

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

801B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
November 3, 2011

SUBJECT: Statement of Abatement Costs [Case No. CV06-0605]
Subject Property: 41745 Anza Road, Temecula; RASHWAN
APN: 951-160-010
District Three

Departmental Concurrence

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 **one thousand, one hundred, ninety-seven dollars and sixty cents (US \$1,197.60)**;
- (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.

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:
Tina Grandel

County Executive Office Signature

Consent Policy
 Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$500.00.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 15, 2011
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

9.3

Statement of Abatement Costs [Case No. CV06-0605]
Subject Property: 41745 Anza Road, Temecula; RASHWAN
APN: 951-160-010
District: Three
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 , 541 and 725 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.

Notices of Violation were issued. Subsequently, the property was brought into compliance.

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.

APR 11 2006 10:32

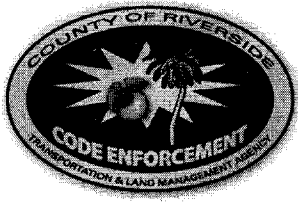
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV06-0605]
Subject Property: 41745 Anza Road, Temecula; RASHWAN
APN: 951-160-010
District Three

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

Hearing Date: NOVEMBER 15, 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, October 25, 2011	Exhibit C
Lot Book Report.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit F
Request for Hearing.....	Exhibit G



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

October 25, 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: 41745 Anza Road, Temecula
Case No.: CV06-0605; RASHWAN
APN: 951-160-010

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, November 15, 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 excessive outside storage and accumulated rubbish located on your real property commonly described as 41745 Anza Road, Temecula, Riverside County, California and more particularly described as Assessor's Parcel Number 951-160-010.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred ninety-seven dollars and sixty cents, (US \$1,197.60)**. 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 Code Enforcement Officer, Stacy Baumgartner at (951) 955-2004 prior to the hearing. Please meet with Stacy Baumgartner 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
951-160-010 GAMAL EL DIAN RASHWAN 41745 ANZA RD TEMECULA, CA 92592

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/11/2011	CV060605- INV #100966.	1,197.60	1,197.60
		Total Now Due	\$1,197.60

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.

Al Cal
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

951-160-010
GAMAL EL DIAN RASHWAN
41745 ANZA RD
TEMECULA, CA 92592

Date	Invoice #
4/11/2011	100966

Case Number	District	Class
CV060605	3	SOAC

Property Address
951-160-010 GAMAL EL DIAN RASHWAN 41745 ANZA RD TEMECULA, CA 92592

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/24/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/26/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
10/30/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
11/15/2007	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
11/16/2007	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
9/4/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/4/2008	Officer Hours	Labor Charges - Officer Time	2	129.00	258.00
2/9/2010	Officer Hours	Labor Charges - Officer Time	0.3	129.00	38.70
4/11/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			732.30
4/11/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
3/1/2008	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	\$1,197.60

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	\$1,197.60

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.

Al Cell
Code Enforcement Department

EXHIBIT NO. A3

NOTICE LIST

Subject Property: 41745 Anza Road, Temecula; Case No.: CV06-0605
APN: 951-160-010; District Three

GAMAL EL DIAN RASHWAN
41745 ANZA ROAD
TEMECULA CA 92592

EXHIBIT NO. _____

AA

1 **PROOF OF SERVICE**

2 Case No. CV06-0605

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 October 25, 2011, I served the following document(s):

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

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

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

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

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

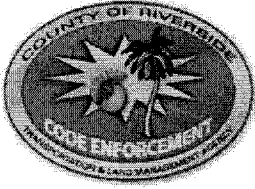
22 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
23 **above is true and correct.**

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

26 EXECUTED ON October 25, 2011, at Riverside, California.

27 
28 BRENDA G. PEELER

EXHIBIT NO. A^S



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

October 31, 2011

RE CASE NO: CV060605

I, Ariana Meza, hereby declare:

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

That on 10/31/2011 at 1:30pm, I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs at the property described as:

Property Address: 41745 ANZA RD, TEMECULA

Assessor's Parcel Number: 951-160-010

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

Executed on October 31, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Ariana Meza, Code Enforcement Technician

39493 LOS ALAMOS ROAD, SUITE #A, MURRIETA, CALIFORNIA 92563
(951) 600-6140 • FAX (951) 600-6190

EXHIBIT NO. *AG*



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
951-160-010 GAMAL EL DIAN RASHWAN 41745 ANZA RD TEMECULA, CA 92592

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Total Now Due			\$1,197.60

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 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

951-160-010
GAMAL EL DIAN RASHWAN
41745 ANZA RD
TEMECULA, CA 92592

Date	Invoice #
4/11/2011	100966

Case Number	District	Class
CV060605	3	SOAC

Property Address
951-160-010 GAMAL EL DIAN RASHWAN 41745 ANZA RD TEMECULA, CA 92592

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4/11/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00

Subtotal \$1,197.60

Payments/Credits \$0.00

Total Now Due \$1,197.60

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.

