

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



9.11

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Statement of Expense on Case Nos. CV 06-0673 & CV 06-2867, located at 14786 Laurel Road, Riverside, APN 271-050-011, 1<sup>st</sup> District.

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 10, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 10, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
9.11

xc: Co. Co., CED(2), Prop. Owner

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

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



9.6

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Statement of Expense on Case Nos. CV 06-0673 & CV 06-2867, located at 14786 Laurel Road, Riverside, APN 271-050-011, 1<sup>st</sup> District, the chairman called the matter for hearing.

Alexandra Fong, Deputy County Counsel, presented the matter.

The chairman closed the public hearing.

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, August 10, 2010 at 9:30 a.m.

Roll Call:

Ayes: Tavaglione, Stone and Ashley  
Nays: None  
Absent: Buster and Benoit

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 8, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: June 8, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

AGENDA NO.

xc: Co. Co., CED(2), Prop. Owner, COB  
K1

9.11

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

910B



**FROM:** County Counsel  
Code Enforcement Department

**SUBJECT:** Statement of Expense [Case Nos. CV 06-0673 & CV 06-2867]  
Subject Property: 14786 Laurel Rd., Riverside; KOSKA  
APN: 271-050-011  
District One

**SUBMITTAL DATE:**  
May 26, 2010

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

- (1) assess the reasonable costs of abatement of a public nuisance (excess outside storage of materials and accumulated rubbish) in the above-referenced matter to be three thousand, four hundred, eleven dollars and seventy-two cents (US \$3,411.72);
- (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. 348 (RCC Title 17), 541(RCC Chapter 8.120) 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.

L. ALEXANDRA FONG, 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:   
Tina Grande

**County Executive Office Signature**

- Consent
- Policy
- Consent
- Policy

Dept's Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.:** | **District:** 1 | **Agenda Number:**

Statement of Expense [Case Nos. CV 06-0673 & CV 06-2867]

Subject Property: 14786 Laurel Rd., Riverside; KOSKA

APN: 271-050-011

District One

The Board of Supervisors issued an Order to Abate in this case on March 27, 2007. Subsequently, the property owners brought the property into compliance prior to a seizure warrant being issued.

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

May 19, 2010

**NOTICE OF HEARING  
RE: STATEMENT OF EXPENSE**

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

Subject Property: 14786 Laurel Rd., Riverside  
Case Nos.: CV 06-0673 & CV 06-2867; KOSKA  
APN: 271-050-011

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, June 8, 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 accumulated rubbish and excessive outside storage located on your real property commonly described as 14786 Laurel Rd., Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 271-050-011.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **three thousand, four hundred eleven dollars and seventy-two cents, (US \$3,411.72)**. 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. 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

  
\_\_\_\_\_  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV06-0673 & CV06-2867

OWNER: DARRELL E KOSKA & DEANNA KOSKA

SITUS: 14786 LAUREL RD., RIVERSIDE CA 92503

APN: 271-050-011

SUPERVISORIAL DISTRICT: 1

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
348 (RCC Title 17), 541 (RCC Chapter 8.120) & 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

DATE	DESCRIPTION	HOURS	AMOUNT
05/09/06 to 09/10/08	CV06-0673: Officers- Keyes, R / Cruz, J / Wiggins, T - Field Investigation/File Maintenance	10.1	\$1,088.50
05/09/06 to 09/10/08	CV06-2867: Officers- Keyes, R / Cruz, J / Wiggins, T - Field Investigation/File Maintenance	7.6	\$814.20
03/09/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>		<b>18.2</b>	<b>\$1,967.70</b>
<b>COUNTY COUNSEL-</b>			
09/26/06 to 08/01/07	CV06-0673 & CV06-2867: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	20.5	\$1,270.02
<b>CONTRACTOR SERVICES-</b>			
05/24/06	CV06-2867: Optima Information Services - Lot Book Report		\$20.00
01/17/07	CV06-2867: Optima Information Services - Lot Book Report		\$20.00
05/08/06	CV06-0673: Optima Information Services - Lot Book Report		\$20.00
04/19/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
<b>TOTAL COSTS DUE</b>			<b>\$3,411.72</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 18th day of May, 2010, at Riverside, California.

Cuong Pham  
Code Enforcement Department

EXHIBIT NO.     A

# NOTICE LIST

Subject Property: 14786 Laurel Road, Riverside  
Case No.: CV06-0673 and CV06-2867; APN: 271-050-011; District 1

DARREL E KOSKA  
DEANNA S KOSKA  
14786 LAUREL ROAD  
RIVERSIDE CA 92503

DARREL E KOSKA  
DEANNA S KOSKA  
14791 VAN BUREN BLVD  
RIVERSIDE CA 92504

C.I.T. FINANCIAL SERVICES, INC  
3593 ARLINGTON AVENUE, SUITE C  
RIVERSIDE CA 92516

C.I.T. FINANCIAL SERVICES, INC  
PO BOX 2126  
RIVERSIDE CA 92316

FIDELITY NATIONAL TITLE  
INSURANCE CO  
7300 MAGNOLIA AVENUE  
RIVERSIDE CA 92504

CHICAGO TITLE INSURANCE CO  
3701 MAIN STREET  
RIVERSIDE CA 92502

**PROOF OF SERVICE**

Case Nos. CV 06-0673 & CV 06-2867

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on May 19, 2010, I served the following document(s):

