

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



9.8

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Expense on Case Nos. CV 03-4106 & CV 03-4107, located at 27530 Jackson Avenue, Nuevo, APN 329-212-006, 5th District.

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

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 18, 2010 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: May 18, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: [Signature] Deputy

AGENDA NO.
9.8

xc: Co.Co., CED, Applicant, Prop. Owner

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

724B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
May 6, 2010

SUBJECT: Statement of Expense [Case Nos. CV 03-4106 & CV 03-4107]
Subject Property: 27530 Jackson Ave., Nuevo; SMITH
APN: 329-212-006
District Five

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (abandoned, wrecked, dismantled and inoperable vehicles, substandard structures, excessive outside storage of materials and accumulated rubbish) in the above-referenced matter to be seven thousand, seven hundred, fifty-two dollars and fifty-seven cents (US \$7,752.57);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 520 (RCC Title 10), 348 (RCC Title 17), 457 (RCC Title 15), 541(RCC Chapter 8.120) and 725 (RCC Title 1.16) authorize for the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

[Signature]
JULIE A. JARVI, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(Continued)

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

[Signature]
Tina Grando

County Executive Office Signature

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

☐ Consent ☒ Policy

☐ Consent ☒ Policy

Prev. Agn. Ref.:

District: 5

Agenda Number:

Statement of Expense [Case Nos. CV 03-4106 & CV 03-4107]
Subject Property: 27530 Jackson Ave., Nuevo; SMITH
APN: 329-212-006
District Five

The Board of Supervisors issued Orders to Abate in Case Nos. CV 03-4106 on February 8, 2005 and in CV 03-4107 on November 23, 2004. The Code Enforcement Department for the County of Riverside has closed this case and the matter was transferred to The City of Menifee on July 16, 2009.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

The City of Menifee was incorporated on October 1, 2008 and agreed to reimburse the County of Riverside for all code enforcement fees and costs incurred up to June 30, 2009.

A portion of funds received pursuant to the abatement lien and special assessment authorized herein may be repaid or credited to the City of Menifee, if applicable, due to prior reimbursement for the cost of code enforcement services pursuant to California Government Code §57384(b).

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



Principal Deputy
KATHERINE A. LIND

3960 ORANGE STREET, 5TH FLOOR
RIVERSIDE, CA 92501
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 955-6363

April 7, 2010

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owners and Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 27530 Jackson Ave., Nuevo
APN: 329-212-006; SMITH
Case Nos.: CV 03-4106 & CV 03-4107

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, May 18, 2010 at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement proceeding. Said abatement proceeding involved the removal of abandoned, wrecked, dismantled or inoperable vehicles, substandard structures, excessive outside storage of materials and accumulated rubbish located on your real property commonly described as 27530 Jackson Ave., Nuevo, Riverside County, California and more particularly described as Assessor's Parcel Number 329-212-006.

The total expense due for the removal of the above-described dangerous or injurious condition is **seven thousand, seven hundred, fifty-two dollars and fifty-seven cents , (US \$7,752.57)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony, and facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet the undersigned or Brian Black, at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel


JULIE A. JARVI
Deputy County Counsel

Enclosure: Statement of Expense



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV03-4106 & CV03-4107

SITUS: 27530 Jackson Ave., Nuevo, CA 92587

APN: 329-212-006-3

SUPERVISORIAL DISTRICT: # 5

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
348 (RCC Title 17), 457 (RCC Title 15), 520 (RCC Title 10),
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)


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

DATE	DESCRIPTION	HOURS	AMOUNT
09/24/03 to 01/24/05	CV03-4106: Officers- Black/Cossaboom/Durant/Overholt/ Johnston/Chamberlain/Sanders - Field Investigation/File	31.7	\$2,977.40
11/04/03 to 12/21/04	CV03-4107: Officers- Black/Overholt/Cossaboom/Sanders - Field Investigation/File Maintenance	22.3	\$2,230.00
01/06/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$5,272.40
COUNTY COUNSEL-			
10/06/04 to 01/06/10	CV03-4106: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	9.4	\$1,183.07
06/17/04 to 12/15/04	CV03-4107: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	9.3	\$1,088.10
CONTRACTOR SERVICES-			
09/25/03	CV03-4106: MFI Title Services - Lot Book Report		\$65.00
05/18/04	CV03-4106: MFI Title Services - Lot Book Report Update		\$30.00
03/10/10	RZ Title Services Inc - Lot Book Report		\$114.00

TOTAL COSTS DUE \$7,752.57

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

Executed this 7th day of April, 2010, at Riverside, California.