Al Cole
Code Enforcement Department

EXHIBIT NO. **B²**

Expenditure Transactions

Criteria: Post On = 7/1/2002..4/30/2011

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
10/14/2008	AP01258892	10000	3140100000	525440		ZCV060605		150.00	REPORTS ON PARCELS/LOTS: MARCH	E221241
Total Professional Services								150.00		
Total General Fund								150.00		

B3

EXHIBIT NO. _____

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							
10/14/2008	TLARC-00196122	030108-033108	RIVCO-0000006006	First American Title Company Inc	150.00	150.00	0.00
Total General Fund					150.00	150.00	0.00

EXHIBIT NO.

B 4

PRIORITY TITLE COMPANY

3850 Vine Street # 160

Riverside, CA 92507

(951)679-1450

June 17, 2011

Angela/Brent

Riverside County TLMA - Code Enforcement
Riverside County

Your Ref: June

DATE: 6/17/2011 .

Description:

AMOUNT:

154 Profiles @ 65.00

\$10,010.00

EV06-0605

Total \$ 10,010.00

PAYMENT IS DUE UPON RECEIPT

***PLEASE MAKE YOUR CHECK PAYABLE TO PRIORITY TITLE AND
SEND IT TO ATTN: Erika Kyle

PRIORITY TITLE COMPANY

3850 Vine Street

Riverside, CA 92507

TOTAL ENCLOSED _____

TO ASSURE PROPER CREDIT PLEASE RETURN A COPY OF THIS STATEMENT WITH REMITTANCE

EXHIBIT NO. 5
B

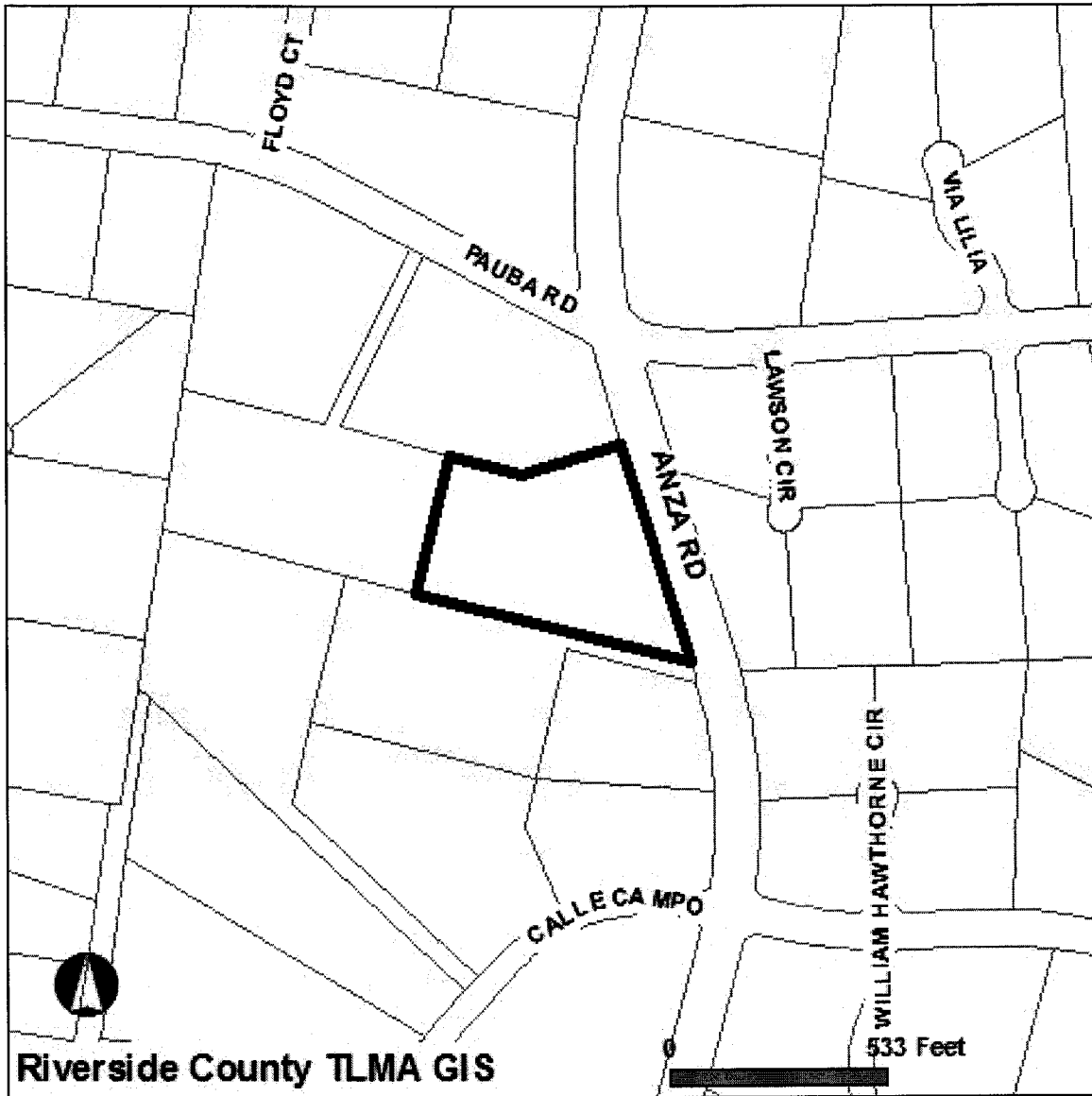
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #951160010-5		Parcel # 951160010-5	
Assessee:	RASHWAN GAMAL EL DIAN	Land	81,557
Mail Address:	41745 ANZA RD TEMECULA CA 92592	Structure	80,919
Real Property Use Code:	MO	Full Value	162,476
Base Year	1986	Homeowners' Exemption	7,000
Conveyance Number:	0752856	Total Net	155,476
Conveyance (mm/yy):	9/2004		
PUI:	M030000		
TRA:	94-026		
Taxability Code:	0-00		
Assessment Description:	1984 GOLDENWEST SEACLIFF		
ID Data:	Lot 3 PM 047/012 PM 9375		
Situs Address:	41745 ANZA RD TEMECULA CA 92592		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
951-160-010

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

951-160-010-5

OWNER NAME / ADDRESS

GAMAL EL DIAN RASHWAN
41745 ANZA RD
TEMECULA, CA. 92592

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

EXHIBIT NO. C2

RECORDED BOOK/PAGE: PM 47/12
SUBDIVISION NAME: PM 9375