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

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

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


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

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

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

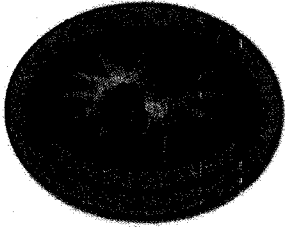
    **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON May 19, 2010, at Riverside, California.



\_\_\_\_\_  
BRENDA G. PEELER





Code Enforcement Department  
**County Of Riverside**  
Moreno Valley Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV06-0673 and CV06-2867**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

County of Riverside  
Code Enforcement Department  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

2. That on, 05/21/2010, at 1100 hours., I securely and conspicuously posted a Notice of Hearing Re: Statement of Expense at the property described as:

**Property Address: 14786 Laurel Rd, Riverside**

**Assessor's Parcel Number: 271-050-011**

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

Executed on 05/21/2010, at 1325 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case Nos. 06-0673 & CV 06-2867]  
Subject Property: 14786 Laurel Rd., Riverside; KOSKA  
APN: 271-050-011  
District One

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

**Hearing Date: June 8, 2010**

Statement of Expense (including Supporting Documentation).....	Exhibit A
Findings of Fact .....	Exhibit B
Notices of Noncompliance.....	Exhibit C
Assessment-Roll For The Year 09/10 And Geographic Information System, April 19, 2010.....	Exhibit D



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



**CASE NUMBER:** CV06-0673 & CV06-2867

**OWNER:** DARRELL E KOSKA & DEANNA KOSKA

**SITUS:** 14786 LAUREL RD., RIVERSIDE CA 92503

**APN:** 271-050-011

**SUPERVISORIAL DISTRICT:** 1

**AUTHORITY:** RIVERSIDE COUNTY ORDINANCE NO(s).  
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Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

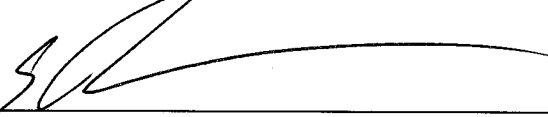
SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/09/06 to 09/10/08	CV06-0673: Officers- Keyes, R / Cruz, J / Wiggins, T - Field Investigation/File Maintenance	10.1	\$1,088.50
05/09/06 to 09/10/08	CV06-2867: Officers- Keyes, R / Cruz, J / Wiggins, T - Field Investigation/File Maintenance	7.6	\$814.20
03/09/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>		<b>18.2</b>	<b>\$1,967.70</b>
<b>COUNTY COUNSEL-</b>			
09/26/06 to 08/01/07	CV06-0673 & CV06-2867: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	20.5	\$1,270.02
<b>CONTRACTOR SERVICES-</b>			
05/24/06	CV06-2867: Optima Information Services - Lot Book Report		\$20.00
01/17/07	CV06-2867: Optima Information Services - Lot Book Report		\$20.00
05/08/06	CV06-0673: Optima Information Services - Lot Book Report		\$20.00
04/19/10	Lot/Title Report - RZ Title Services Inc.		\$114.00

**TOTAL COSTS DUE** **\$3,411.72**

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 18th day of May, 2010, at Riverside, California.

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department

**EXHIBIT NO.**     A

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
26-Sep-06	CV062867	0.2	25.6	AJJ	review document; update case log; filing
10-Oct-06	CV062867	0.7	89.6	TNN	Review abatement file to place on BOS agenda.
11-Oct-06	CV062867	0.2	25.6	TNN	violations on property for excess outside storage.
31-Oct-06	CV062867	0.5	64	TNN	regarding status of submittal of outside storage
28-Nov-06	CV062867	1.8	230.4	TNN	for excess outside storage and accumulated rubbish;
14-Dec-06	CV062867	1	128	TNN	enforcement officer declaration.
14-Dec-06	CV062867	1.8	115.2	LBH	draft pleading - Officer declaration; review files; F-11
18-Dec-06	CV062867	0.4	25.6	LBH	proofread and revise officer declaration and F-11
12-Mar-07	CV062867	0.6	76.8	TNN	for hearing.
13-Mar-07	CV062867	0.6	76.8	TNN	L. Pizatella and J. Monroe regarding outcome of
14-Mar-07	CV062867	1	64	LBH	draft pleading FOF and F-11
16-Mar-07	CV062867	0.7	89.6	TNN	same.
01-Aug-07	CV062867	0.1	6.4	AJJ	review documents
<b>Subtotal</b>		<b>9.6</b>	<b>1017.6</b>		

