

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

510B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
October 13, 2011

SUBJECT: Statement of Abatement Costs [Case No. CV11-01167]
Subject Property: 37196 Via Vista Grande, Murrieta; FRIESTEDT
APN: 928-220-027
District One

RECOMMENDED MOTION: Move that the Board of Supervisors:

Departmental Concurrence

- (1) assess the reasonable costs of summary abatement of a public nuisance [NPDES – storm water violation (RCC 13.12) and failure to comply with storm water pollution regulations (RCC 15.12.026)] in the above-referenced matter to be **six thousand, three hundred twenty-nine dollars and seventy cents (US \$6,329.70)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize for 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

[Signature]
PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(Continued)

| | | | | |
|---------------------------|-------------------------------|--------|-------------------------|-----|
| 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: *[Signature]*
Tina Grande

County Executive Office Signature

Consent X Policy
 Consent Policy

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: October 25, 2011
 xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

9.6

Statement of Abatement Costs [CV11-01167]
Subject Property: 37196 Via Vista Grande, Murrieta; FRIESTEDT
APN: 928-220-027
District: One
Page 2

The County of Riverside Department of Code Enforcement issued a Notice of Summary Abatement of Nuisance in this case on February 23, 2011. On or about March 23, 2011, the violation was summarily abated by an independent contractor under the direction of the Riverside County Department of Code Enforcement. Actual costs incurred by the County for the contractor were \$5,666.00.

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.

**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. CV11-01167]
Subject Property: 37196 Via Vista Grande, Murrieta; FRIESTEDT
APN: 928-220-027
District One

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

Hearing Date: OCTOBER 25, 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, Aug. 15, 2011 .. Exhibit C

Lot Book Report..... Exhibit D



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

September 22, 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: 37196 Via Vista Grande, Murrieta
Case No.: CV11-01167; FRIESTEDT
APN: 928-220-027

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 25, 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 summary abatement of national pollution discharge elimination system located on your real property commonly described as 37196 Via Vista Grande, Murrieta, Riverside County, California and more particularly described as Assessor's Parcel Number 928-220-027.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **six thousand, three hundred twenty-nine dollars and seventy cents, (US \$6,329.70)**. 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.

Please note, the amount owed does not include any other Code cases, including but not limited to, Case No.: CV08-10817, which may be billed at a later date.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet with Brian Black at 8:30 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

Date: 8/16/2011

928220027-6
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
328 BELLAIRE ST
DEL MAR CA 92014

Summary Statement of Abatement Costs

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

| Date | Invoice Number & Amount | Amount | Balance |
|------------|----------------------------|----------------------|-------------------|
| 12/31/2009 | Balance forward | | 0.00 |
| 08/16/2011 | CV1101167- INV #102338. | 6,329.70 | 6,329.70 |
| | | Total Now Due | \$6,329.70 |

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

928220027-6
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
328 BELLAIRE ST
DEL MAR CA 92014

| Date | Invoice # |
|-----------|-----------|
| 8/16/2011 | 102338 |

Property Address

928220027-6
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
37196 Via Vista Grande
Murrieta, CA

| Case Number | District | Class |
|-------------|----------|-------|
| CV1101167 | 1 | SOAC |

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

| Date | Item | Description | Hours/Qty | Rate | Amount |
|-----------|--|---------------------------------|-----------|-------------------------|-------------------|
| 2/16/2011 | Officer Hours | Labor Charges - Officer Time | 0.5 | 109.00 | 54.50 |
| 2/22/2011 | Officer Hours | Labor Charges - Officer Time | 0.3 | 109.00 | 32.70 |
| 2/22/2011 | Officer Hours | Labor Charges - Officer Time | 0.5 | 109.00 | 54.50 |
| 2/23/2011 | Officer Hours | Labor Charges - Officer Time | 0.5 | 109.00 | 54.50 |
| 2/24/2011 | Officer Hours | Labor Charges - Officer Time | 0.3 | 109.00 | 32.70 |
| 3/17/2011 | Officer Hours | Labor Charges - Officer Time | 0.2 | 109.00 | 21.80 |
| 3/22/2011 | Officer Hours | Labor Charges - Officer Time | 0.3 | 109.00 | 32.70 |
| 8/16/2011 | SOE Preparation | Prepare Statement of Expense | | 65.00 | 65.00 |
| | | Subtotal Code Enforcement Costs | | | 348.40 |
| 8/16/2011 | Prepare Case for SOE He... Attend SOE Hearing | | | 125.55 69.75 | 125.55 69.75 |
| | | Subtotal County Counsel Costs | | | 195.30 |
| 8/16/2011 | Lot Book Report | | | 120.00 | 120.00 |
| 3/2/2011 | Demolition & Disposal | Demolition & Disposal | 1 | 5,666.00 | 5,666.00 |
| | | Subtotal Contractor Costs | | | 5,786.00 |
| | | | | Subtotal | \$6,329.70 |
| | | | | Payments/Credits | \$0.00 |
| | | | | Total Now Due | \$6,329.70 |

