSIDE

11  
12 By Jeff Stone  
13 Jeff Stone Chairman  
Board of Supervisors

14 ATTEST:

15 ~~NANCY ROMERO~~  
16 KECIA HARPER-IHEM  
Clerk to the Board



17  
18 By David Splimmer

19 Deputy  
20 (SEAL)

FORM APPROVED COUNTY COUNSEL  
21 BY: Julie A. Koons Jarvi 3/23/09  
22 JULIE A. KOONS, JARVI DATE



23  
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28 2009-0165517  
04/06/2009 08:00A  
4 of 5

1 **PROOF OF SERVICE**

2 Case Nos. CV 07-9105

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, the undersigned, declare that I am a citizen of the United States and am employed in the County of  
5 Riverside, over the age of 18 years and not a party to the within action or proceeding; that my  
6 business address is 3535 Tenth Street, Suite 300, Riverside, California 92501-3674.

7 That on April 23, 2009, I served the following document(s):

8 **FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE**  
9 **(Recorded copy)**

10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

11 **Owners or Interested Parties**  
12 **(see attached notice list)**

13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"  
14 with the office's practice of collection and processing correspondence for mailing. Under  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

17      **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices  
18 of the addressee(s).

19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**  
20 **above is true and correct.**

21      **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**  
22 **whose direction the service was made.**

23 EXECUTED ON April 23, 2009, at Riverside, California.

24   
25 THERESE RONDILONE

26  
27  
28





John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Murrieta District Office  
39493 Los Alamos Road, Suite A  
Murrieta, California 92563  
(951) 600-6140 – Fax (951) 600-6190

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV07-9105**

**I, Jane Tate , hereby declare:**

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside  
Code Enforcement Department  
39493 Los Alamos  
Murrieta, CA. 92563

2. That on 4/27/09 at 1144 HRS., I securely and conspicuously posted **Findings of Facts** at the property described as:

**Property Address: 42596 De Portola Rd., Temecula, CA.**

**Assessor's Parcel Number: 924-120-027**

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on 4/27/09 at Murrieta, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
\_\_\_\_\_  
, Code Enforcement Officer



When recorded please mail to:  
Mail Stop 5155

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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### NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

M  
062

In the matter of the Property of )  
 Richard Chavez )  
 Imelda Chavez )

Case No.: CV07-9105

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 Sec. 4 (RCC Title 15) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 42596 De Portola Drive, Temecula, CA and more particularly described as Assessment Parcel No. 924-120-027 and having a legal description of 4.45 ACRES NET IN PAR 3 PM 059/077 PM 10471 with the requirements of Ordinance No.457 Sec. 4, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Road, Ste A, Murrieta, CA 92563 Attention Code Enforcement Officer Angela Frazier (951) 600-6140.

**NOTICE IS FURTHER GIVEN** in accordance with 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.



COUNTY OF RIVERSIDE

By:   
 Mark Slocum  
 Code Enforcement Department

### ACKNOWLEDGMENT

State of California)  
 County of Riverside)

On 11/14/07 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, personally known to me (or 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Assessment Roll For the 2009-2010 Tax Year as of January 1, 2009

Assessment #924120027-9		Parcel # 924120027-9	
<b>Assessee:</b>	CHAVEZ RICHARD	<b>Land</b>	250,000
<b>Assessee:</b>	CHAVEZ IMELDA	<b>Structure</b>	150,000
<b>Mail Address:</b>	42596 DE PORTOLA DR TEMECULA CA 92592	<b>Full Value</b>	400,000
<b>Real Property Use Code:</b>	MF	<b>Total Net</b>	400,000
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0251101		
<b>Conveyance (mm/yy):</b>	4/2006		
<b>PUI:</b>	M020012		
<b>TRA:</b>	94-033		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	2000 PALM HARBOR / 2007 PALM HARBOR		
<b>ID Data:</b>	Lot 3 PM 059/077 PM 10471		
<b>Situs Address:</b>	42596 DE PORTOLA DR TEMECULA CA 92592		

**View Parcel Map**

This must be in red to be a  
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 page(s) to be a full, true and correct copy of the original on file and of record in my office.