Add

01/13/07 - 04/03/07	CV060673	9.52	57.12		<b>Mailing Expense</b>
3/9/2010	CV062867	0.9	125.55		Prepare case for SOE Hearing
6/8/2010	CV062867	0.5	69.75		Attend SOE Hearing

**CV062867 & CV060673 Total**

**20.52 1270.02**

EXHIBIT NO. A2

Case Labor Audit

APN: 271-050-011  
 Property address: 14786 Laurel Rd., Riverside, CA  
 Date Prepared: 3/9/2010

LaborDate	CaseNumber	Name	Work Performed	ZCV060673			ZCV062867			Unsupported		Adjusted	
				Time	Labor	Charge	Time	Labor	Charge	Time	Charges	Time	Charge
					Rate			Rate					
5/9/2006	ZCV060673	Cervantes,Michelle D	Admin Work	0.5	103	\$51.50						0.5	\$51.50
5/9/2006	ZCV060673	Keyes,Regina R	Initial Site Visit	0.5	103	\$51.50						0.5	\$51.50
5/9/2006	ZCV060673	Gregorio,Daniel A	Admin Work	0.5	103	\$51.50						0.5	\$51.50
5/9/2006	ZCV060673	Chamberlain,Jean N	Admin Work	0.5	103	\$51.50						0.5	\$51.50
5/16/2006	ZCV060673	Keyes,Regina R	Admin Work	1	103	\$103.00						1	\$103.00
6/8/2006	ZCV060673	Keyes,Regina R	Admin Work	0.1	103	\$10.30						0.1	\$10.30
7/31/2006	ZCV060673	Keyes,Regina R	Admin Work	0.3	103	\$30.90						0.3	\$30.90
11/2/2006	ZCV060673	Keyes,Regina R	Site Visit Follow up	1.2	109	\$130.80						1.2	\$130.80
2/5/2007	ZCV060673	Cruz,Jose A	Site Visit Follow up	0.2	109	\$21.80						0.2	\$21.80
2/6/2007	ZCV060673	Cruz,Jose A	Admin Work	0.5	109	\$54.50						0.5	\$54.50
4/10/2007	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0.3	109	\$32.70						0.3	\$32.70
4/11/2007	ZCV060673	Wiggins,Terrence L	Admin Work	0.3	109	\$32.70						0.3	\$32.70
6/7/2007	ZCV060673	Black,Cynthia M	Admin Work	0.4	129	\$51.60						0.4	\$51.60
7/10/2007	ZCV060673	Cruz,Jose A	Admin Work	0.2	109	\$21.80						0.2	\$21.80
7/10/2007	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0.6	109	\$65.40						0.6	\$65.40
7/12/2007	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0.2	109	\$21.80						0.2	\$21.80
7/12/2007	ZCV060673	Cruz,Jose A	Admin Work	0.2	109	\$21.80						0.2	\$21.80
7/24/2007	ZCV060673	Wiggins,Terrence L	Admin Work	0.3	109	\$32.70						0.3	\$32.70
8/15/2007	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0.2	109	\$21.80						0.2	\$21.80
8/16/2007	ZCV060673	Wiggins,Terrence L	Admin Work	0.5	109	\$54.50						0.5	\$54.50
11/30/2007	ZCV060673	Cruz,Jose A	Site Visit Follow up	0.3	109	\$32.70						0.3	\$32.70
12/6/2007	ZCV060673	Cruz,Jose A	Admin Work	0.5	109	\$54.50						0.5	\$54.50
4/22/2008	ZCV060673	Wiggins,Terrence L	Admin Work	0.4	109	\$43.60						0.4	\$43.60
7/22/2008	ZCV060673	Wiggins,Terrence L	Not in narrative	0.4	109	\$43.60			0.4	\$43.60			
3/12/2007	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0	0	\$0.00							
4/16/2008	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0	0	\$0.00							
5/20/2008	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0	0	\$0.00							
9/10/2008	ZCV060673	Wiggins,Terrence L	Site Visit Follow up	0	0	\$0.00							
5/9/2006	ZCV062867	Gregorio,Daniel A	Admin Work				0.50	103	\$51.50			0.5	\$51.50
5/9/2006	ZCV062867	Keyes,Regina R	Initial Site Visit				0.50	103	\$51.50			0.5	\$51.50
5/9/2006	ZCV062867	Chamberlain,Jean N	Admin Work				0.50	103	\$51.50			0.5	\$51.50
5/16/2006	ZCV062867	Keyes,Regina R	Admin Work				1.00	103	\$103.00			1	\$103.00
6/6/2006	ZCV062867	Keyes,Regina R	Admin Work				0.10	103	\$10.30			0.1	\$10.30
7/12/2006	ZCV062867	Keyes,Regina R	Admin Work				0.30	103	\$30.90			0.3	\$30.90
7/31/2006	ZCV062867	Keyes,Regina R	Admin Work				0.70	103	\$72.10			0.7	\$72.10
2/5/2007	ZCV062867	Cruz,Jose A	Site Visit Follow up				0.30	109	\$32.70			0.3	\$32.70
2/6/2007	ZCV062867	Cruz,Jose A	Admin Work				0.60	109	\$65.40			0.6	\$65.40
2/7/2007	ZCV062867	Cruz,Jose A	Admin Work				0.40	109	\$43.60			0.4	\$43.60
6/7/2007	ZCV062867	Black,Cynthia M	Admin Work				0.40	129	\$51.60			0.4	\$51.60
7/10/2007	ZCV062867	Cruz,Jose A	Admin Work				0.20	109	\$21.80			0.2	\$21.80
7/10/2007	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.30	109	\$32.70			0.3	\$32.70
7/24/2007	ZCV062867	Wiggins,Terrence L	Admin Work				0.30	109	\$32.70			0.3	\$32.70
11/30/2007	ZCV062867	Cruz,Jose A	Site Visit Follow up				0.20	109	\$21.80			0.2	\$21.80
12/6/2007	ZCV062867	Cruz,Jose A	Admin Work				0.50	109	\$54.50			0.5	\$54.50
4/22/2008	ZCV062867	Wiggins,Terrence L	Admin Work				0.40	109	\$43.60			0.4	\$43.60
7/22/2008	ZCV062867	Wiggins,Terrence L	Not in narrative				0.30	109	\$32.70	0.3	\$32.70		
3/12/2007	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
7/12/2007	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
8/15/2007	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
4/16/2008	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/20/2008	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
9/10/2008	ZCV062867	Wiggins,Terrence L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
Total Charges				10.10	\$0.00	\$1,088.50	7.60	\$0.00	\$814.20	0.40	\$43.60	14.70	\$1,567.70

