

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

218B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
March 4, 2010

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulation of Rubbish]
Case Nos.: CV 07-7025 & CV 07-7027
Subject Property: 22163 San Jacinto Avenue, Perris; APN: 325-100-006
District Five

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 22163 San Jacinto Avenue, Perris, Riverside County, California, APN: 325-100-006 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Chapters 17.16 and 8.120).
2. Jean Coleman, the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

[Signature]

JULIE A. JARVI, 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: *[Signature]*
Tina Grande

County Executive Office Signature

Consent Policy
Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit 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: March 16, 2010
xc: Co.Co., CED, Prop. Owner

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

Prev. Agn. Ref.: _____ District: 5 Agenda Number: _____

9.4

3. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on April 21, 2009.
2. The inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: bikes, a barbecue, old furniture, mattresses, household trash, scrap wood, a travel trailer, tires, tools, bins, boxes, and miscellaneous debris.
3. Subsequent follow up inspections of the above-described real property on September 1, 2009, October 23, 2009 and February 16, 2010 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage and accumulated rubbish.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NOS. CV 07-7025 AND
[EXCESS OUTSIDE STORAGE AND) CV 07-7027
ACCUMULATED RUBBISH] APN: 325-100-)
006, 22163 SAN JACINTO AVENUE, PERRIS,) DECLARATION OF OFFICER
COUNTY OF RIVERSIDE, STATE OF) CYNTHIA BLACK
CALIFORNIA; JEAN COLEMAN, OWNER.)
-) [R.C.O. NO. 348, R.C.C. Chapter 17,
R.C.O. NO. 541, R.C.C. Chapter 8.120]

I, Cynthia Black, hereby affirm and declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true, and if called as a witness, I could and would competently testify thereto under oath:

1. I am currently employed by the Riverside County Code Enforcement Department as a Supervising Code Enforcement Officer. My current official duties as a Supervising Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.

2. I am informed and believe and thereon allege that on April 21, 2009, Code Enforcement Officer Arriola conducted an initial inspection of the real property described as 22163 San Jacinto Avenue, Perris, Riverside County, California and further described as Assessor's Parcel Number 325-100-006 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Jean Coleman (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2009-2010 and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." THE PROPERTY is located within the R-R (Rural Residential) zone classification. This zone classification allows outside storage on an improved parcel with the amount of storage to be two hundred (200) square feet for properties that are a minimum of one acre in size. The unimproved property is approximately 2.35 acres.

///

MAR 16 2010 9.4

1 4. Based upon the Lot Book Reports issued by RZ Title Service on May 7, 2009 and
2 updated on November 4, 2009, it is determined that other parties potentially hold a legal interest in THE
3 PROPERTY, to wit: Craig Fay, Robert Wilson and Eastern Municipal Water District (hereinafter
4 referred to as "INTERESTED PARTIES"). True and correct copies of the Lot Book Report are attached
5 hereto and incorporated herein as Exhibit "C."

6 5. I am informed and believe and thereon allege that on April 21, 2009, Officer Arriola
7 drove to THE PROPERTY for a scheduled inspection. At THE PROPERTY, Officer Arriola made
8 contact with OWNER and her daughter who gave him permission to inspect. Officer Arriola observed
9 excess outside storage and accumulated rubbish on THE PROPERTY. Using the pacing method,
10 Officer Arriola determined the amount of outside storage of materials and accumulated rubbish to be
11 approximately seven thousand one hundred (7,100) square feet. The outside storage of materials and
12 accumulated rubbish were intermingled and consisted of but was not limited to: bikes, a barbecue, old
13 furniture, mattresses, household trash, scrap wood, a travel trailer, tires, tools, bins, boxes and other
14 miscellaneous debris.

15 6. As a result of the excess outside storage of materials and accumulated rubbish, THE
16 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
17 Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Chapter 17.16 and RCO
18 No. 541, as codified in RCC Chapter 8.120.

19 7. On April 21, 2009, Notices of Violation for the excess outside storage of materials and
20 accumulated rubbish were posted on THE PROPERTY.

21 8. On July 28, 2009, Notices of Violation were mailed to the OWNER and INTERESTED
22 PARTY by certified mail with return receipt requested.

23 9. On September 1, 2009, I conducted a scheduled follow-up inspection with Supervising
24 Code Enforcement Officer Overholt. We met with OWNER who granted us permission to inspect THE
25 PROPERTY. I observed that THE PROPERTY remained in violation of RCO 348 (RCC Chapter
26 17.16) and 541 (RCC Chapter 8.120).

27 10. On October 23, 2009, I conducted another follow-up inspection on THE PROPERTY that
28 revealed the excess outside storage and accumulated rubbish remained on THE

1 PROPERTY in violation of RCO 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120).

2 11. A site plan and photographs depicting the condition of THE PROPERTY during the
3 above referenced inspections are attached hereto as Exhibit “D” and incorporated herein by reference.

4 12. True and correct copies of each Notice issued in this matter and other supporting
5 documentation are attached hereto as Exhibit “E” and incorporated herein by reference

6 13. Based upon my experience, knowledge and visual observations, it is my determination
7 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the
8 general public.

9 14. I am informed and believe and based upon said information and belief alleges that the
10 OWNER and INTERESTED PARTIES do not have legal authority or permission to store or accumulate
11 the above described materials on THE PROPERTY.

12 15. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
13 of Riverside, State of California, on October 6, 2009 as Instrument Number 2009-0518218, a true and
14 correct copy of which is attached hereto and incorporated herein by reference as Exhibit “F”.

15 16. On February 16, 2010, I conducted a follow-up inspection on THE PROPERTY that
16 revealed the excess outside storage and accumulated rubbish remained on THE PROPERTY in violation
17 of RCO 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120).

18 17. On February 10, 2010, the second notice – “Notice to Correct County Ordinance
19 Violations and Abate Public Nuisance” providing notification of the Board of Supervisors’ hearing
20 scheduled for March 16, 2010, as required by Riverside County Ordinance No. 725, was mailed to THE
21 OWNER and INTERESTED PARTIES by certified mail, return receipt requested and on February 16,
22 2010, was posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards,
23 together with the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit
24 “G” and incorporated herein by reference.