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.

Jeffrey H. Friedstedt
Code Enforcement Department

EXHIBIT NO. A3

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

| | |
|----------|-----------|
| Date | Invoice # |
| 3/2/2011 | 44609 |

| |
|------------------|
| Bill To |
| Riverside County |

| |
|---|
| JOB |
| 37916 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-220-027 |

| Date | Description | Quantity | Units | Rate | Amount |
|------------|--|------------------------------|-------------------------------|--|--|
| 02/24/2011 | FIXING OF ERODED ROAD AND REGRADE AS NECESSARY TO PREVENT FUTURE EROSION OF ROAD AND SLOPE, REMOVAL OF SILT AND SEDIMENT. 430 BACKHOE 1 CREW TRUCK 1 FOREMAN 5 HRS 4 LABORERS 5 HRS EA | 4 4 5 20 | HRS HRS HRS HRS | 115.00 15.00 78.00 58.00 | 460.00 60.00 390.00 1,160.00 |
| 02/25/2011 | FINISH GRADING ERODED SLOPE AND PLACING OF EROSION AND SEDIMENT CONTROL DEVICES COCONUT BLANKET 4 LABORERS 8 HRS EA SKIP LOADER 3/4" POLYROCK BAGS 1 CREW TRUCK 8 HRS | 3,000 32 4 500 8 | SF HRS HRS EA HRS | 0.20 58.00 105.00 1.20 15.00 | 600.00 1,856.00 420.00 600.00 120.00 |

| | |
|--------------|------------|
| Total | \$5,666.00 |
|--------------|------------|

EXHIBIT NO. _____ A4

NOTICE LIST

Subject Property: 37196 Via Vista Grande, Murrieta; Case No.: CV11-01167;
APN: 928-220-027; District One

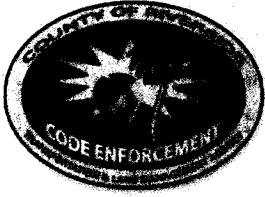
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
328 BELLAIRE STREET
DEL MAR CA 92014

JEFFREY H FRIESTEDT
MARY J FRIESTEDT
37196 VIA VISTA GRANDE
MURRIETA CA 92562

LAW OFFICE OF DANIEL L HOUGH
26935 PATTERSON STREET
PERRIS CA 92570

EXHIBIT NO. _____

A⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 23, 2011

RE CASE NO: CV1101167

I, Brett Farlow, 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 09/23/11 at 1000 Hrs, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs at the property described as:

Property Address: 37196 VIA VISTA GRANDE, MURRIETA

Assessor's Parcel Number: 928-220-027

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

Executed on September 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Brett Farlow, Code Enforcement Officer

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

Date: 8/16/2011

928220027-6
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
328 BELLAIRE ST
DEL MAR CA 92014

Summary Statement of Abatement Costs

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

| Date | Invoice Number & Amount | Amount | Balance |
|------------|----------------------------|----------------------|-------------------|
| 12/31/2009 | Balance forward | | 0.00 |
| 08/16/2011 | CV1101167- INV #102338. | 6,329.70 | 6,329.70 |
| | | Total Now Due | \$6,329.70 |

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. 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