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.01 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1152 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(1600 SQ. FT), CONST'D 1984 COMPOSITION, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 960 GRID: B4

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)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 35

ELEVATION RANGE

1312/1416 FEET

PREVIOUS APN

926-540-019

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-EDR

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

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

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)
COASTAL SAGE SCRUB
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
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

129

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

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

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, 15.25 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

FARMLAND

OTHER LANDS

TAX RATE AREAS

094026

•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
- RANCHO CALIF JT WATER
- 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
CV1100653	NEIGHBORHOOD ENFORCEMENT	Jan. 27, 2011

REPORT PRINTED ON...Tue Oct 25 15:59:37 2011
Version 111003



Property Detail

Subject Property : **41745 Anza Rd Temecula CA 92592**

Owner Information

Owner Name : **Rashwan Gamal El Dian**
Mailing Address : **41745 Anza Rd, Temecula CA 92592-9491**
Vesting Codes : **// Trustee**

Location Information

Legal Description : **5.01 Acres Net In Par 3 Pm 047/012 Pm 9375**
County : **Riverside, Ca** APN : **951-160-010**
Census Tract / Block : **432.03 / 1** Alternate APN : **951-160-010**
Legal Lot : **3** School District : **Temecula Vly**

Owner Transfer Information

Recording/Sale Date : **09/22/2004 / 09/21/2004** Deed Type : **Grant Deed**
Document # : **752856**

Property Characteristics

Gross Area : **1,152** Bath(F/H) : **2** Garage Area : **1,600**
Living Area : **1,152** Year Built / Eff : **1984** Roof Material : **Composition Shingle**
Tot Adj Area : **1,152** # of Stories : **1** Heat Type : **Central**
Bedrooms : **2** Parking Type : **Detached Garage** Cooling Type : **Central**