25 18. The removal of all outside storage of materials and the removal of accumulated rubbish
26 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside
27 County Ordinance Nos. 348, 541 and the Health and Safety Code. Given the size of the parcel and the
28 zoning classification, no amount of outside storage is allowed on THE PROPERTY under RCO No.

1 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

2 19. Accordingly, the following findings and conclusions are recommended:

3 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be
4 deemed and declared a public nuisance; and

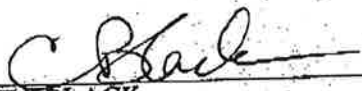
5 (b) the OWNER or whoever have possession or control of THE PROPERTY be
6 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in
7 accordance with the provisions of RCO Nos. 348 and 541.

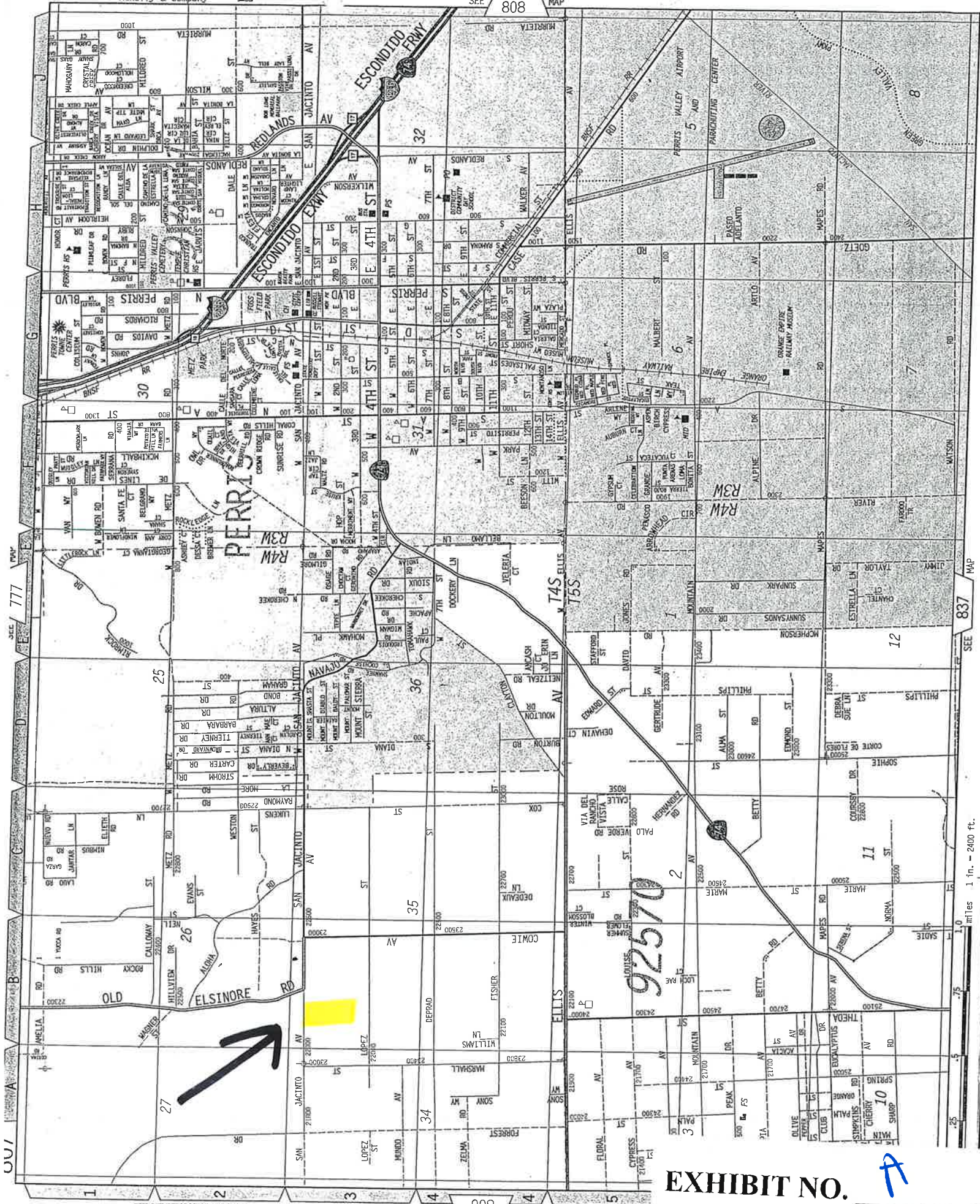
8 (c) that if the materials and rubbish are not removed and disposed of in strict
9 accordance with all Riverside County Ordinances, including but not limited to Riverside County
10 Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate Nuisance, the
11 outside storage of materials and accumulated rubbish shall be abated and disposed of by representatives
12 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon
13 receipt of an owner's consent or a Court Order when necessary under applicable law.

14 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
15 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
16 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 348
17 and 725.

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

20 Executed this 16th day of February, 2010 at Riverside, California.

21
22 
23 CYNTHIA BLACK
24 Supervising Code Enforcement Officer
25 Code Enforcement Department
26
27
28



SEE 777

SEE 837

EXHIBIT NO. **A**

1.0
0.75
0.5
0.25
miles 1 in. = 2400 ft.

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

Assessment #325100006-9	Parcel # 325100006-9
Assessee: COLEMAN JEAN	Land 19,292
Mail Address: 26163 SAN JACINTO	Structure 1,020
City, State Zip: PERRIS CA 92570	Full Value 20,312
Real Property Use Code: MR	Homeowners' Exemption 7,000
Base Year 2000	Total Net 13,312
Conveyance Number: 0817075	
Conveyance (mm/yy): 10/2005	
PUI: M010000	
TRA: 87-008	
Taxability Code: 0-00	
ID Data: Lot 3 RS 016/042	
Situs Address: 22163 SAN JACINTO AVE PERRIS CA 92570	

[View Parcel Map](#)

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

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

Larry W. Wan
 Assessor - County Clerk - Recorder
 County of Riverside, State of California

Dated: NOV 25 2009



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

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-100-006

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

325-100-006-9

OWNER NAME / ADDRESS

JEAN COLEMAN
22163 SAN JACINTO AVE
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
26163 SAN JACINTO

EXHIBIT NO.