928220027-6
JEFFREY H FRIESTEDT
MARY J FRIESTEDT
328 BELLAIRE ST
DEL MAR CA 92014

| Date | Invoice # |
|-----------|-----------|
| 8/16/2011 | 102338 |

| |
|--|
| Property Address |
| 928220027-6 JEFFREY H FRIESTEDT MARY J FRIESTEDT 37196 Via Vista Grande Murrieta, CA |

| Case Number | District | Class |
|-------------|----------|-------|
| CV1101167 | 1 | SOAC |

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

| Date | Item | Description | Hours/Qty | Rate | Amount |
|-----------|----------------------------|---------------------------------|-----------|-----------------|-------------------|
| 2/16/2011 | Officer Hours | Labor Charges - Officer Time | 0.5 | 109.00 | 54.50 |
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| 2/23/2011 | Officer Hours | Labor Charges - Officer Time | 0.5 | 109.00 | 54.50 |
| 2/24/2011 | Officer Hours | Labor Charges - Officer Time | 0.3 | 109.00 | 32.70 |
| 3/17/2011 | Officer Hours | Labor Charges - Officer Time | 0.2 | 109.00 | 21.80 |
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| 8/16/2011 | SOE Preparation | Prepare Statement of Expense | | 65.00 | 65.00 |
| | | Subtotal Code Enforcement Costs | | | 348.40 |
| 8/16/2011 | Prepare Case for SOE He... | | | 125.55 | 125.55 |
| | Attend SOE Hearing | | | 69.75 | 69.75 |
| | | Subtotal County Counsel Costs | | | 195.30 |
| 8/16/2011 | Lot Book Report | | | 120.00 | 120.00 |
| 3/2/2011 | Demolition & Disposal | Demolition & Disposal | 1 | 5,666.00 | 5,666.00 |
| | | Subtotal Contractor Costs | | | 5,786.00 |
| | | | | Subtotal | \$6,329.70 |

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 | \$6,329.70 |

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.

Jeffrey H. Friededt
Code Enforcement Department

EXHIBIT NO. B²

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/2/2011 | 44609 |

| |
|------------------|
| Bill To |
| Riverside County |

| |
|---|
| JOB |
| 37916 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-220-027 |

| Date | Description | Quantity | Units | Rate | Amount |
|------------|---|----------|-------|--------|----------|
| 02/24/2011 | FIXING OF ERODED ROAD AND REGRADE AS NECESSARY TO PREVENT FUTURE EROSION OF ROAD AND SLOPE, REMOVAL OF SILT AND SEDIMENT. | | | | |
| | 430 BACKHOE | 4 | HRS | 115.00 | 460.00 |
| | 1 CREW TRUCK | 4 | HRS | 15.00 | 60.00 |
| | 1 FOREMAN 5 HRS | 5 | HRS | 78.00 | 390.00 |
| | 4 LABORERS 5 HRS EA | 20 | HRS | 58.00 | 1,160.00 |
| 02/25/2011 | FINISH GRADING ERODED SLOPE AND PLACING OF EROSION AND SEDIMENT CONTROL DEVICES | | | | |
| | COCONUT BLANKET | 3,000 | SF | 0.20 | 600.00 |
| | 4 LABORERS 8 HRS EA | 32 | HRS | 58.00 | 1,856.00 |
| | SKIP LOADER | 4 | HRS | 105.00 | 420.00 |
| | 3/4" POLYROCK BAGS | 500 | EA | 1.20 | 600.00 |
| | 1 CREW TRUCK 8 HRS | 8 | HRS | 15.00 | 120.00 |

| | |
|--------------|-------------------|
| Total | \$5,666.00 |
|--------------|-------------------|

EXHIBIT NO. B³



INVOICE

| | |
|----------------------------|------------------------------|
| Order Number: 25907 | Order Date: 8/29/2011 |
|----------------------------|------------------------------|

Customer Information: Acct No. 1044

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

Attn: Brent Steele
 REF: CV11-01167/Angela Sarmiento
 IN RE: FRIESTEDT, JEFFREY H.

| | |
|---|-----------------|
| Product and/or Service ordered for Property known as: | |
| Vacant Land | |
| 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