Cuong Pham
Code Enforcement Department

NOTICE LIST

Subject Property: 27530 Jackson Ave., Nuevo; Case Nos.: CV 03-4106 & CV 03-4107;
APN: 329-212-006; District Three

CLYDE E SMITH
BONNIE M SMITH
27530 JACKSON AVENUE
NUEVO CA 92567

CLYDE E SMITH
CLYDE E SMITH TRUSTEE
BONNIE M SMITH
22060 OLIVAS AVENUE
NUEVO CA 92567

MACDOWELL & ASSOCIATES
3636 BIRTH STREET
SUITE 290
NEWPORT BEACH CA 92660

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>MACDOWELL & ASSOCIATES 3636 BIRTH STREET SUITE 290 NEWPORT BEACH CA 92660</p>		<p>A. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>2. Article Number (Transfer from service label)</p> <p>CV03-4106 & CV03-4107 (Smith) SEE 3</p> <p>7009 3410 0000 1317 6307</p>		<p>B. Received by (Printed Name)</p> <p>CLYDE E SMITH</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.</p>		<p>C. Date of Delivery</p> <p>4-9-10</p>	
<p>4. Restricted Delivery? (Extra Fee)</p> <p><input type="checkbox"/> Yes</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>CLYDE E SMITH CLYDE E SMITH TRUSTEE BONNIE M SMITH 22060 OLIVAS AVENUE NUEVO CA 92567</p>	<p>B. Received by (Printed Name)</p> <p>CLYDE E SMITH</p>
<p>2. Article Number (Transfer from service label)</p> <p>CV03-4106 & CV03-4107 (Smith) SEE 3</p> <p>7009 3410 0000 1317 6314</p>	<p>C. Date of Delivery</p> <p>4-9-10</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>4. Restricted Delivery? (Extra Fee)</p> <p><input type="checkbox"/> Yes</p>	

NOTICE LIST

Subject Property: 27530 Jackson Ave., Nuevo; Case Nos.: CV 03-4106 & CV 03-4107;
APN: 329-212-006; District Three

Office of County Counsel
3960 Orange Street, 5th Floor
Riverside, CA 92501

CERTIFIED MAIL™



7009 3410 0000 1317 6321



\$ 005.54

02 1P
0003958246 APR 07 2010
MAILED FROM ZIP CODE 92501

NIXIE

923 SC 1

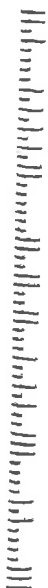
00 04/08/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92501364405

*2604-05124-07-38

325673250409644



PROOF OF SERVICE

Case Nos. CV 03-4106 & CV 03-4107

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 7, 2010, I served the following document(s):

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

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

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

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

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

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

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

EXECUTED ON April 7, 2010, at Riverside, California.


BRENDAG. PEELER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

April 19, 2010

RE CASE NO: CV034106

I, Alejandro Rodriguez-Barrios, 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 04/16/10 at 12:10 PM, I securely and conspicuously posted NOTICE OF HEARING REGARDING STATEMENT OF EXPENSE REGARDING CASE NUMBER CV03-4106. at the property described as:

Property Address: 27530 JACKSON AVE, NUEVO

Assessor's Parcel Number: 329-212-006

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

Executed on April 19, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Alejandro Rodriguez-Barrios, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

April 19, 2010

RE CASE NO: CV034107

I, Alejandro Rodriguez-Barrios, 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 04/16/10 at 12:10 PM, I securely and conspicuously posted NOTICE OF HEARING REGARDING STATEMENT OF EXPENSE REGARDING CASE # CV03-4107 at the property described as:

Property Address: 27530 JACKSON AVE, NUEVO

Assessor's Parcel Number: 329-212-006

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

Executed on April 19, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Alejandro Rodriguez-Barrios, Code Enforcement Officer

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case Nos. CV 03-4106 & CV 03-4107]
Subject Property: 25730 Jackson Ave., Nuevo; SMITH
APN: 329-212-006
District Five