B2

PERRIS CA. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 16/42
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.35 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 807 GRID: B3

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR4W SEC 35

ELEVATION RANGE

1648/1660 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURE PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

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

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREAS
STATE RESPONSE AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.
CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
MEAD VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN A 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
61

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
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
PERRIS & PERRIS UNION HIGH

COMMUNITIES

GOOD HOPE

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
 PERRIS/WAGON WHEEL #70 -
 STREET LIGHTING
 ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 37.85 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042903

TAX RATE AREAS

087-008

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 70 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV077025	NEIGHBORHOOD ENFORCEMENT	Aug. 23, 2007
CV077027	ABATEMENT	Aug. 23, 2007
CV0906547	VEHICLE ABATEMENT	Sep. 1, 2009
CV0906548	ABATEMENT	Sep. 1, 2009

REPORT PRINTED ON...Thu Nov 19 16:01:38 2009



INVOICE

Order Number: 20498

Order Date: 11/4/2009

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV07-7025 & CV07-7027/Yadira Oseguera
IN RE: COLEMAN, JEAN

Product and/or Service ordered for Property known as:	
22163 San Jacinto Avenue	
Perres, CA 92570	
DESCRIPTION:	FEE:
Updated Lot Book	\$57.00
TOTAL DUE:	\$57.00

Payment due upon receipt. Please remit to:

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



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV07-7025 & CV07-7027/Yadira Oseguera
 IN RE: COLEMAN, JEAN

Property Address: 22163 San Jacinto Avenue
 Perres CA 92570

Order Number: **20498**

Order Date: 11/4/2009
 Dated as of: 11/12/2009

County Name: Riverside

FEE(s):
 Report: \$57.00

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 325-100-006-9

Assessments:	Land Value:	\$19,292.00
	Improvement Value:	\$1,020.00
	Exemption Value:	\$7,000.00
	Total Value:	\$13,312.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$234.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$234.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)
Prior Delinquencies for tax defaulted year(s)	2007-2008
Redemption Amount	\$1,114.05
If paid by	11/18/2009
Redemption Amount	



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

Order Number: 20498

Reference: CV07-7025 & CV0

If paid by

Notice of Non-Compliance filed by

County of Riverside Code Enforcement Department

In the matter of the property of

Jean Coleman

Case No.

CV07-7025, CV07-7027, CV09-06547 and CV09-06548

Recorded

10/06/2009

Document No.

2009-0518218

NO OTHER EXCEPTIONS

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2009-0518218
10/06/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Jean Coleman

)
)

Case No. CV07-7025
CV07-7027
CV09-06547
CV09-06548

M
026
azl

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.16.010) described as Excessive Outside Storage & Occupied Recreational Vehicle, Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 520, (RCC Title 10.04) described as Vehicle Abatement (inoperative, dismantled, wrecked vehicles) & Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home and / or Recreational Vehicle (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 22163 San Jacinto Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 325-100-006 and having a legal description of 2.35 ACRES M/L IN POR PAR 3 RS 016/042, Records of Riverside County, with the requirements of Ordinance No. 348, 541, 520 & 457 (RCC Title 17.16.010, 8.120.010, 10.04 & 15.48.040).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Senior Officer Cynthia Black.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

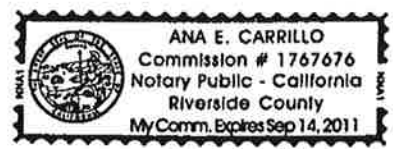
State of California)
County of Riverside)

On 09/24/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hc/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011





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

Lot Book Report

Order Number: **19137**

Customer:

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

Order Date: 5/7/2009
 Dated as of: 5/4/2009
 County Name: Riverside

Attn: Brent Steele
 Reference: CV07-7027/Richard Arriola
 IN RE: COLEMAN, JEAN

FEE(s):
 Report: \$120.00

Property Address: 22163 San Jacinto Avenue
 Perris CA 92570

Assessor's Parcel No. : 325-100-006-9

Assessments:

Land Value:	\$18,914.00
Improvement Value:	\$1,000.00
Exemption Value:	\$7,000.00
Total Value:	\$12,914.00

Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$229.58
Penalty	\$22.94
Status	NOT PAID-DELINQUENT
Second Installment	\$229.58
Penalty	\$53.94
Status	NOT PAID-DELINQUENT



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

Order Number: 19137
Reference: CV07-7027/Richar

Property Vesting

The last recorded document transferring title of said property

Dated	08/31/2005
Recorded	10/03/2005
Document No.	2005-0817075
D.T.T.	\$0.00
Grantor	Craig Fay
Grantee	Jean Coleman

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	04/09/1999
Recorded	11/23/1999
Document No.	1999-515827
Amount	\$13,000.00
Trustor	Jean Coleman
Trustee	Provident Title Company, a California Corporation
Beneficiary	Mr. Robert Wilson

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Jean Coleman
Case No.	CV02-0411
Recorded	08/27/2003
Document No.	2003-660285
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: 19137
Reference: CV07-7027/Richar