Sub Total	10.10	\$1,088.50	7.60	\$814.20
Unsupported Charge				
Adjusted case labor	10.10	\$1,088.50	7.60	\$814.20
Prepare/Attend SOE Hearing	0.5	\$65.00		
<b>Total</b>		<b>\$1,153.50</b>		<b>\$814.20</b>

Sub-Total	\$1,902.70
Unsupport charge	\$43.60
Adjusted case labor	\$1,902.70
Prepare/Attend SOE	\$65.00
<b>Total</b>	<b>\$1,967.70</b>

EXHIBIT NO.           A<sup>3</sup>



Information Solutions

Optima Order Number: 1208004 Customer Order Number CV06-0673 Issue Date: Effective Date 5/8/2006  
Form Version 2.25:

Begin Copy Below This Line.

PARTIES OF INTEREST REPORT

Report Cost: \$20.00

Customer Information

Customer Name: DARRELL, KOSKA  
Property Address: 14786 LAUREL DRIVE, RIVERSIDE, CA 92503  
Munic/County: RIVERSIDE

Deed Information

Grantee: DARRELL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE AS JOINT TENANTS  
Document Type: GRANT DEED  
Filed: Dated: 8/4/1982 Recorded: 9/7/1982  
Book: Page: No.: 154556  
Comment:

Legal Description: See Attached Exhibit 'A'

Tax Information

Tax ID: 271-050-011-5

Assessment Information

and: \$12,115.00 Building/Improvement \$5,184.00 Assessed Valuation: \$17,299.00

Judgment and Lien Information

MORTGAGE INFORMATION:

DEED OF TRUST  
MOUNT: \$11,570.85  
RECORDED: 8/19/1985 AS INSTRUMENT NO. 183532, BOOK , PAGE  
DATED: 8/15/1985  
TRUSTOR: DARREL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE, AS JOINT TENANTS  
TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BENEFICIARY: C.I.T. FINANCIAL SERVICES, INC.  
COMMENT: PLEASE NOTE: INCLUDES THIS AND OTHER PROPERTY

DEED OF TRUST  
MOUNT: \$18,100.34  
RECORDED: 4/10/1986 AS INSTRUMENT NO. 82017, BOOK , PAGE  
DATED: 4/11/1986  
TRUSTOR: DARRELL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE, AS JOINT TENANTS  
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY  
BENEFICIARY: C.I.T. FINANCIAL SERVICES, INC.  
COMMENT: PLEASE NOTE: INCLUDES THIS AND OTHER PROPERTY

JUDGMENT INFORMATION:

ONE

EXHIBIT NO. A4



Optima Order Number: 0530005 Customer Order Number CV06-2867 Issue Date: Effective Date 5/24/2006  
Form Version 2.25:

Begin Copy Below This Line.

