

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



9.7

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Abatement Costs Case No. CV 07-8874, located at 39533 Calle Anita, Temecula; APN: 941-190-035, 3rd District is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 13, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 13, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
9.7

xc: Co. Co.

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

811B



SUBMITTAL DATE:
August 31, 2011

FROM: County Counsel
Code Enforcement Department

SUBJECT: Statement of Abatement Costs [Case No. CV07-8874]
Subject Property: 39533 Calle Anita, Temecula; CHRISTENSEN
APN: 941-190-035
District Three

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits) in the above-referenced matter to be **four thousand, four hundred twenty-eight dollars and three cents (US \$4,428.03)** was reasonable and that a refund or reimbursement of the entire or a portion of said amount already paid by the property owner is not warranted.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 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.

Departmental Concurrence

Raymond M. Mistica
RAYMOND M. MISTICA, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	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

SOURCE OF FUNDS:	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*
Tina Grande

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

9.7

Statement of Abatement Costs [Case No. CV07-8874]
Subject Property: 39533 Calle Anita, Temecula; CHRISTENSEN
APN: 941-190-035
District: Three
Page 2

Notices of Violation and Administrative Citations were issued. On or about July 24, 2009, the property was brought into compliance; permit #BAS080327 was in "finaled" status, and the case was closed.

The Notice of Hearing re Statement of Abatement Costs 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.

Property owner Christensen has requested a hearing before the Board of Supervisors to contest the amount of the costs of abatement that the property owner had already paid in full and seeks a refund or reimbursement of the total or a portion of the amount already paid.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV07-8874]
Subject Property: 39533 Calle Anita, Temecula; CHRISTENSEN
APN: 941-190-035
District Three

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

Hearing Date: SEPTEMBER 13, 2011

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, April 11, 2011	Exhibit C
Lot Book Report.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E

9.7 9-13-11

(33)



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

August 16, 2011

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

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

Subject Property: 39533 Calle Anita, Temecula
Case No.: CV07-8874; CHRISTENSEN
APN: 941-190-035

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 13, 2011, 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 construction without permits (car port) located on your real property commonly described as 39533 Calle Anita, Temecula, Riverside County, California and more particularly described as Assessor's Parcel Number 941-190-035.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **four thousand, four hundred twenty-eight dollars and three cents, (US \$4,428.03)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs 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 Abatement Costs, please contact Ward Komers or Carol Lynn Anderson at (951) 955-2004. 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 Ward Komers or Carol Lynn Anderson at (951) 955-2004 prior to the hearing. Please meet with Brian Black at 8:00 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager
Enclosure: Statement of Abatement Costs

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA. 92592

Date: 8/16/2011

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
06/12/2009	CV072106:A26169- INV #12347. A26169	100.00	100.00
06/20/2009	PMT #8884. A26169	-100.00	0.00
04/11/2011	CV078874- INV #100967.	4,428.03	4,428.03
07/19/2011	PMT #19776-51. Ellen Christensen	-4,428.03	0.00
02/07/2008	CV078874:A22005- INV #12348. A22005	100.00	100.00
02/28/2008	PMT #7250. A22005	-100.00	0.00
		Total Now Due	\$0.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

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


Code Enforcement Department

EXHIBIT NO. A2

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

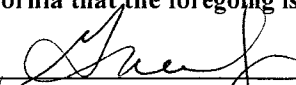
You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/29/2007	Officer Hours	Labor Charges - Officer Time	2.3	109.00	250.70
3/20/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
3/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
4/17/2008	Officer Hours	Labor Charges - Officer Time	2.9	109.00	316.10
4/11/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			786.40
4/8/2008	Attorney Fees	Attorney Fees - County Counsel	1	128.00	128.00
7/10/2008	Attorney Fees	Attorney Fees - County Counsel	3.5	139.5086	488.28
7/16/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
7/17/2008	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
7/17/2008	Attorney Fees	Attorney Fees - County Counsel	5.7	69.75965	397.63
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	2	139.51	279.02
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	2.8	69.76071	195.33
7/23/2008	Attorney Fees	Attorney Fees - County Counsel	0.8	69.7625	55.81
7/24/2008	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
8/4/2008	Attorney Fees	Attorney Fees - County Counsel	3.5	139.5114	488.29
8/5/2008	Attorney Fees	Attorney Fees - County Counsel	5	139.51	697.55
8/21/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
9/5/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
9/12/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
9/15/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
10/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
4/11/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55	125.55
		Subtotal County Counsel Costs		69.75	69.75
					3,371.63
Subtotal					