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

Hearing Date: May 18, 2010

Statement of Expense with Supporting Documentation	Exhibit A
Findings of Fact re Case Nos. CV 03-4106 & CV 03-4107	Exhibit B
Notice of Noncompliance re Case No. CV 03-4106	Exhibit C
Assessment-Roll For The Year 09/10 And Geographic Information System, March 3, 2010	Exhibit D



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV03-4106 & CV03-4107

SITUS: 27530 Jackson Ave., Nuevo, CA 92587

APN: 329-212-006-3

SUPERVISORIAL DISTRICT: # 5

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
348 (RCC Title 17), 457 (RCC Title 15), 520 (RCC Title 10),
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

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

DATE	DESCRIPTION	HOURS	AMOUNT
09/24/03 to 01/24/05	CV03-4106: Officers- Black/Cossaboom/Durant/Overholt/ Johnston/Chamberlain/Sanders - Field Investigation/File	31.7	\$2,977.40
11/04/03 to 12/21/04	CV03-4107: Officers- Black/Overholt/Cossaboom/Sanders - Field Investigation/File Maintenance	22.3	\$2,230.00
01/06/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$5,272.40
COUNTY COUNSEL-			
10/06/04 to 01/06/10	CV03-4106: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	9.4	\$1,183.07
06/17/04 to 12/15/04	CV03-4107: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	9.3	\$1,088.10
CONTRACTOR SERVICES-			
09/25/03	CV03-4106: MFI Title Services - Lot Book Report		\$65.00
05/18/04	CV03-4106: MFI Title Services - Lot Book Report Update		\$30.00
03/10/10	RZ Title Services Inc - Lot Book Report		\$114.00
TOTAL COSTS DUE			\$7,752.57

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

Executed this 7th day of April, 2010, at Riverside, California.


Cuong Pham
Code Enforcement Department

EXHIBIT NO. A

Case Labor Audit

APN: 329-212-006-3
 Property address: 27530 Jackson Ave., Nuevo, CA 92587
 Date Prepared: 1/6/2010