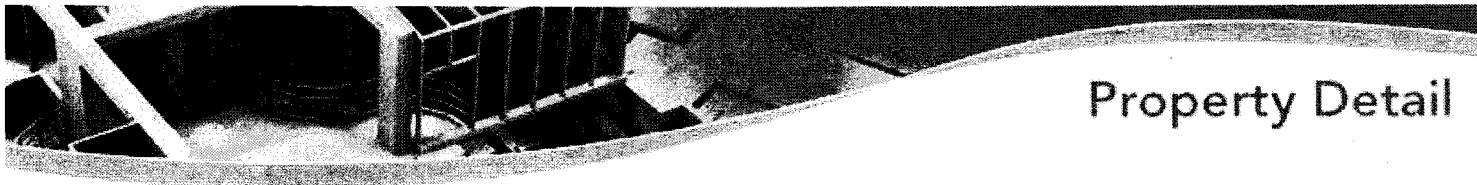
Property Information

Land Use : **Mobile Home** Lot Acres : **5.01** Sewer Type : **None**
County Use : **Mobile Home** Lot Size : **218,236** State Use : **M03000**
Zoning : **R-A-5** Water Type : **Type Unknown**

Prepared On : 06/07/2011
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EXHIBIT NO. -

 D



Property Detail

Tax Information

Total Value : **\$162,476**

Assessed Year : **2010**

Tax Rate Area : **94026**

Land Value : **\$81,557**

Improve % : **50%**

Homeowner Exemption : **Homeowner**

Improvement Value : **\$80,919**

Tax Year : **2010**

Water Tax : **RANCHO CALIF
DIV RAN**

Total Taxable Value : **\$155,476**

Property Tax : **\$2,089.38**



Transaction History

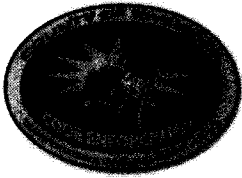
Sales History

Rec. Date : **09/22/2004**
Sale Date : **09/21/2004**
Sale Price :
Rec.Doc.No : **752856**
Doc. Type : **Grant Deed**
Sale Price Type : **Unknown**
Multi/Split Sale :
Buyer : **Rashwan Gamal
E**
Seller : **Rashwan Gamal
E**
Title Company :
Other Doc No. :

Mortgage History

1st Mortgage Details

Mtg. Date : **09/09/2002**
Mtg. Amt. : **\$89,999**
Doc. Type :
Loan Type : **Conventional**
Mtg. Rate Type : **Fixed Rate Loan**
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **Wells Fargo Bk**
Borrower 1 : **Rashwan Gamal
E**
Borrower Vesting :
Borrower 2 :
Borrower 3 :
Borrower 4 :



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

6/28/2011

Gamal El Dian Rashwan
41745 Anza Rd
Temecula, CA 92592

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 41745 Anza Rd, Temecula, CA 92592
Case No(s): CV06-0605
APN No(s): 951-160-010

Dear Gamal El Dian Rashwan:

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 [41745 Anza Rd, Temecula, CA 92592] and more particularly described as Assessor's Parcel Number [951-160-010] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [348]

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 \$1,197.60 (One Thousand One Hundred Ninety Seven Dollars And Sixty 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

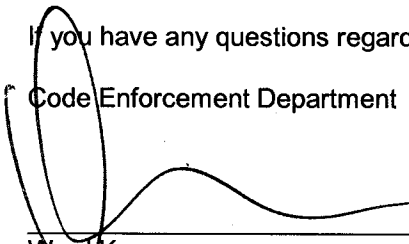

Ward Komers
Administrative Manager

EXHIBIT NO. _____

E

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

Gamal El Dian Rashwan
41745 Anza Rd
Temecula, CA 92592

Subject Property: 41745 Anza Rd, Temecula, CA 92592
Case No(s): CV06-0605
APN No(s): 951-160-010

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

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

Property Reference/Mailing Address

951-160-010
GAMAL EL DIAN RASHWAN
41745 ANZA RD
TEMECULA, CA 92592

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/11/2011	CV060605- INV #100966.	1,197.60	1,197.60
		Total Now Due	\$1,197.60