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits
Total Now Due

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


Code Enforcement Department

A3

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/31/2007	Lot/Title Report	Lot/Title Report	1	150.00	150.00
4/11/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00


Subtotal \$4,428.03

Payments/Credits \$0.00

Total Now Due \$4,428.03

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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


Code Enforcement Department

NOTICE LIST

Subject Property: 39533 Calle Anita, Temecula; Case No.: CV07-8874;
APN: 941-190-035; District Three

ELLEN CHRISTENSEN, INDIVIDUALLY
ELLEN CHRISTENSEN, TRUSTEE
39533 CALLE ANITA
TEMECULA CA 92592

FIRST HORIZON HOME LOANS
1555 WEST WALNUT HILL LANE
SUITE 200
IRVING TX 75038
POST CLOSING MAIL CENTER 6712

MERS
PO BOX 2026
FLINT MI 48501

EXHIBIT NO. _____

AS

1 **PROOF OF SERVICE**

2 Case No. CV07-8874

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, Suite 500, Riverside, California 92501.

7 That on August 16, 2011, I served the following document(s):

- 8 - **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- 9 - **SUMMARY STATEMENT OF ABATEMENT COSTS**
- 10 - **STATEMENT OF ABATEMENT COSTS**
- 11 - **NOTICE LIST**

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

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

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

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

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

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

25 EXECUTED ON August 16, 2011, at Riverside, California.

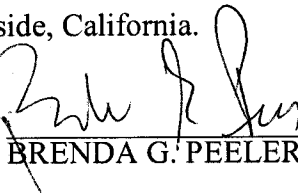
26 
27 _____
28 **BRENDA G. PEELER**

EXHIBIT NO. A6



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 19, 2011

RE CASE NO: CV078874

I, Anita Bustillos, 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 08/18/2011 at 1:34 p.m., I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 39533 CALLE ANITA, TEMECULA

Assessor's Parcel Number: 941-190-035

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

Executed on August 19, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician

EXHIBIT NO. A7



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA. 92592

Date: 8/16/2011

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

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02/07/2008	CV078874:A22005- INV #12348. A22005	100.00	100.00
02/28/2008	PMT #7250. A22005	-100.00	0.00
		Total Now Due	\$0.00

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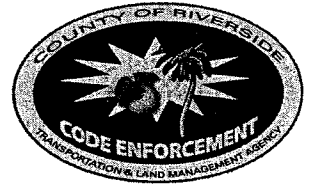
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

 Code Enforcement Department

EXHIBIT NO. B

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

You are liable to the County for the following abatement costs:

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4/17/2008	Officer Hours	Labor Charges - Officer Time	2.9	109.00	316.10
4/11/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
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7/24/2008	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
8/4/2008	Attorney Fees	Attorney Fees - County Counsel	3.5	139.5114	488.29
8/5/2008	Attorney Fees	Attorney Fees - County Counsel	5	139.51	697.55
8/21/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
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9/15/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
10/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
4/11/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			3,371.63

Subtotal

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits

Total Now Due

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

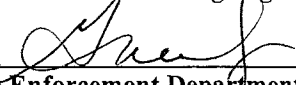

Code Enforcement Department

EXHIBIT NO. 32

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/31/2007	Lot/Title Report	Lot/Title Report	1	150.00	150.00
4/11/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00
				Subtotal	\$4,428.03

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$4,428.03

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



Code Enforcement Department

EXHIBIT NO. B3

Vouchers

Criteria: Accounting Date = 7/1/2002..4/30/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
1/9/2008	TLARC-00163716	44611179	RIVCO-0000070549	First American Title	150.00	150.00	0.00
Total General Fund					150.00	150.00	0.00

EXHIBIT NO. _____

B. 4



INVOICE

Order Number: 23527 **Order Date:** 4/21/2011

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV07-8874 / Angela Sarmiento
IN RE: CHRISTENSEN, ELLEN S.