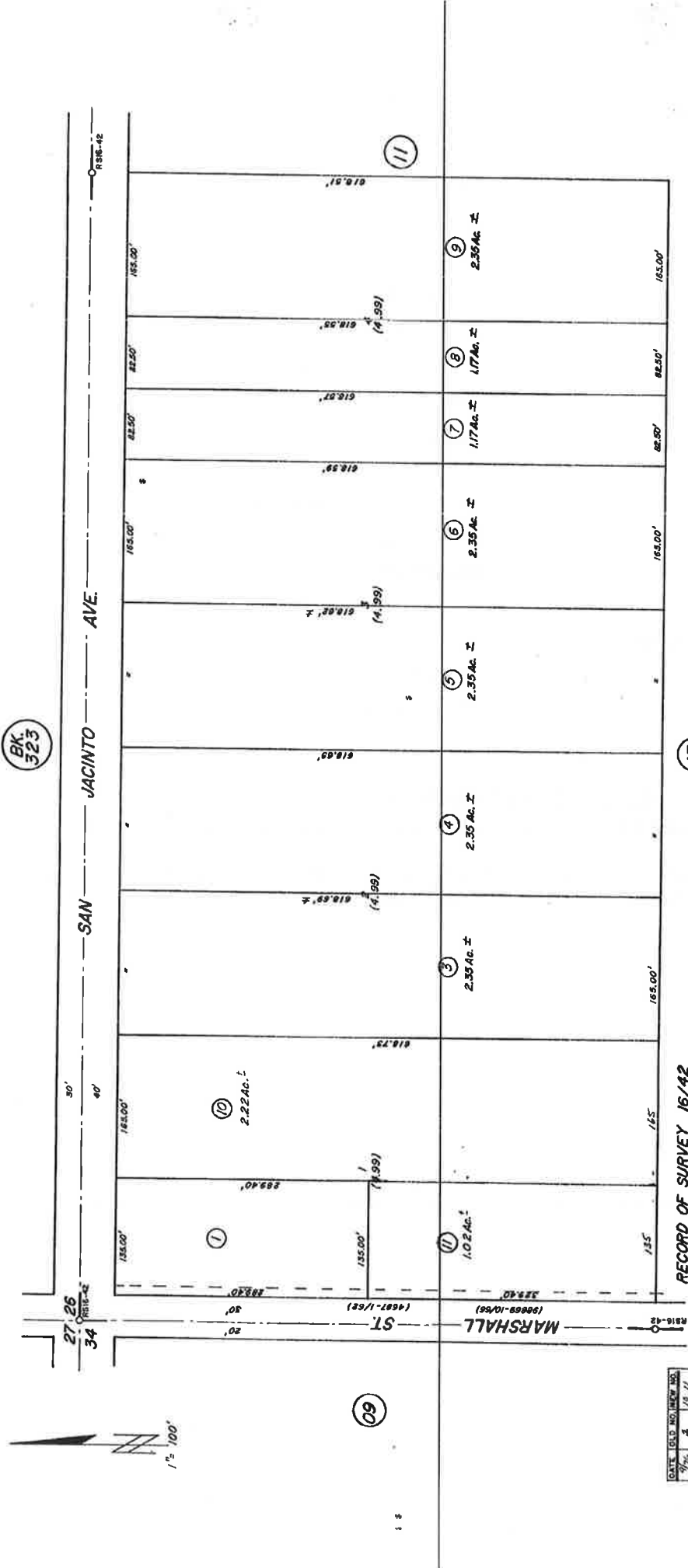
Document No.	2004-1012427
Recorded	12/22/2004
A Notice of Lien Recorded	07/13/2005
Document No.	2005-0558535
Amount	\$200.26
Owner	Jean Coleman
Claimant	Eastern Municipal Water District
Document Type	Special Assessments and Liens
Document No.	2008-0488690
Recorded	09/04/2008
Notice of Power to Sell Tax-Defaulted Property	
Recorded	08/19/2002
Document No.	2002-456012

Legal Description

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

THE EAST HALF OF PARCEL 3 OF RECORD OF SURVEY, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.

N1/2, NW 1/4, NW 1/4, SEC. 35, T4S, R4W.



DATE	OLD NO.	NEW NO.
7/2	1	10, 11

RECORD OF SURVEY 16/42

ASSESSOR'S MAP BK. 325 PG. 10
RIVERSIDE COUNTY, CALIF.
INC

JUN. 1971

DOC # 2005-0817075

10/03/2005 08:00A Fee:10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Prepared By and After Recording Return to:

JEAN COLEMAN
26163 SAN JACINTO
PERRIS, CA. 92570

Send Tax Statements to Grantee (Name and Address):

JEAN COLEMAN
26163 SAN JACINTO
PERRIS, CA. 92570

M	S	U	PAGE	SIZE	DA	PCO	NOCOR	SMF	MISC.
	1		2			✓			
					4				✗
A	R	L			COPY	LONG	REFUND	REH	EXAM

GRANT DEED

14

C
TC

TRA: 0429-03

APN: 325-100-006

The undersigned grantor(s) declare(s)

Documentary Transfer Tax \$000.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale

X Unincorporated Area City of PERRIS

For valuable consideration, receipt of which is acknowledged, CRAIG FAY hereby remise, release and grant to JEAN COLEMAN the following described real property located in the City of PERRIS, County of RIVERSIDE, California:

22163 SAN JACINTO AVENUE, PERRIS, CA. 92570
APN 325-100-006 CENSUE TRACT 0429.03 LOT NUMBER 3
LOT 3 ABBREVIATED DESCRIPTION: 2.35 ACRES M/L IN POR PAR 3 RS
016/042

Dated: AUGUST 31, 2005

Craig Fay
Grantor

CRAIG FAY
Type or Print Name

Grantor

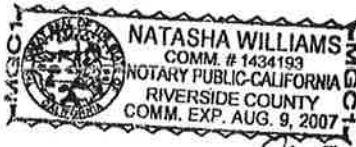
Type or Print Name

Public Record

State of California
County of Riverside

On 9-7-05 before me, a Notary Public, personally appeared
Craig Fay, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their
authorized capacity, and that by his/~~her~~/their signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Natasha Williams
Notary Public

My commission expires: 8-9-2007

Natasha Williams
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
<u>CRAIG FAY</u>	<u>JEAN COLEMAN</u>
<u>29520 WATSON ROAD</u>	<u>26163 SAN JACINTO</u>
<u>SUN CITY, CA. 92585</u>	<u>PERRIS, CA. 92570</u>

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THE DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Robert Wilson
STREET ADDRESS PO Box 01832
CITY STATE ZIP Los Angeles CA 90001

DOC # 1999-515827

11/23/1999 00:000 Fee:17.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



MP	B	LI	PAGE	BB	DA	PCOR	NOCOR	IMP	AMC
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SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS FORM FURNISHED BY PROVIDENT TITLE COMPANY

Title Order No.

Escrow or Loan No.