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. E³

**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

951-160-010
GAMAL EL DIAN RASHWAN
41745 ANZA RD
TEMECULA, CA 92592

Date	Invoice #
4/11/2011	100966

Property Address
951-160-010 GAMAL EL DIAN RASHWAN 41745 ANZA RD TEMECULA, CA 92592

Case Number	District	Class
CV060605	3	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/24/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/26/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
10/30/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
11/15/2007	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
11/16/2007	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
9/4/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/4/2008	Officer Hours	Labor Charges - Officer Time	2	129.00	258.00
2/9/2010	Officer Hours	Labor Charges - Officer Time	0.3	129.00	38.70
4/11/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			732.30
4/11/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
3/1/2008	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 \$1,197.60

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 \$1,197.60

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. E4

NOTICE LIST

Subject Property: 41745 Anza Rd, Temecula, CA 92592;
Case No.: CV06-0605;
APN: 951-160-010

GAMAL EL DIAN RASHWAN, TRUSTEE
41745 ANZA RD
TEMECULA CA 92592

EXHIBIT NO. 45

PROOF OF SERVICE

Case No. CV06-0605

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Rush, 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 28, 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).

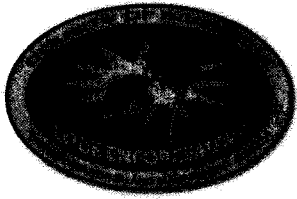
XX STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

— 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 6/28/2011, at Riverside, California.

Sue Rush
SUE RUSH

EXHIBIT NO. E⁶



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

July 14, 2011

**NOTICE OF HEARING
RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS
NOTICE OF SPECIAL TAX ASSESSMENT**

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

Subject Property: 41745 Anza Rd., Temecula
Case No.: CV-060605
APN: 951-160-010

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday August 2, 2011, at 1:30 P.M.** at 4080 Lemon Street, 12th Floor, 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.

If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Hearing, the DEPARTMENT shall seek an order from the Administrative Hearing Officer 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 Administrative Hearing Officer for their final consideration and deliberation of this matter.


CAROL LYNN ANDERSON
Administrative Services Officer

EXHIBIT NO. _____

F

NOTICE LIST

Subject Property: 41745 Anza Rd, Temecula, CA 92592;
Case No.: CV06-0605;
APN: 951-160-010

GAMAL EL DIAN RASHWAN, TRUSTEE
41745 ANZA RD
TEMECULA CA 92592

EXHIBIT NO. _____

F²

PROOF OF SERVICE

Case No. CV-060605

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on July 14, 2011, I served the following listed documents:

**NOTICE OF HEARING RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS NOTICE OF
SPECIAL TAX ASSESSMENT**

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 July 14, 2011, at Riverside, California.



Ericka Edwards

EXHIBIT NO. _____ P3



Glenn Baude
Director

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

39493 LOS ALAMOS ROAD
MURRIETA, CALIFORNIA 92563
(951) 600-6140 • FAX (951) 600-6190

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV06-0605

I, J. Chamberlain, the undersigned, hereby declare:

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

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

That on July 14, 2011, at 3:56pm, I securely and conspicuously posted a Notice of Hearing RE: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment w/Notice List and Proof of Service at the property described as:

Property Address: 41745 Anza Rd., Temecula, CA
Assessor's Parcel Number: 951-160-010

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

Executed on July 14, 2011 at Murrieta, California.

CODE ENFORCEMENT DEPARTMENT

By: J. Chamberlain
J. Chamberlain, Code Enforcement Officer

EXHIBIT NO. F4

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

Gamal El Dian Rashwan
41745 Anza Rd
Temecula, CA 92592

Subject Property: 41745 Anza Rd, Temecula, CA 92592
Case No(s): CV06-0605
APN No(s): 951-160-010

I, GAMAL RASHWAN, 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: 41745 ANZA Road
Temecula Ca 92592

Signed: Gamal Rashwan
(Please SIGN your name here)

Date: July 29-11

Print: GAMAL RASHWAN
(Please PRINT your name here)

You may contact me at the following daytime phone number: (951) 440 0266

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. 6

EXHIBIT NO. G2

Saf

RECEIVED JUL 26 2011

**Riverside County Board of Supervisors
Request to Speak** ✓

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GAMAL RASHUM

Address: 41745 ANZA ROAD
(only if follow-up mail response requested)

City: Temecula **Zip:** CA

Phone #: (951) 4400266

Date: Nov 16 **Agenda #** 9.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: Coc Rushing