Product and/or Service ordered for Property known as:	
39533 Calle Anita Temecula, CA 92592	
DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

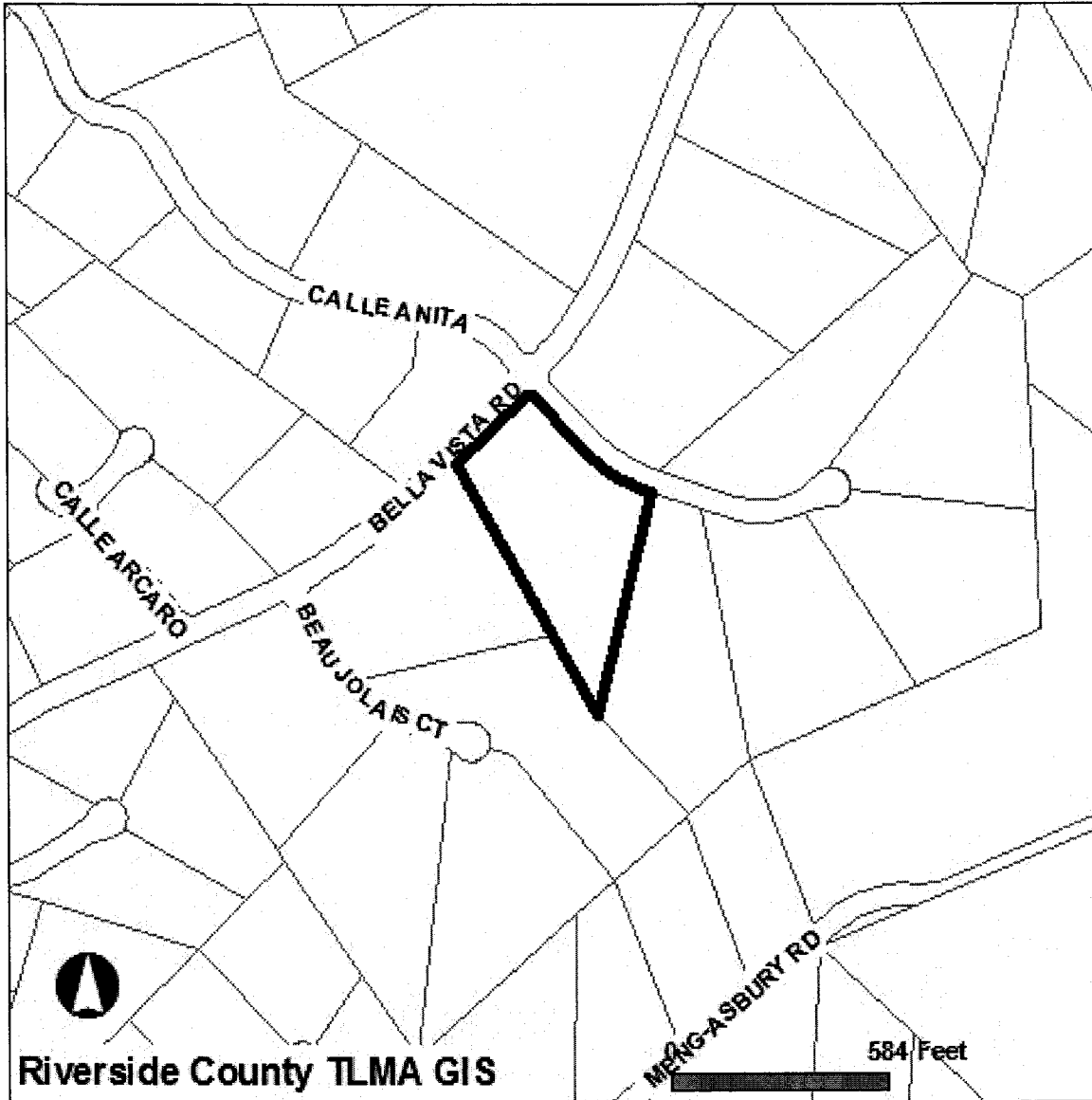
EXHIBIT NO. 5
B

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #941190035-8		Parcel # 941190035-8	
Assessee:	CHRISTENSEN ELLEN S	Land	208,000
Mail Address:	39533 CALLE ANITA TEMECULA CA 92592	Structure	306,000
Real Property Use Code:	R1	Full Value	514,000
Base Year	2002	Total Net	514,000
Conveyance Number:	0114044	<div style="border: 1px solid black; padding: 5px; display: inline-block;">View Parcel Map</div>	
Conveyance (mm/yy):	3/2008		
PUI:	R010012		
TRA:	94-147		
Taxability Code:	0-00		
ID Data:	Lot 6 MB 115/024 TR 11743-1		
Situs Address:	39533 CALLE ANITA TEMECULA CA 92592		

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
941-190-035

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

941-190-035-8

OWNER NAME / ADDRESS

ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

EXHIBIT NO. C2

RECORDED BOOK/PAGE: MB 115/24
SUBDIVISION NAME: TR 11743-1
LOT/PARCEL: 6, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: 11743

LOT SIZE

RECORDED LOT SIZE IS 4.6 ACRES

PROPERTY CHARACTERISTICS

941-190-035
NO PROPERTY DESCRIPTION AVAILABLE

941-190-035
WOOD FRAME, 3066 SQFT., 4 BDRM/ 3.5 BATH, 2 STORY, ATTACHED GARAGE(893 SQ. FT), CONST'D 1990TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 930 GRID: E7, F7

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 JURISDICTION OF 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 19
T7SR1W SEC 30

ELEVATION RANGE

1536/1596 FEET

PREVIOUS APN

941-190-013

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

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

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
Grassland

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY 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 A TUMF FEE AREA. 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)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