5-1-1999-11-23-99

11 23 99

11111 AMERICA DIVISION
1116 1/2 North Boulevard, Suite 200
Brea, CA 92603

RIVERSIDE

This Deed of Trust, made this 9th day of APRIL, 1999 between JEAN COLEMAN

whose address is 22163 W. SAN JACINTO RD. PERRIS CAL. herein called TRUSTOR.
PROVIDENT TITLE COMPANY, A California corporation, herein called Trustee, and Mr. ROBERT WILSON herein called Beneficiary.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in RIVERSIDE County, California, described as:

THE EAST HALF OF PARCEL B, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 16 PAGE 4E, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the Indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 13,000 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) securing it is so secured.

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	484	Imperial	1071	501	San Diego	984	811	San Francisco	4332	009
Alpine	1	250	Inyo	147	598	Alamo	52	429	San Joaquin	2470	311
Amador	104	348	San	3423	60	Alameda	2194	536	San Luis Obispo	1551	12
Butte	1945	1	Kings	792	833	Butte	639	86	San Mateo	4039	430
Calaveras	545	152	Los	342	30	Nevada	355	100	Santa Barbara	4278	843
Colusa	294	617	San	171	471	Orange	6889	611	Santa Clara	5334	541
Contra Costa	3978	47	Los Angeles	12058	809	Pleasant	895	301	Santa Cruz	4431	494
Del Norte	78	414	Maricopa	810	170	Plumas	151	5	Shasta	694	528
El Dorado	548	456	Mariposa	4548	339	Riverside	3305	823	San Diego	Page 41387	1111
Essex	4426	372	Merced	77	292	Sacramento	4331	62	Shasta	29	335
Glenn	422	164	Monterey	579	538	San Bernardino	271	383	Stanislaus	468	161
Humboldt	887	527	Nevada	1540	534	San Bernardino	5507	61	Yuba	234	464

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in the Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

State of California }
County of Los Angeles } ss
On 4/9/99 before me, LORETTA BROWN
personally appeared JEAN COLEMAN

Signature of Trustor
Jean Coleman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Loretta Brown



(This area for official notarial seal)

When recorded please mail to:
Mail Stop# 1130



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NOTICE OF NONCOMPLIANCE



In the matter of the Property of
JEAN COLEMAN)

Case No.: CV02-0411

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, 412 & 457, (RCC Title 17.16.010, 8.28 & 15.48) described as EXCESSIVE OUTSIDE STORAGE, UNPROTECTED EXCAVATION & MOBILEHOME INSTALL W/O PERMIT. Such proceedings are based upon the noncompliance of such real property, located at 22163 SAN JACINTO, PERRIS, Ca and more particularly described as Assessment Parcel No. 325-100-006 and having a legal description of SECTION 35, TOWNSHIP 4 SOUTH, RANGE 4 WEST, AS RECORDED IN RECORDS OF SURVEY BOOK 16 OF PAGE 42 with the requirements of Ordinance No. 348, 412 & 457, (RCC Title 17.16.010, 8.28 & 15.48).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, RIVERSIDE, Attention Code Enforcement MARK SLOCUM

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

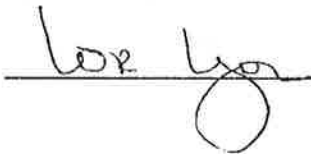
By 
Brian Black Supervisor
Code Enforcement Division

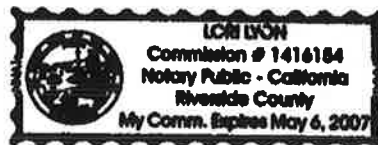
ACKNOWLEDGMENT

State of California)
County of Riverside)

On ⁸⁻²⁵⁻⁰³ before me, Lori Lyon, Notary Public, personally appeared Brian Black, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.





PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

OFFICE OF COUNTY COUNSEL
Monica R. Romero, Deputy Co. Counsel
3535 Tenth Street, Ste. 300
Riverside, CA 92501

DOC # 2004-1012427

12/22/2004 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

RETURN TO: **STOP #1350**

OFFICE OF COUNTY COUNSEL

Monica R. Romero, Deputy Co. Counsel

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
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FINDINGS OF FACT

Title of Document



FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE

(CASE NO. CV 03-0411)

(County Counsel/TLMA Department of Building & Safety: Item 2.4 of 12/21/04)

(FIFTH SUPERVISORIAL DISTRICT)

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION**

Public Record

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

[EXEMPT'6103]

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE:)	CASE NO. CV 02-0411
[EXCESSIVE OUTSIDE STORAGE AND)	
ACCUMULATION OF RUBBISH]; APN 325-100-)	FINDINGS OF FACT,
006, 22163 SAN JACINTO AVENUE, PERRIS,)	CONCLUSIONS AND ORDER TO
RIVERSIDE COUNTY, CALIFORNIA; JEAN)	ABATE NUISANCE
COLEMAN, OWNER.)	
)	[R.C.O. Nos.348 Section 15.1 (RCC
)	Title 17.144), 541 (RCC Title 8.120)
)	and 725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on November 23, 2004, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 22163 San Jacinto Avenue, Perris, APN: 325-100-006 and referred to hereinafter as "THE PROPERTY."

Monica R. Romero, Deputy County Counsel, appeared along with Jim Monroe, Principal Code Enforcement Officer, on behalf of the Director of the Department of Building and Safety.

No one appeared on behalf of owner.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits evidencing the excessive outside storage of materials and accumulation of rubbish on THE PROPERTY as a public nuisance and violations of Riverside County Ordinance Nos. 348 and 541 as codified in Riverside County Code Titles 17.16 and 8.120.

\\

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2004-1012427
12/22/2004 09:00A
2 of 5



1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the owner
3 of THE PROPERTY as Jean Coleman. ("OWNER").

4 2. Documents of title at the time of the inspection indicated that other parties potentially
5 hold a legal interest in THE PROPERTY, to-wit: Robert Wilson ("INTERESTED PARTY").

6 3. THE PROPERTY has been inspected by Code Enforcement Officers February 10,
7 August 19, November 19 and 21, 2003, March 2 and November 19, 2004.

8 4. During each inspection, outside storage of materials and accumulation of rubbish
9 were observed on THE PROPERTY. The materials included but were not limited to: scrap wood,
10 scrap metal, metal barrels, furniture, tires, furniture, appliances, a bicycle, and miscellaneous
11 household trash and debris. On November 19, 2003, the total area of outside storage and/or rubbish
12 was approximately thirteen thousand seven hundred sixty (13,760) square feet.