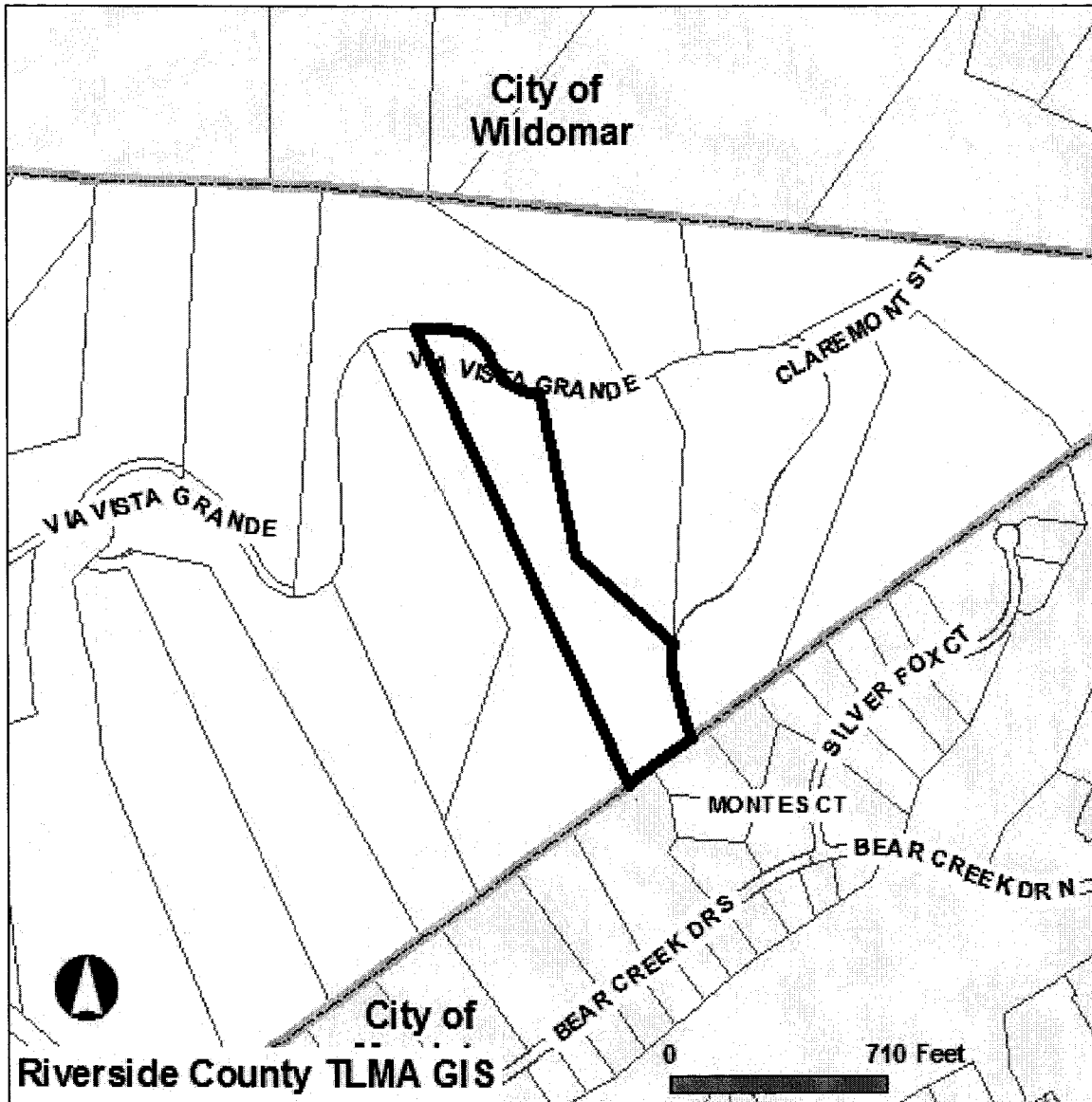
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

| Assessment #928220027-6 | | Parcel # 928220027-6 | |
|--------------------------------|---------------------------|----------------------|--------|
| Assessee: | FRIESTEDT JEFFREY H | Land | 81,583 |
| Assessee: | FRIESTEDT MARY J | Full Value | 81,583 |
| Mail Address: | 328 BELLAIRE ST | Total Net | 81,583 |
| City, State Zip: | DEL MAR CA 92014 | | |
| Real Property Use Code: | YR | | |
| Base Year | 1989 | | |
| Conveyance Number: | 0200741 | | |
| Conveyance (mm/yy): | 3/2004 | | |
| PUI: | R070002 | | |
| TRA: | 82-003 | | |
| Taxability Code: | 0-00 | | |
| ID Data: | Lot A PM 143/001 PM 19967 | | |