PARTIES OF INTEREST REPORT

Report Cost: \$20.00

Customer Information

Customer Name: KOSKA, DARRELL E  
Property Address: 14786 LAUREL DRIVE, RIVERSIDE, CA 92503  
Munic/County: RIVERSIDE

Deed Information

Grantee: DARRELL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE AS JOINT TENANTS  
Document Type: GRANT DEED  
Filed: Dated: 8/4/1982 Recorded: 9/7/1982  
Book: Page: No.: 154556  
Comment:

Legal Description: See Attached Exhibit 'A'

Tax Information

Tax ID: 271-050-011-5

Assessment Information

Land: \$12,115.00 Building/Improvement \$5,184.00 Assessed Valuation: \$17,299.00

Judgment and Lien Information

MORTGAGE INFORMATION:

1. DEED OF TRUST  
AMOUNT: \$11,570.85  
RECORDED: 8/19/1985 AS INSTRUMENT NO. 183532, BOOK , PAGE  
DATED: 8/15/1985  
TRUSTOR: DARREL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE, AS JOINT TENANTS  
TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BENEFICIARY: C.I.T. FINANCIAL SERVICES, INC.  
COMMENT: NOTE: AFFECTS THIS AND OTHER PROPERTY

2. DEED OF TRUST  
AMOUNT: \$18,100.34  
RECORDED: 4/10/1986 AS INSTRUMENT NO. 82017, BOOK , PAGE  
DATED: 4/7/1986  
TRUSTOR: DARREL E. KOSKA AND DEANNA S. KOSKA, HUSBAND AND WIFE, AS JOINT TENANTS  
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY  
BENEFICIARY: C.I.T. FINANCIAL SERVICES, INC.  
COMMENT: NOTE: AFFECTS THIS AND OTHER PROPERTY

JUDGMENT INFORMATION:

NONE

EXHIBIT NO. A<sup>5</sup>



# INVOICE

**Order Number:** 21462 **Order Date:** 4/19/2010

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV06-0673 & CV06-2867/ Brenda Peeler  
IN RE: KOSKA, DARRELL E.

Product and/or Service ordered for Property known as:	
<b>Vacant Land</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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

EXHIBIT NO.     Ab



Conformed Copy

Has not been compared with original

Larry W Ward

County of Riverside  
Assessor, County Clerk & Recorder

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

EXEMPT'6103]

9  
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12  
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15

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE

IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 06-0673 AND CV06-  
[EXCESSIVE OUTSIDE STORAGE AND ) 2867  
ACCUMULATION OF RUBBISH]; APN 271-050- )  
011, 14786 LAUREL ROAD, RIVERSIDE, )  
RIVERSIDE COUNTY, CALIFORNIA; ) FINDINGS OF FACT,  
DARRELL E. KOSKA AND DEANNA S. ) CONCLUSIONS AND ORDER TO  
KOSKA, OWNERS. ) ABATE NUISANCE  
 ) [R.C.O. Nos. 348 (RCC Title 17), 541  
 ) (RCC Title 8) and 725 (RCC Title 1)]

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The above-captioned matter came on regularly for hearing on March 13, 2007, 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 14786 Laurel Road, Riverside, Riverside County, California and further described as Assessor's Parcel Number 271-050-011 and referred to hereinafter as "THE PROPERTY."

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Tiffany N. North, Deputy County Counsel, appeared along with Jim Monroe, Code Enforcement Division Manager, on behalf of the Director of the Code Enforcement Department.

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Owner, Darrell E. also appeared and addressed the Board of Supervisors during the public hearing.

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The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside County Code Chapter 17.32) and 541 (Riverside County Code Chapter 8.120) and as a public

EXHIBIT NO. B

1 nuisance.

2 SUMMARY OF EVIDENCE

3 1. Documents of record in the Riverside County Recorder's Office identify the Owners  
4 of THE PROPERTY as Darrell E. Koska and Deanna S. Koska. ("OWNERS").

5 2. Documents of title indicate that other parties potentially hold a legal interest in THE  
6 PROPERTY, to-wit: Fidelity National Title Insurance Co., C.I.T. Financial Services, Inc., and  
7 Chicago Title Insurance Company ("INTERESTED PARTIES").

8 3. THE PROPERTY was inspected by Code Enforcement Officers on May 9, 2006, July  
9 13, 2006, November 2, 2006, February 5, 2007 and March 12, 2007.

10 4. During each inspection, outside storage of materials in excess of 200 square feet and  
11 accumulation of rubbish were observed on THE PROPERTY. The materials included but were not  
12 limited to: tires, appliances, wood, metal, debris, rubbish, household trash, furniture, bikes, buckets  
13 and miscellaneous items. The outside storage of materials and accumulated rubbish was  
14 intermingled and located throughout the entire portion of THE PROPERTY. The total area of excess  
15 outside storage of materials and accumulated rubbish consisted of approximately two thousand four  
16 hundred (2,400) square feet.

17 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
18 Nos. 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

19 6. Notices of Noncompliance were recorded on July 28, 2006 as Document Numbers  
20 2006-0552438 and 2006-0552439 in the Office of the County Recorder, County of Riverside.