13 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
14 Nos. 348 (RCC Title 17.16) and 541 (RCC Title 8.120) by the Code Enforcement Officer.

15 6. A Notice of Noncompliance was recorded on August 27, 2003 as Document Number
16 660285, in the Office of the County Recorder, County of Riverside.

17 7. On November 19, 2003, a Notice of Violation for Violation of RCO Nos. 348 and 541
18 was posted on the property and on October 8 and December 2, 2003, and January 20, 2004, Notices
19 of Violation were mailed to the Owner and Interested Party respectively, by certified mail, return
20 receipt requested. On January 16 and February 28, 2003, Notices of Violation were mailed by
21 certified mail, return receipt requested and regular U.S. mail to the Owner and Interested Parties,
22 respectively.

23 8. On October 4, 2004, a "Notice To Abate Nuisance" providing notice of the public
24 hearing before the Board of Supervisors on November 23, 2004, was mailed by certified mail, return
25 receipt requested, to THE PROPERTY OWNER and INTERESTED PARTY and posted on THE
26 PROPERTY on November 3, 2004.

27 **FINDINGS AND CONCLUSIONS**

28 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in

2004-1012427
12/22/2004 09:08A
3 of 5



1 regular session assembled on November 23, 2004 finds and concludes that:

2 1. WHEREAS, the excessive outside storage of materials and rubbish on the real
3 property located 22163 San Jacinto Avenue, Perris, Riverside County, California, also identified as
4 Assessor's Parcel Numbers 325-100-006 violates Riverside County Ordinance Nos. 348 and 541 and
5 constitutes a public nuisance.

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

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

16 **ORDER TO ABATE NUISANCE**

17 IT IS THEREFORE ORDERED that the excess outside storage of materials and
18 accumulation of rubbish on THE PROPERTY be abated by THE PROPERTY OWNER, specifically
19 Jean Coleman or anyone having possession or control of THE PROPERTY, by removing and
20 disposing of the excess outside storage of materials and accumulation of rubbish from the subject
21 real property in strict accordance with all Riverside County Ordinances, including but not limited to
22 Riverside County Ordinance Nos. 348 and 541 within ninety (90) days from the posting and mailing
23 of this order.

24 IT IS FURTHER ORDERED that if the materials are not removed and disposed of in strict
25 accordance with all Riverside County Ordinances, including but not limited to Riverside County
26 Ordinance Nos. 348 and 541, within ninety (90) days of the posting and mailing of this Order, the
27 excess outside storage of materials and accumulation of rubbish shall be abated by representatives of
28 the Riverside County Department of Building and Safety, a contractor or the Sheriff's Department

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2004-1012427
12/22/2004 08:00A
4 of 5

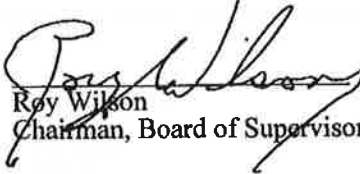


1 upon receipt of an owner's consent or a Court Order when necessary under applicable law.

2 IT IS FURTHER ORDERED that reasonable costs of abatement, after notice and
3 opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as
4 a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and
5 Riverside County Ordinance Nos. 348, 541 and 725.

6 Dated: December 21, 2004

COUNTY OF RIVERSIDE

7
8 By 
9 Roy Wilson
Chairman, Board of Supervisors

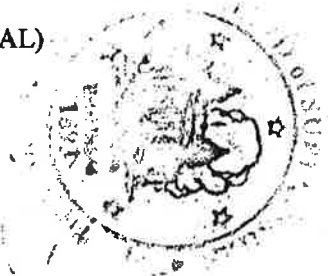
10 ATTEST:

11
12 NANCY ROMERO

13 Clerk to the Board

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15
16 By 
17 Deputy

18
19
20 (SEAL)



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26
27 G:\Property\CODEBS\ABATMENT\Coleman\FOF.doc

28 FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2004-1812427
12/22/2004 09:08A
5 of 5



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92570
ATTENTION: BILLING DEPARTMENT

NO RECORDING FEE REQUIRED
PURSUANT TO GOVERNMENT CODE
SECTION 27383

DOC # 2005-0558535

07/13/2005 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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**LIEN AGAINST REAL PROPERTY
FOR UNPAID SERVICE CHARGES**

By this certificate, EASTERN MUNICIPAL WATER DISTRICT, a public agency, has a lien against all real property in the County of Riverside, California, owned by the person identified below at the time of recordation of this Certificate or may hereafter be acquired by him for delinquent and unpaid charges for water service plus interest at the rate of 10 percent per year from the date each such charge was due, until paid.

**JEAN COLEMAN
22163 SAN JACINTO AVE
PERRIS, CA**

Account Number: 3786-03
Parcel Number: 325-100-006
Total Amount Due: 200.26

July 5, 2005

EASTERN MUNICIPAL WATER DISTRICT

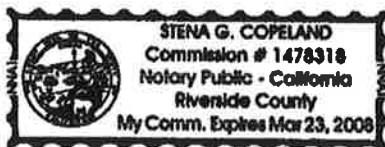
By *Christine Avalos-Thomsen*
Christine Avalos-Thomsen
Customer Service Manager

State of California)
County of Riverside)

On July 6 2005 before me, STENA G COPELAND, Notary Public, personally appeared CHRISTINE AVALOS-THOMSEN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(SEAL)

Witness my hand and official seal.



Stena G. Copeland
SIGNATURE OF NOTARY

DOC # 2008-0488690

09/04/2008 08:00A Fee:NC

Page 1 of 119

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Alice Beasley
P.O. Box 1280
Riverside, CA 92502

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RESOLUTION 2008-295: A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

Space above this line for recorder's use only

Title of Document

C
043

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 03/2008)

Public Record

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



9.1

9:30 a.m. being the time set for public hearing on Adoption of Resolution 2008-295 Ordering the Confirmation of Special Assessments and Liens Against Parcels of Land for Unpaid and Delinquent Charges for Trash Collection Services, the Chairman called the matter for hearing.

John Watkins, Community Health Agency/Environmental Health Deputy Director, presented the matter.