[View Parcel Map](#)

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-220-027

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

928-220-027-6

OWNER NAME / ADDRESS

JEFFREY H FRIESTEDT
MARY J FRIESTEDT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
328 BELLAIRE ST
DEL MAR CA. 92014

EXHIBIT NO. _____

C2

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 143/1
SUBDIVISION NAME: PM 19967
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 8.01 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 927 GRID: C3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 11
T7SR4W SEC 2

ELEVATION RANGE

1316/1708 FEET

PREVIOUS APN

928-220-004

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

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

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)
CHAPARRAL
WOODLAND AND FORESTS

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 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
SOUTHWEST AREA C

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)
NOT WITHIN AN SKR 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
80

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

WMWD

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
FAULT IN BASEMENT ROCKS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

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

MURRIETA VALLEY UNIFIED

COMMUNITIES

LA CRESTA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 28.04 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043224

FARMLAND

OTHER LANDS

TAX RATE AREAS

082003

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL

- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

| Case # | Description | Start Date |
|-----------|-------------|---------------|
| CV0810817 | ABATEMENT | Dec. 24, 2008 |

REPORT PRINTED ON...Mon Aug 15 09:11:28 2011
Version 110728



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

Lot Book Report

Order Number: **25907**

Customer:

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

Order Date: 8/29/2011
 Dated as of: 8/22/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV11-01167/Angela Sarmiento
 IN RE: FRIESTEDT, JEFFREY H.

FEE(s):
 Report: \$120.00

Property Address: Vacant Land
 CA

Assessor's Parcel No. : 928-220-027-6

Assessments:

| | |
|--------------------|-------------|
| Land Value: | \$80,974.00 |
| Improvement Value: | \$0.00 |
| Exemption Value: | \$0.00 |
| Total Value: | \$80,974.00 |

Tax Information

| | |
|------------------------------------|------------|
| Property Taxes for the Fiscal Year | 2010-2011 |
| Total Annual Tax | \$1,926.24 |
| Status: Paid through | 06/30/2011 |

Property Vesting

The last recorded document transferring title of said property

| | |
|----------|------------|
| Dated | 07/13/1988 |
| Recorded | 08/25/1988 |



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

Order Number: 25907
Reference: CV11-01167/Ange

| | |
|--------------|---|
| Document No. | 243897 |
| D.T.T. | \$37.50 |
| Grantor | Thomas Oswald and Linda Oswald, husband and wife |
| Grantee | Jeffrey H. Friestedt and Mary J. Friestedt, husband and wife as joint tenants |

Deeds of Trust

No Deeds of Trust of Record

Additional Information

| | |
|---|--|
| Notice of Non-Compliance filed by | County of Riverside Code Enforcement Department |
| In the matter of the property of | Jeffrey & Mary Friestedt |
| Case No. | CV08-10817 |
| Recorded | 01/27/2009 |
| Document No. | 2009-0038912 |
| | |
| A Notice of Pending Action filed in the | Superior Court of the State of California County of Riverside |
| Case No. | TEC1105786 |
| Recorded | 07/06/2011 |
| Document No. | 2011-0297299 |
| Plaintiff | Temecula Valley Erosion Control, Inc., a California Corporation |
| Defendant | Fairway Hills Estates, LLC.; La Cresta Hillcrest Estates/Fairway Hills HOA |

Legal Description

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

PARCELS A AND 1 OF PARCEL MAP NO. 19967, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 143, PAGES 1 THROUGH 3 OF PARCEL MAPS, RECORDS FROM THE COUNTY RECORDER OF SAID COUNTY.