21 7. On May 9, 2006, Notices of Violation for violation of Riverside County Ordinance  
22 Nos. 348 and 541 were posted on THE PROPERTY. On June 7, 2006, June 15, 2006 June 21, 2006,  
23 and August 9, 2006, Notices of Violation were mailed to OWNERS and INTERESTED PARTIES  
24 by certified mail, return receipt requested.

25 8. On January 31, 2007, a "Notice To Correct County Ordinance Violations and Abate  
26 Public Nuisance" providing notice of the public hearing before the Board of Supervisors on March  
27 13, 2007 was mailed by certified mail, return receipt requested, to OWNERS and INTERESTED  
28 PARTIES and was posted on THE PROPERTY on February 5, 2007.

1 **FINDINGS AND CONCLUSIONS**

2 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
3 regular session assembled on March 13, 2007 finds and concludes that:

4 1. WHEREAS, the excessive outside storage of materials and accumulation of rubbish  
5 on the real property located at 14786 Laurel Road, Riverside, Riverside County, California, also  
6 identified as Assessor's Parcel Number 271-050-011 violates Riverside County Ordinance Nos. 348  
7 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) and constitutes a public nuisance.

8 2. WHEREAS, THE OWNERS, occupants or any person having possession or control  
9 of the premises should abate the condition by removing and disposing of the excess outside storage  
10 of materials and accumulation of rubbish from the subject real property in strict accordance with all  
11 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348  
12 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) within ninety (90) days.

13 3. WHEREAS, THE OWNERS AND INTERESTED PARTIES ARE HEREBY  
14 FURTHER NOTICED that the time within which judicial review of the administrative  
15 determinations made herein must be sought is ninety (90) days from the posting and mailing of the  
16 Findings of Fact, Conclusions and Order To Abate Nuisance, and is governed by California Code of  
17 Civil Procedure Section 1094.6.

18 **ORDER TO ABATE NUISANCE**

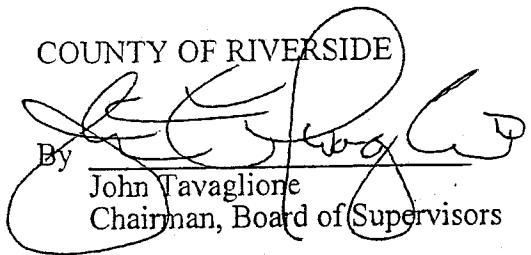
19 IT IS THEREFORE ORDERED that the excess outside storage of materials and  
20 accumulation of rubbish on THE PROPERTY be abated by the OWNERS, specifically Darrell E.  
21 Koska and Deanna S. Koska or anyone having possession or control of THE PROPERTY, by  
22 removing and disposing of the excess outside storage of materials and accumulation of rubbish from  
23 the subject real property in strict accordance with all Riverside County Ordinances, including but not  
24 limited to Riverside County Ordinance Nos. 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120)  
25 within ninety (90) days of the date of this Order to Abate Nuisance.

26 IT IS FURTHER ORDERED that if the materials are not removed and disposed of in strict  
27 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
28 Ordinance Nos. 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) within ninety (90) days of

1 the date of this Order to Abate Nuisance, the excess outside storage of materials and accumulation of  
2 rubbish shall be abated by representatives of the Riverside County Code Enforcement Department, a  
3 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order when  
4 necessary under applicable law.

5 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
6 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
7 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
8 County Ordinance Nos. 348 (RCC Chapter 17.32), 541 (RCC Chapter 8.120), and 725 (RCC  
9 Chapter 1.16). Under Riverside County Ordinance No. 725, "abatement costs" means "any costs or  
10 expenses reasonably related to the abatement of conditions which violate County Land Use  
11 Ordinances, and shall include, but not be limited to, enforcement, investigation, collection and  
12 administrative costs, attorneys fees, and the costs associated with the removal or correction of the  
13 violation." Reasonable abatement costs accrued by the Code Enforcement Department will be  
14 recoverable from the property owner(s) even if THE PROPERTY is brought into compliance within  
15 ninety (90) days of the date of this Order to Abate Nuisance.

16  
17 Dated: March 27, 2007

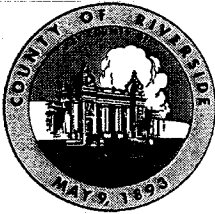
COUNTY OF RIVERSIDE  
By   
John Tavaglione  
Chairman, Board of Supervisors

18  
19  
20 ATTEST:  
21 NANCY ROMERO  
22 Clerk to the Board

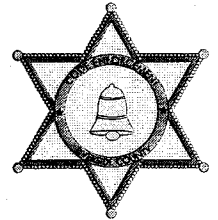
23  
24 By 

25 Deputy  
26 (SEAL)  
27

28 g:\property\01-code\abatement\hall\5327348 and 541 fof.doc



**County of Riverside**  
**Transportation & Land Management Agency**  
**CODE ENFORCEMENT DEPARTMENT**



**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV06-0673/ CV06-2867**

**I, Terrence Wiggins, the undersigned, hereby declare:**

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

County of Riverside  
Transportation & Land Management Agency  
Code Enforcement Department  
19450 Clark St.  
Perris, CA 92570