The following individuals spoke in opposition:

Alejandro Hernandez, Riverside
Theodore Gaines, Riverside
Vu Luyen, Perris
Joyce Jeffredo, Hemet
Patricia Pittman, Murrieta
Mike Luna, Riverside
Clinton Sutherland, Perris
Dee Hydinger, Hemet

Since no one else present wished to speak on the matter, the Chairman declared the hearing closed.

Supervisor Buster feels we need the landowner to be notified on a more frequent basis that there's some kind of delinquency on these bills, and a better system for when there's a vacancy and their trash is not being collected so that the charges reflect that accurately. Also staff to come up with a protocol to give the homeowners what they need to have to show that there was a vacancy on their rental.

Supervisor Wilson stated that more responsibility is needed on the part of the waste haulers to notify Environmental Health of possible vacant properties.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 29, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

(seal) Dated: July 29, 2008
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: [Signature] Deputy

xc: CHA/Environ. Health, Auditor, COB

AGENDA NO. 9.1
THIS DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE AND OF
RECORD IN MY OFFICE.

Dated: 9/14/08
Nancy Romero
Clerk of the Board of Supervisors
County of Riverside, California
By: [Signature]

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



Supervisor Tavaglione feels that the landowners have the responsibility to structure their leases in a way that requires payment, and that we need to explore the idea that the trash haulers work out arrangements with special districts to handle collections on their behalf.

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended, adopting Resolution 2008-295; and,

IT WAS FURTHER ORDERED that staff is directed to come back with responses and recommendations concerning establishment of similar methods used by water and sewer districts for collection; notification to landowner on a more frequent basis that there's some kind of delinquency on these bills; a better system for when there's a vacancy and their trash is not being collected so that the charges reflect that accurately; and, staff to come up with a protocol to give the landlords on what they need to have to show that there was a vacancy on their rental, i.e. electrical being shut off.

Ayes: Buster, Tavaglione and Wilson
Nays: None
Absent: Ashley

(Supervisor Stone declared a potential Conflict of Interest and left the room before the Chairman declared the hearing open.)

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 29, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 29, 2008
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
9.1

xc: CHA/Environ. Health, Auditor, COB

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2008-295

3
4 A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF
5 SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND
6 DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

7
8 WHEREAS, Riverside County Ordinance 745 has established the authority of the Board of
9 Supervisors to designate areas of the County as comprehensive collection areas in which waste collection
10 services are compulsory;

11 WHEREAS, Riverside County Resolution Nos. 04-298, 05-154, 06-063, 06-159 and 06-389 have
12 established a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located
13 within portions of unincorporated communities within the First, Second, Third and Fifth Districts;

14 WHEREAS, certain parcels maintained unpaid and delinquent charges for waste collection services,
15 which will be paid by the County to the Waste Hauler upon the property owner's payment of the
16 assessment, from the fund entitled, "Payment of Property Owner's Delinquencies for Solid Waste
17 Collection Service," established under Section 14 of Ordinance 745;

18 WHEREAS, the charges placed upon the parcels is the cost of the service already provided by the
19 Waste Hauler and any applicable surcharges is not a charge based upon the value of the parcels; and

20 WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual
21 billing notices to the various parcel owners for the cost of service;

22 WHEREAS, such property owners have had the opportunity to appeal through the procedure
23 established in Section 10 of Ordinance 745;

24 WHEREAS the property owners have been notified pursuant to Ordinance 745; and

25 ///

Resolution 2008-295 - 1

07.29.08 9.1

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remains unpaid; now,
2 therefore;

3 BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Riverside,
4 State of California, in regular session assembled on July 29, 2008, that the list of parcels upon which the
5 unpaid trash collection fees for each parcel as shown on Exhibit "A" are hereby confirmed and that
6 henceforth, said delinquent charges shall constitute special assessments against the respective parcels of
7 land, and are liens on said lands in the amount of the respective assessments, as authorized by
8 Government Code section 25828. In addition, the surcharge as allowed by Riverside County Ordinance
9 640 shall take effect when the lien is applied to the property tax bill.

10 BE IT FURTHER RESOLVED AND ORDERED that a certified copy of this Resolution and the
11 attached Exhibit "A" shall be transmitted to the Auditor-Controller of Riverside County on or before
12 August 10, 2008, who shall enter the amounts of the respective assessments against the respective parcels
13 of land as they appear on the current assessment roll. Said assessments shall be collected at the same time
14 and in the same manner as ordinary municipal ad valorem taxes as provided by Section 13 of Ordinance
15 No. 745.

16 ROLL CALL:

17 Ayes: Buster, Tavaglione, Stone and Wilson
18 Nays: None
19 Absent: Ashley

20 FORM APPROVED COUNTY COUNSEL

21 BY: J. H. RA 6/15/08
22 JINNY H. RA DATE

23 The foregoing is certified to be a true copy of a resolution duly
24 adopted by said Board of Supervisors on the date therein set forth.

25 NANCY ROMERO, Clerk of said Board

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

NANCY ROMERO, Clerk of said Board
By: N. Williams Deputy

By: _____
Deputy

Resolution 2008-295 - 2

07.29.08 9.1

FORM APPROVED COUNTY COUNSEL

BY: JERRY H. BA 6/5/08 DATE

Departmental Concurrence

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

704



FROM: Community Health Agency/Department of Environmental Health

SUBMITTAL DATE:
June 17, 2008

SUBJECT: Public Hearing and Adoption of Resolution 2008-295 Confirming Special Assessments for Unpaid Trash Collection Fees.

RECOMMENDED MOTION:

1. That the Board receive this report in accordance with Section 12 of Ordinance 745;
2. That the Board set a public hearing for July 29, 2008 (Clerk to advertise), listing parcels upon which the unpaid trash collection fees will become a special assessment;
3. That following a public hearing, the Board adopt Resolution 2008-295 confirming special assessments for the amount incurred in unpaid trash collection fees.

BACKGROUND: Riverside County Ordinance 745 and Resolution Nos. 04-298, 05-154, 06-063, 06-159 and 06-389 establish a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located within the unincorporated county, as authorized by Government Code section 25828. The franchise waste haulers mailed bills and statements of nonpayment to each owner of record in accordance with Section 9 of Riverside County Ordinance 745.
(cont.)