Lang W. Ward

**Assessor - County Clerk - Recorder**  
County of Riverside, State of California

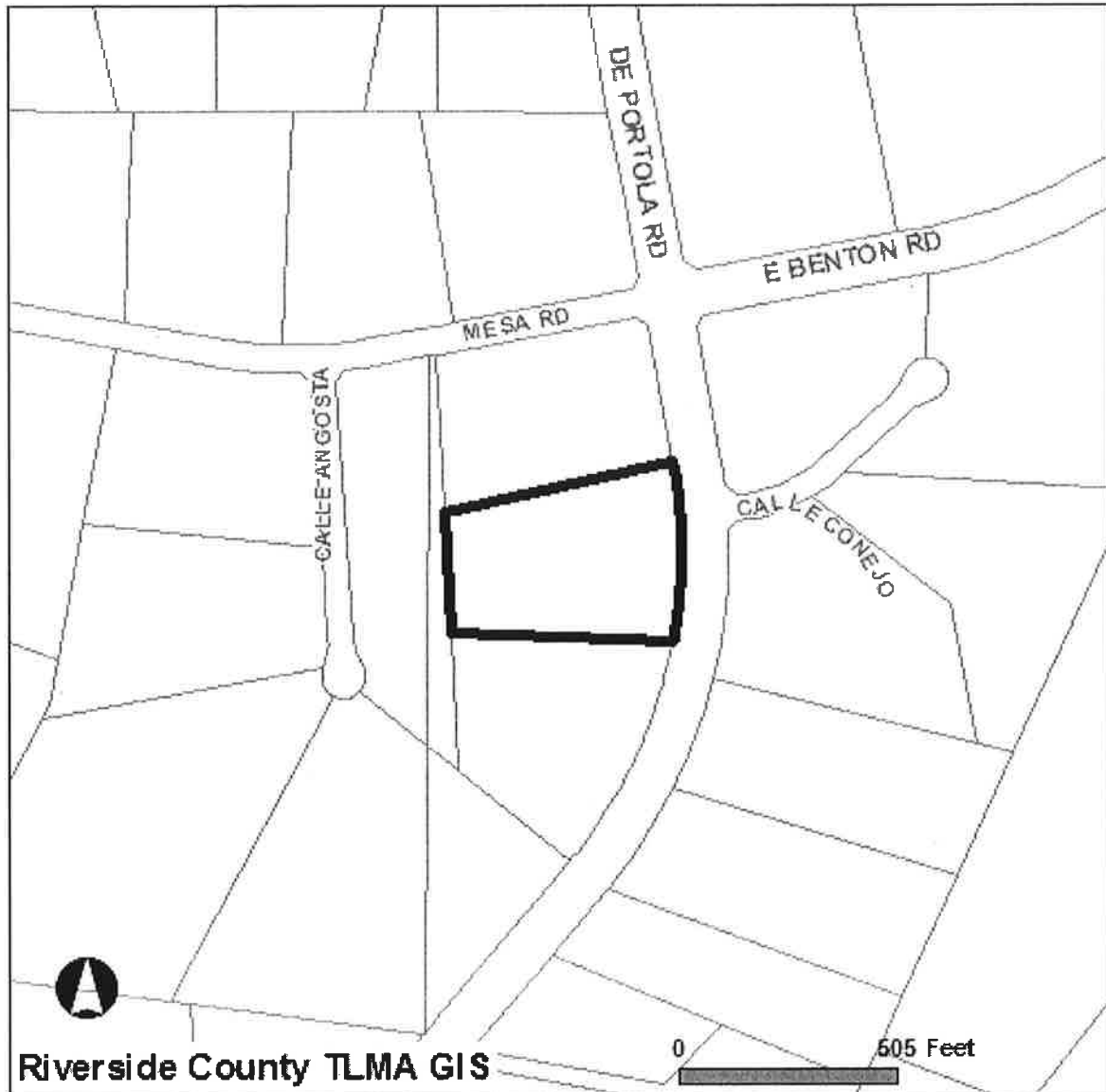
**JAN 07 2010**

Dated: \_\_\_\_\_



Certification must be in red to be a  
"CERTIFIED COPY"

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
924-120-027

**\*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.

**STANDARD REPORT**

**APNs**

924-120-027-9

**OWNER NAME / ADDRESS**

RICHARD CHAVEZ  
IMELDA CHAVEZ  
42596 DE PORTOLA DR  
TEMECULA, CA. 92592

**MAILING ADDRESS**

(SEE OWNER)

42596 DE PORTOLA DR  
TEMECULA CA.. 92592

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 59/77  
SUBDIVISION NAME: PM 10471  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.45 ACRES

**PROPERTY CHARACTERISTICS**

924-120-027  
WOOD FRAME, 1553 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONST'D 2007COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

924-120-027  
WOOD FRAME, 2160 SQFT., 4 BDRM/ 3 BATH, 1 STORY, CONST'D 2000COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 931 GRID: A3

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T7SR1W SEC 15

**ELEVATION RANGE**

1864/1912 FEET

**PREVIOUS APN**

924-120-013

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RR

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

A

**WRMSHCP CELL NUMBER**

6054

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREAS**

STATE RESPONSE AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SOUTHWEST AREA

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN A FEE AREA

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
126

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA MARGARITA

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED

**COMMUNITIES**  
RANCHO CALIFORNIA

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 16.10 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043203

**TAX RATE AREAS**  
094-033

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**  
RCLIS MAY NOT REPORT ALL OPEN CODE VIOLATIONS. CHECK OTHER RESOURCES.

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