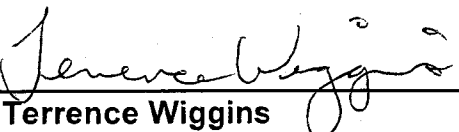
2. That on 04/10/07, at 3:0 p.m., I securely and conspicuously posted a Findings of Fact, Conclusions and Order to Abate Nuisance at the property described as:

Property Address: 14786 Laurel Road Riverside, CA. 92508  
Assessor's Parcel Number: 271-050-011

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

Executed on April 11, 2007, at Perris, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**Terrence Wiggins**  
Code Enforcement Officer

**EXHIBIT NO. B<sup>3</sup>**

When recorded please mail to:  
Mail Stop# 5144

DOC # 2006-0552439

07/28/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



OL



**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )

DARRELL E. & DEANNA S. KOSKA )

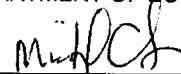
Case No.: CV06-2867

**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. 541 (RCC Title 8.120.010) described as ACCUMULATED RUBBISH. Such proceedings are based upon the noncompliance of such real property, located at 14786 LAUREL ROAD, RIVERSIDE, CA more particularly described as Assessment Parcel No. 271-050-011 and having a legal description of .14 ACRES IN POR NE ¼ OF SEC 28 T3S R5W with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include demolition, removal, razing, etc., to abate the public nuisance. 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, 117 South Langstaff, Lake Elsinore, CA 92530, Attention Code Enforcement Officer REGINA KEYES (951) 245-3186.

**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.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

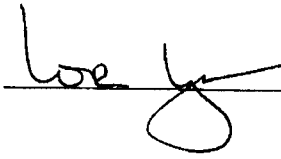
By:   
Michael Sanders, Acting Supervisor Code Enforcement Officer  
Code Enforcement Division

**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

On July 17, 2006 before me, Lori Lyon, Notary Public, personally appeared Michael Sanders, personally known to me 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.

**WITNESS** my hand and official seal.

  
\_\_\_\_\_



Public Record

When recorded please mail to:  
Mail Stop# 5144

DOC # 2006-0906174

12/11/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )

DARRELL E. & DEANNA S. KOSKA )

Case No.: CV06-0673

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M  
030

**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. 348, (RCC Title 17.32.010 and 17.160.020) described as EXCESSIVE OUTSIDE STORAGE. Such proceedings are based upon the noncompliance of such real property, located at 14786 LAUREL ROAD, RIVERSIDE, CA and more particularly described as Assessment Parcel No. 271-050-011 and having a legal description of .14 ACRES IN POR NE 1/4 OF SEC 28 T3S R5W with the requirements of Ordinance No. 348, (RCC Title 17.32.010 and 17.160.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include demolition, removal, razing, etc., to abate the public nuisance. 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, 117 S. Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer REGINA KEYES (951) 245-3186.

**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.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By: Michael Sanders  
Michael Sanders, Supervisor Code Enforcement Officer  
Code Enforcement Division

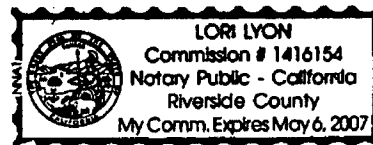
**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

On Nov 30, 2006 before me, Lori Lyon, Notary Public, personally appeared Michael Sanders, personally known to me 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.

WITNESS my hand and official seal.