Prepared by: Mabel Cerezo

Case Name: Clyde Smith / Bonnie Smith

AR / EOS VA

Labor Date	Case Number	Name	Work Performed	ZCV034106			ZCV034107			Unsupported		Adjusted	
				Time	Labor Rate	Charge	Time	Labor Rate	Charge	Time	Charges	Time	Charge
9/24/2003	ZCV034106	Black, Cynthia M	Initial Site Visit	1	70	\$70.00						1	\$70.00
9/24/2003	ZCV034106	Black, Cynthia M	Admin Work	4.5	70	\$315.00						4.5	\$315.00
10/1/2003	ZCV034106	Black, Cynthia M	Site Visit Follow up	0.5	70	\$35.00						0.5	\$35.00
10/20/2003	ZCV034106	Black, Cynthia M	Admin Work	0.5	70	\$35.00						0.5	\$35.00
11/3/2003	ZCV034106	Cossaboom, William L	Admin Work	1	100	\$100.00						1	\$100.00
11/3/2003	ZCV034106	Durant, Elvin W	Admin Work	1	100	\$100.00						1	\$100.00
11/3/2003	ZCV034106	Overholt, Mary S	Admin Work	1	100	\$100.00						1	\$100.00
11/3/2003	ZCV034106	Black, Cynthia M	Admin Work	1	100	\$100.00						1	\$100.00
11/3/2003	ZCV034106	Johnston, Nohemi O	Admin Work	1	100	\$100.00						1	\$100.00
11/3/2003	ZCV034106	Chamberlain, Jean N	Admin Work	1	100	\$100.00						1	\$100.00
11/5/2003	ZCV034106	Johnston, Nohemi O	Site Visit Follow up	2.5	100	\$250.00						2.5	\$250.00
11/5/2003	ZCV034106	Black, Cynthia M	Admin Work	1	100	\$100.00						1	\$100.00
11/5/2003	ZCV034106	Black, Cynthia M	Site Visit Follow up	3.5	100	\$350.00						3.5	\$350.00
11/5/2003	ZCV034106	Sanders, Michael C	Site Visit Follow up	2.5	100	\$250.00						2.5	\$250.00
11/5/2003	ZCV034106	Chamberlain, Jean N	Site Visit Follow up	2.5	100	\$250.00						2.5	\$250.00
11/5/2003	ZCV034106	Durant, Elvin W	Site Visit Follow up	4	100	\$400.00				3	\$300.00	4	\$400.00
11/5/2003	ZCV034106	Pizatella, Louis W	Not in narrative	3	100	\$300.00							
12/9/2003	ZCV034106	Black, Cynthia M	Site Visit Follow up	0.3	100	\$30.00						0.3	\$30.00
12/9/2003	ZCV034106	Black, Cynthia M	Admin Work	0.3	100	\$30.00						0.3	\$30.00
5/10/2004	ZCV034106	Black, Cynthia M	Site Visit Follow up No Charge	0	\$0.00	\$0.00							
5/11/2004	ZCV034106	Black, Cynthia M	Admin Work	1	100	\$100.00						1	\$100.00
5/17/2004	ZCV034106	Black, Cynthia M	Admin Work	0.5	100	\$50.00						0.5	\$50.00
7/6/2004	ZCV034106	Pizatella, Louis W	Site Visit Follow up No Charge	0	\$0.00	\$0.00							
12/6/2004	ZCV034106	Black, Cynthia M	Admin Work	0.3	100	\$30.00						0.3	\$30.00
1/24/2005	ZCV034106	Black, Cynthia M	Site Visit Follow up	0.8	103	\$82.40						0.8	\$82.40
1/7/2009	ZCV034106	Bowles, Michael	Site Visit Follow up No Charge	0	\$0.00	\$0.00							
										3	\$300.00	31.7	\$2,977.40
11/4/2003	ZCV034107	Overholt, Mary S	Not in narrative				0.40	100	\$40.00				
11/5/2003	ZCV034107	Black, Cynthia M	Admin Work				0.50	100	\$50.00				
11/5/2003	ZCV034107	Black, Cynthia M	Site Visit Follow up				1.00	100	\$100.00			0.5	\$50.00
11/5/2003	ZCV034107	Sanders, Michael C	Site Visit Follow up				2.50	100	\$250.00			1	\$100.00
11/5/2003	ZCV034107	Overholt, Mary S	Site Visit Follow up				2.00	100	\$200.00			2.5	\$250.00
11/5/2003	ZCV034107	Overholt, Mary S	Admin Work				1.00	100	\$100.00			2	\$200.00
11/5/2003	ZCV034107	Cossaboom, William L	Site Visit Follow up				8.00	100	\$800.00			1	\$100.00
11/6/2003	ZCV034107	Overholt, Mary S	Not in narrative				2.00	100	\$200.00	2	\$200.00	8	\$800.00

Case Labor Audit

APN: 329-212-006-3
 Property address: 27530 Jackson Ave., Nuevo, CA 92587
 Date Prepared: 1/6/2010
 Prepared by: Mabel Cerezo

Case Name		Clyde Smith / Bonnie Smith			AR / EOS			VA		
LaborDate	CaseNumber	Name	Work Performed	Time	Labor	Charge	Time	Labor	Charge	
11/6/2003	ZCV034107	Cossaboom, William L	Admin Work				2.00	100	\$200.00	
11/6/2003	ZCV034107	Sanders, Michael C	Admin Work				0.70	100	\$70.00	2
11/19/2003	ZCV034107	Black, Cynthia M	Admin Work				0.50	100	\$50.00	0.7
12/3/2003	ZCV034107	Black, Cynthia M	Site Visit Follow up				1.00	100	\$100.00	0.5
12/9/2003	ZCV034107	Black, Cynthia M	Admin Work				0.30	100	\$30.00	1
12/9/2003	ZCV034107	Black, Cynthia M	Admin Work				0.30	100	\$30.00	0.3
12/11/2003	ZCV034107	Black, Cynthia M	Admin Work				0.50	100	\$50.00	0.3
2/17/2004	ZCV034107	Black, Cynthia M	Admin Work				0.80	100	\$80.00	0.5
3/30/2004	ZCV034107	Black, Cynthia M	Admin Work				3.00	100	\$300.00	0.8
4/7/2004	ZCV034107	Black, Cynthia M	Admin Work				0.50	100	\$50.00	3
4/8/2004	ZCV034107	Black, Cynthia M	Admin Work				3.00	100	\$300.00	0.5
7/6/2004	ZCV034107	Pizatella, Louis W	Admin Work				0.00	\$0.00	\$0.00	3
10/5/2004	ZCV034107	Black, Cynthia M	Admin Work				0.40	100	\$40.00	0
12/21/2004	ZCV034107	Black, Cynthia M	Admin Work				0.30	100	\$30.00	0.4
11/5/2003	ZCV034107	Cossaboom, William L	Site Visit Follow up - Ded in hrs						\$600.00	0.3
							8.4		\$840.00	-6
										22.3
										\$2,230.00
Total Charges				34.70	\$0.00	\$3,277.40	30.70	\$0.00	\$3,070.00	54.00
										\$5,207.40