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

130

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

WITHIN A 1/2 MILE OF
BUCK MESA FAULT
COUNTY FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND
TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED

COMMUNITIES

RANCHO CALIFORNIA

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 15.56 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

FARMLAND

OTHER LANDS

TAX RATE AREAS

094-147
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 149

- 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 PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0911404	ABATEMENT	Oct. 21, 2009

REPORT PRINTED ON...Mon Apr 11 10:04:43 2011
Version 101221



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Lot Book Report

Order Number: **23527**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT
 4080 Lemon Street
 Riverside CA 92501

Order Date: 4/21/2011
 Dated as of: 4/26/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV07-8874 / Angela Sarmiento
 IN RE: CHRISTENSEN, ELLEN S.

FEE(s):
 Report: \$120.00

Property Address: 39533 Calle Anita
 Temecula CA 92592

Assessor's Parcel No. : 941-190-035-8

Assessments:

Land Value:	\$208,000.00
Improvement Value:	\$306,000.00
Exemption Value:	\$0.00
Total Value:	\$514,000.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$3,073.36
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$3,073.36
Penalty	\$0.00
Status	PAID (PAID THRU 04/30/2011)

Supplemental Property Tax Assessment for the	
Fiscal Year	2008
Bill Number	052957955-9



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23527
Reference: CV07-8874 / Ange

First Installment	\$55.63
Penalty	\$5.56
Due Date	12/10/2010
Status	NOT PAID-DELINQUENT
Second Installment	\$55.63
Penalty	\$36.56
Due Date	04/10/2011
Status	NOT PAID-DELINQUENT