Gary Root
Gary Root, Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09

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
Debra Cournoyer
Debra Cournoyer
County Executive Office Signature

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing Tuesday, July 29, 2008 at 9:30 a.m.

Ayes: Buster, Stone and Ashley
 Nays: None
 Absent: Tavaglione, Wilson
 Date: June 24, 2008
 xc: CHA/Env. Health, COB(2)

Nancy Romero
Clerk of the Board
Nancy Romero
Deputy

Prev. Agn. Ref.: | **District:** 1,2,3,5 | **Agenda Number:** 3.14

The franchise waste haulers forwarded a list of properties with unpaid trash collection fees to the Department of Environmental Health (Department) for special assessment.

A list of parcels that are subject to fee assessment are provided on the attached Exhibit "A." Mailed notice of the public hearing will be sent to the subject property owners by the Department pursuant to Section 12 of Ordinance 745.

The delinquent trash collection fees and applicable surcharges shall be confirmed at a public hearing regarding the list of parcels upon which the cost will become a special assessment. This is the required final step to establish assessments and liens on those parcels where trash collection fees will be paid to the franchise waste haulers from the fund account "Payment of Property Owner's Delinquencies for Solid Waste Collection Service," upon the property owner's payment of the special assessment.

2 RESOLUTION NO. 2008-295

3
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20 WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual
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22 WHEREAS, such property owners have had the opportunity to appeal through the procedure
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24 WHEREAS the property owners have been notified pursuant to Ordinance 745; and

25 ///

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remains unpaid; now,
2 therefore;

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4 State of California, in regular session assembled on July 29, 2008, that the list of parcels upon which the
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14 and in the same manner as ordinary municipal ad valorem taxes as provided by Section 13 of Ordinance
15 No. 745.

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17
18
19 FORM APPROVED COUNTY COUNSEL

20 BY: J. H. RA 6/5/08
JINNY H. RA DATE

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22
23
24
25

Resolution 2008-295 - 2

Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

135031017	7	REYES, MANUEL	126.80
135061018	1	PROPERTY OWNER	126.80
135071013	7	PROPERTY OWNER	103.58
135076009	9	GMAC	94.10
135081008	4	PROPERTY OWNER	212.06
135083002	4	PROPERTY OWNER	139.70
135102007	7	PROPERTY OWNER	143.76
135112020	9	YANEZ, ROBERTO AND SILVANA	189.96
135133016	1	PROPERTY OWNER	168.12
135152005	0	PROPERTY OWNER	129.48
135152007	2	PROPERTY OWNER AND MAURICE	146.06
135152014	8	MEDINA ISRAEL A	133.36
135183011	1	PROPERTY OWNER	185.00
135202019	7	WMD CAPITAL	147.96
135202029	6	SANCHEZ NESTOR	129.80
135331004	2	PROPERTY OWNER	140.40
135331040	4	PROPERTY OWNER	147.96
135332022	1	PROPERTY OWNER	146.06
135332027	6	GMAC	129.00
135381009	2	MERCADO, DIEGO	130.36
135381013	5	SHANER, TIM A AND HOLLIS P	128.18
135411004	9	PROPERTY OWNER	129.48
135412003	1	PROPERTY OWNER	129.88
135452021	1	BANGMA, MARTEN	130.36
135460002	9	DUALBA DAR	175.42
135460013	9	NAVARRO, WILSON	190.28
135460052	4	MALIK SPARROW	129.48
135470022	8	PROPERTY OWNER	175.54
135481041	9	PROPERTY OWNER	442.66
135481043	1	PROPERTY OWNER	117.20
135482075	3	PROPERTY OWNER	117.20
135490006	6	PROPERTY OWNER	131.20
135491006	9	PROPERTY OWNER	71.24
135491022	3	PROPERTY OWNER	126.80
136261001	0	BILLY VAULI	269.46
136272005	8	TORNE, ARSENIA D & DOMINADOR T	129.80
136311004	7	MIDLAND MORTGAGE CO	93.98
136315015	9	PROPERTY OWNER	122.88
136322004	1	PROPERTY OWNER	129.48
136350018	1	PROPERTY OWNER	70.38
136371003	2	ESTEBAN GREG	153.94
136372008	0	ANDREA P PARKER	117.80
136421006	9	PROPERTY OWNER	71.76
136481005	4	PROPERTY OWNER	144.48
140100009	1	CHAVEZ DANIEL	130.36
140150001	8	FIDELITY NATIONAL FORECLOSURE	130.36
140204004	7	PHANHO CHINH THI	98.58
140211011	5	PROPERTY OWNER	195.06
140211013	7	REYNA, IRMA	168.16
140221001	7	MILLER-STARK KAREN	113.52
140222012	0	PROPERTY OWNER	111.34
140260024	9	PROPERTY OWNER	93.00

Q:\DEH_ERM_LEA\Tax Lien\2008\WMM\Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

531050025	9	LORENZO & JULIANA ARIAS	145.9
528134003	4	RICHARD & DANIEL P YSIANO	118.19
528134001	2	JAMES & JUDITH DIAZ	114.54

Q:\DEH_ERM_LEA\Tax Lien\2008\WM\COPY of Riv Co Tax Roll 2007 copy to Recorder 9-08

Public Record

TREASURER-TAX COLLECTOR
STOP 1110

DOC # 2002-456012

05/19/2002 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
A	R	L				COPY	LONG	REFUND	NCHG EXAM

02253 PERRIS PROGRESS

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on
for the nonpayment of delinquent taxes in the amount of
for the fiscal year 1996-1997, Default Number

JUNE 30, 1997

\$224.94

1997-325100006-0000



Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:
COLEMAN, JEAN

and is situated in said county, State of California, described as follows:

325100006-9

Assessor's Parcel Number

THE EAST HALF OF PARCEL 3 OF RECORD OF SURVEY, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY.

State of California Executed on
RIVERSIDE County JULY 1, 2002

By *Paul McDonnell*
Tax Collector



On JULY 1, 2002, before me, GARY L. ORSO, personally appeared PAUL MCDONNELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

GARY L. ORSO
Assessor/County Clerk-Recorder

Montana
Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record