Sub Total			
Unsupported charge			
Adjusted case labor			
Prepare/Attend SOE			
Total			

Sub Total	34.70	\$3,277.40	30.70	\$3,070.00
Unsupported Charge	3.00	\$300.00	8.40	\$840.00
Adjusted case labor	31.70	\$2,977.40	22.30	\$2,230.00
Prepare/Attend SOE Hearing	0.5	\$65.00		
Total		\$3,042.40		\$2,230.00

Sub Total			
Unsupported charge			
Adjusted case labor			
Prepare/Attend SOE			
Total			

County Counsel Costs

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
06-Oct-04	CV034106	1	111	MRR	Review file materials, Prepare exhibits for abatement proceedings
18-Oct-04	CV034106	2.2	244.2	MRR	code enforcement officer declaration
					Draft pre hearing form 11, Revise declaration, forward declaration to CEO for review
21-Oct-04	CV034106	1.5	166.5	MRR	
17-Nov-04	CV034106	1.1	122.1	DHH	review abatement file and documents; draft modifications
30-Nov-04	CV034106	0.1	11.1	MRR	Review and sign Notice to Correct City Ordinance and Abate Public Nuisance
10-Jan-05	CV034106	0.1	11.1	MRR	Review file for quickpring, sign form 11
21-Jan-05	CV034106	0.1	11.1	MRR	Review correspondence from Jim Monroe re board hearing
24-Jan-05	CV034106	0.9	99.9	MRR	Review file in preparation for abatement hearing
25-Jan-05	CV034106	0.5	55.5	MRR	Attend abatement hearing
26-Jan-05	CV034106	0.5	55.5	MRR	Draft post-hearing form 11 and findings of facts
	Sub-Total	8	888		
	Add:				
	CV034106		99.77		Mailing Expenses - Dec. 2, 2001 & Feb. 16, 2005
1/6/2010	CV034106	0.9	125.55		Prepare case for Statement of Expense Hearing
5/18/2010	CV034106	0.5	69.75		Attend Statement of Expense Hearing
	Total	9.4	\$1,183.07		

EXHIBIT NO. A³

Mail Log

DATE	NAME	PROPERTY ADDRESS	CLIENT / BILL NAME	SECONDARYCASES	DOC	PGS	AMNT	TOTAL COST
02-Dec-01	Smith	27530 Jackson Avenue, Romoland	CV034106		Abatement	11	4.42	48.62
16-Feb-05	Smith	27530 Jackson Avenue, Romoland	CV034106		Findings of Fact	11	4.65	51.15

99.77

EXHIBIT NO. A4

County Counsel Costs

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
17-Jun-04	CV034107	0.2	22.2	LMH	tc with Lou P.; discuss with Sylvia
30-Jun-04	CV034107	3	333	LMH	Review file, compare Inventory list to DMV printout; draft notice list, officer declaration, FOF, F-11s (x2)
06-Jul-04	CV034107	0.2	22.2	LMH	Review e-mail from Lou, review report, revise Affidavit
13-Sep-04	CV034107	0.6	66.6	LMH	Revise officer declaration; discuss changes with DHKH
01-Oct-04	CV034107	1.1	122.1	DHH	Review file re: abatement, Draft modifications re: abatement, Conference with S. Samardjian re: abatement, Draft email to C. Black re: abatement
13-Oct-04	CV034107	0.2	22.2	DHH	Review email from S. Samardjian re: appeal
14-Oct-04	CV034107	0.7	77.7	DHH	Review file re: abatement, Conference with Staff re: abatement
14-Oct-04	CV034107	0.5	55.5	DAG	Review moving papers for board abatement hearing; consult with DHKH re processing.
15-Oct-04	CV034107	0.9	99.9	DHH	Review file re abatement
25-Oct-04	CV034107	0.2	22.2	DAG	Reviewed moving papers and prepared for hearing on abatement
26-Oct-04	CV034107	0.8	88.8	DAG	Prepared for and attended Board hearing on abatement/appeal of hearing officer's decision.
09-Nov-04	CV034107	0.9	99.9	DAG	Prepared FOF, Conclusions, Order to Abate for board approval.
	Sub-Total	9.3	1032.3		
	Add:				
	CV034107		55.8		Mailing Expenses - Sept 28, 2004 & Dec. 15, 2004