Property Vesting

The last recorded document transferring title of said property

Dated	02/26/2008
Recorded	03/07/2008
Document No.	2008-0114044
D.T.T.	\$0.00
Grantor	Ellen S. Christensen, Trustee of the Ellen S. Christensen 1996 Revocable Trust
Grantee	Ellen S. Christense, as Trustee of the Ellen S. Christensen 1996 Revocable Trust under Trust Instrument dated January 24, 1996, for the benefit of Ellen S. Christensen

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	02/23/2008
Recorded	03/07/2008
Document No.	2008-0114045
Amount	\$250,000.00
Trustor	Ellen S. Christense, as Trustee of the Ellen S. Christensen 1996 Revocable Trust under Trust Instrument dated January 24, 1996, for the benefit of Ellen S. Christensen
Trustee	First Horizon Home Loans



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23527
Reference: CV07-8874 / Ange

Beneficiary

Mortgage Electronic Registration Systems, Inc., acting
as a nominee for First Horizon Home Loans

Additional Information

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside
Ellen S. Christensen
CV07-8874
11/21/2007
2007-0709581

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Department of Code Enforcement
Ellen S. Christensen
CV05-5404
03/19/2008
2008-0133620

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Department of Code Enforcement
Ellen S. Christensen
CV07-2106
05/02/2008
2008-0228341

Document Type
Document No.
Recorded

Findings of Fact, Conclusions and Order to Abate
Nuisance
2008-0564697
10/22/2008

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Department of Code Enforcement
Ellen S Christensen
CV09-11404
11/04/2009
2009-0572660

Document Type

Findings of Fact, Conclusions and Order to Abate
Nuisance



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23527

Reference: CV07-8874 / Ange

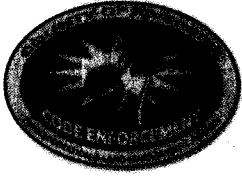
Document No. 2010-0352206

Recorded 07/28/2010

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF TRACT 11743-1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 115, PAGE 24 THROUGH 30, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 1, 1989 AS INSTRUMENT NO. 89-54029.



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

June 22, 2011

Ellen Christensen
39533 Calle Anita
Temecula, CA 92592

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 39533 Calle Anita, Temecula, CA 92592
Case No(s): CV07-8874
APN No(s): 941-190-035

Dear Ellen Christensen:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department has incurred expenses to enforce and/or abate violations of the Riverside County Ordinance caused by conditions on your real property described as [39533 Calle Anita, Temecula, CA 92592] and more particularly described as Assessor's Parcel Number [941-190-035] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [457]

Pursuant to Riverside County Ordinance No. 725, as property owner you are liable for reimbursement of all abatement costs incurred by the County, including, but not limited to, staff time for enforcement, investigations, notices, communications, title search, administrative costs and attorney fees.

YOU ARE HEREBY DEMANDED to pay the County of Riverside the total amount due of **\$4,428.03 (Four Thousand Four Hundred Twenty Eight Dollars And Three Cents)** as set forth in the enclosed "Summary Statement of Abatement Costs." If the amount due is not paid in full within thirty (30) days, a special tax assessment and abatement lien will be recorded against the subject property.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER. You have the right to contest the abatement costs and special assessment levied against the subject property. If you choose to exercise your right to a public hearing, please complete the enclosed "Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this notice.

If you have any questions regarding this notice, please contact Administrative Services at (951) 955-2004.

Code Enforcement Department

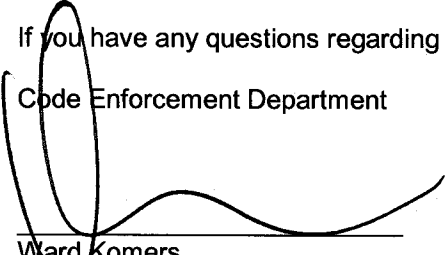

Ward Komers
Administrative Manager

EXHIBIT NO. E

**REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

Ellen Christensen
39533 Calle Anita
Temecula, CA 92592

Subject Property: 39533 Calle Anita, Temecula, CA 92592
Case No(s): CV07-8874
APN No(s): 941-190-035