Lori Lyon



Public Record

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

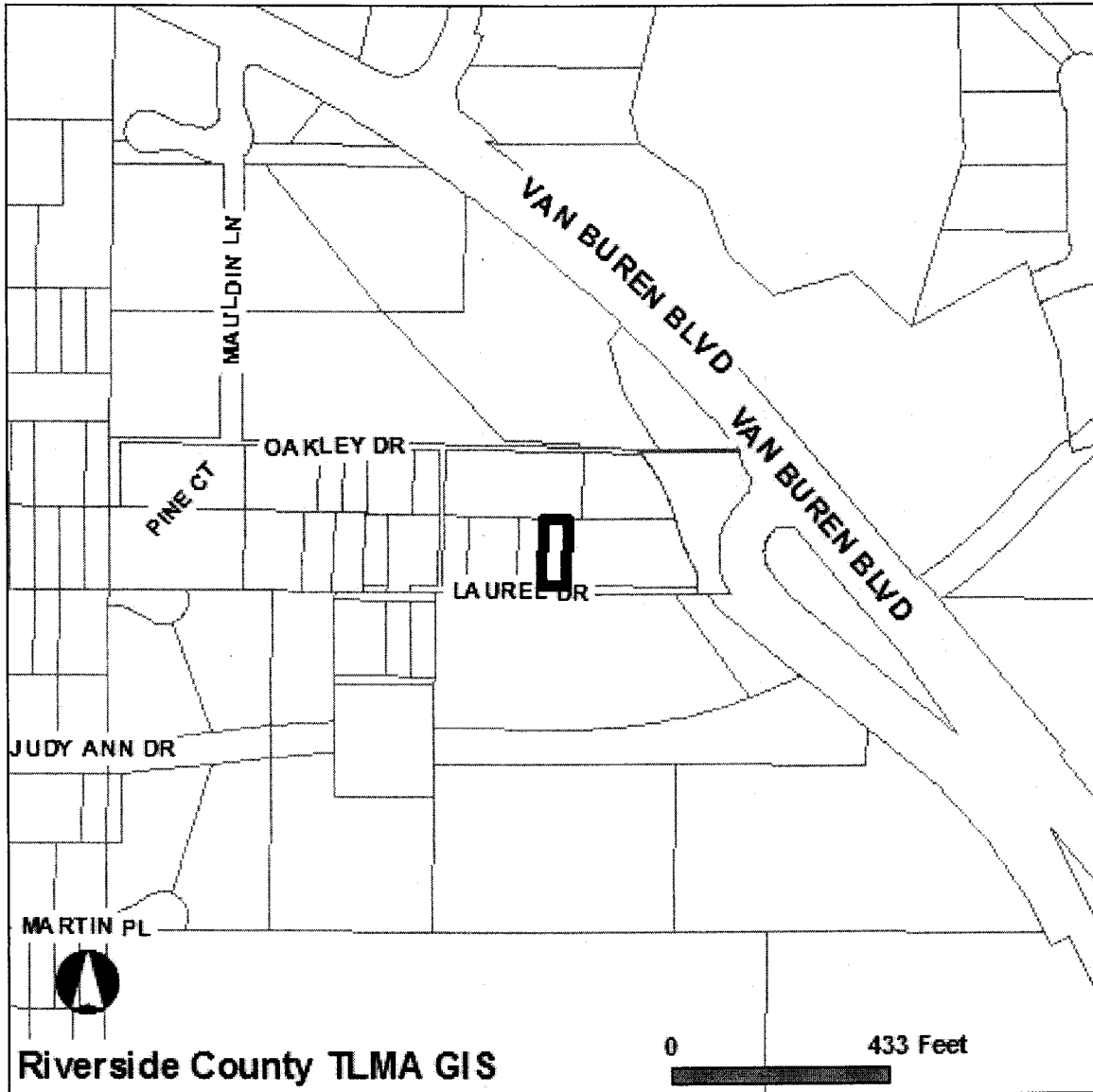
Assessment #271050011-5		Parcel # 271050011-5	
<b>Assessee:</b>	KOSKA DARRELL E	<b>Land</b>	13,113
<b>Assessee:</b>	KOSKA DEANNA S	<b>Structure</b>	5,608
<b>Mail Address:</b>	14786 LAUREL RD	<b>Full Value</b>	18,721
<b>City, State Zip:</b>	RIVERSIDE, CA 92503	<b>Total Net</b>	18,721
<b>Real Property Use Code:</b>	MR		
<b>Base Year</b>	1985		
<b>Conveyance Number:</b>	0154556		
<b>Conveyance (mm/yy):</b>	9/1982		
<b>PUI:</b>	M010000		
<b>TRA:</b>	88-014		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	SEE ASSESSOR MAPS		

[View Parcel Map](#)

EXHIBIT NO.   D



RIVERSIDE COUNTY GIS



Selected parcel(s):  
271-050-011

**\*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**

271-050-011-5

**OWNER NAME / ADDRESS**

DARRELL E KOSKA  
DEANNA KOSKA  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
14786 LAUREL RD  
RIVERSIDE CA. 92503

**EXHIBIT NO.**     D<sup>2</sup>

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.14 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 840 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1983 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 745 GRID: D4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: RIVERSIDE

ANNEXATION DATE: OCT. 26, 2006

LAFCO CASE #: 2005-17-1,2&amp;5

NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 28

**ELEVATION RANGE**

1038 FEET

**PREVIOUS APN**

100-101-031

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

OS-C

RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

W-1

**ZONING DISTRICTS AND ZONING AREAS**

LAKE MATHEWS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL 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**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
Developed/Disturbed Land

---

## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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**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 A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

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

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## **TRANSPORTATION**

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

**ROAD BOOK PAGE**  
26

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

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## **HYDROLOGY**

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### **FLOOD PLAIN REVIEW**

THIS PARCEL MAY BE SUBJECT TO A FLOOD MANAGEMENT REVIEW. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

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## **GEOLOGIC**

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### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

HIGH

### **SUBSIDENCE**

SUSCEPTIBLE

### **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.

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## **MISCELLANEOUS**

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### **SCHOOL DISTRICT**

RIVERSIDE UNIFIED

### **COMMUNITIES**

WOODCREST

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

NOT APPLICABLE, 47.91 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042008

### **FARMLAND**

OTHER LANDS

### **TAX RATE AREAS**

088-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE

- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

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**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**