I, _____, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. E2

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

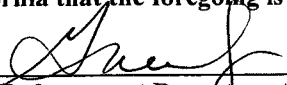
You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/29/2007	Officer Hours	Labor Charges - Officer Time	2.3	109.00	250.70
3/20/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
3/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
4/17/2008	Officer Hours	Labor Charges - Officer Time	2.9	109.00	316.10
4/11/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			786.40
4/8/2008	Attorney Fees	Attorney Fees - County Counsel	1	128.00	128.00
7/10/2008	Attorney Fees	Attorney Fees - County Counsel	3.5	139.5086	488.28
7/16/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
7/17/2008	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
7/17/2008	Attorney Fees	Attorney Fees - County Counsel	5.7	69.75965	397.63
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	2	139.51	279.02
7/22/2008	Attorney Fees	Attorney Fees - County Counsel	2.8	69.76071	195.33
7/23/2008	Attorney Fees	Attorney Fees - County Counsel	0.8	69.7625	55.81
7/24/2008	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
8/4/2008	Attorney Fees	Attorney Fees - County Counsel	3.5	139.5114	488.29
8/5/2008	Attorney Fees	Attorney Fees - County Counsel	5	139.51	697.55
8/21/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
9/5/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
9/12/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
9/15/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
10/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
4/11/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			3,371.63
				Subtotal	

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

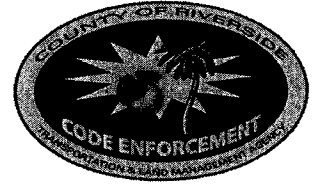
Payments/Credits
Total Now Due

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

941190035
ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA, CA. 92592

Date	Invoice #
4/11/2011	100967

Case Number	District	Class
CV078874	3	SOAC

Property Address
941190035 ELLEN S CHRISTENSEN 39533 CALLE ANITA TEMECULA, CA 92592

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/31/2007	Lot/Title Report	Lot/Title Report	1	150.00	150.00
4/11/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00
			Subtotal		\$4,428.03
			Payments/Credits		\$0.00
			Total Now Due		\$4,428.03

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

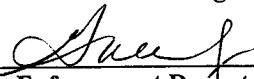

Code Enforcement Department

EXHIBIT NO. EA



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

NOTICE LIST

Subject Property: 39533 Calle Anita, Temecula, CA 92592;
Case No.: CV07-8874;
APN: 941-190-035

ELLEN S CHRISTENSEN
39533 CALLE ANITA
TEMECULA CA 92592

FIRST HORIZON HOME LOANS
POST CLEOSING MAIL CENTER 6712
1555 W WALNUT HILL LANE STE 200
INVING TX 75038

MERS
PO BOX 2026
FLINT MI 48501-2026

EXHIBIT NO. _____

ES

PROOF OF SERVICE

Case No. CV07-8874

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dawn, 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, Suite 500, Riverside, California 92501.

That on June 21, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- NOTICE LIST

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 FIRST CLASS MAIL. 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 6/22/2011, at Riverside, California.



Dawn Burnett

EXHIBIT NO. E6

Harper-Ihem, Kecia

From: Peeler, Brenda Gayl <BPEELER@rctlma.org>
Sent: Monday, September 12, 2011 2:51 PM
To: Harper-Ihem, Kecia; Rector, Kimberly; Barton, Karen
Subject: Request to Remove Matter from BOS Sept. 13, 2011 calendar (Agenda Item No. 9.7)

Good afternoon, again,

It is requested that the following additional matter be removed from the Sept. 13, 2011 Board Agenda. The property owner and the Department have reached a settlement and all fees have been paid:

Statement of Abatement Costs -- CHRISTENSEN

CV07-8874
39533 Calle Anita, Temecula
APN: 941-190-035
District #3

Thank you.

****Please excuse the multiple emails – we are experiencing a high volume of last minute settlements.**

9.13.2011
9.7