Total

9.3 \$1,088.10

EXHIBIT NO.

A5

Mail Log

DATE	NAME	PROPERTY ADDRESS	CLIENT / BILL NAME	SECONDARYCASES	DOC	PGS	AMNT	TOTAL COST
28-Sep-04	Smith	27530 Jackson Avenue, Nuevo	CV034107		Abatement	6	4.42	26.52
15-Dec-04	Smith	27530 Jackson Ave., Nuevo	CV034107		Findings of Fact	6	4.88	29.28

55.80

EXHIBIT NO. A6



Update Report

95363

Customer:

COUNTY OF RIVERSIDE, CODE ENFORCEMENT
MURRIETA OFFICE, BUILDING & SAFETY DEPT.
39493 Los Alamos Road
Murrieta, CA 92563

Order Number:**Order Date:** 05/18/2004**Dated as of:** 05/10/2004**County Name:** Riverside**Update of Order No.:** 86994

Attn : Norena Dennison/BLACK
Reference : CV03-4106/P.O. #21821/329-212-006
IN RE : Smith, Clyde

FEE(s)
Report: \$30.00

Property Address : 27530 Jackson Avenue, Romoland, CA 92585

Assessor's Parcel No. : 329-212-006-3

Census Tract Number: N/A

MFI 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:

Assessments:

Land Value	\$32,664.00
Improvement Value	\$38,889.00
Exemption Value	\$0.00
Total Value:	\$71,553.00

Property taxes for the fiscal year	2003-2004
Total Annual Tax	\$3,454.22
Status: PAID through	06/30/2004

Notice of Non-Compliance filed by
in the matter of the Property of
Case No.

County of Riverside Department of Building and Safety
Clyde E. and Bonnie Smith
CV03-4876 & CV03-4106

***** CONTINUED ON NEXT PAGE *****

EXHIBIT NO. A7



RECEIVED
OCT 02 2003

COUNTY OF RIVERSIDE
BUILDING AND SAFETY

Lot Book Report

86994

Customer:
COUNTY OF RIVERSIDE, CODE ENFORCEMENT
MURRIETA OFFICE, BUILDING & SAFETY DEPT.
39493 Los Alamos Road
Murrieta, CA 92563

Order Number:
Order Date: 09/25/2003
Dated as of: 09/21/2003
County Name: Riverside

Attn : Tiffani Kay/BLACK
Reference : CV03-4106/P.O. #21821/329-212-006
IN RE : Smith, Clyde

FEE(s)
Report: \$65.00

Property Address : 27530 Jackson Avenue, Romoland, CA 92585

Assessor's Parcel No. : 329-212-006

Census Tract Number: N/A

Assessments:

Land Value	:	\$	32,024.00
Improvement Value	:	\$	38,127.00
Exemption Value	:	\$	0.00
Total Value	:	\$	70,151.00

Property Tax Information

Property Taxes for the Fiscal Year	2002/2003
Total Annual Tax	\$3,594.72
Status: Paid through	06/30/2003

Property Vesting

The last recorded document transferring title of
said property

Dated 01/20/1953

Recorded 02/25/1953

Document No. 8741

D.T.T. \$22.00

Grantor Frank Starnes and Martha L. Starnes, husband and wife

***** CONTINUED ON NEXT PAGE *****

EXHIBIT NO. A⁸



INVOICE

Order Number: 21338

Order Date: 3/10/2010

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV 03-4106 & CV 03-4107/Brenda Peeler
IN RE: SMITH, CLYDE

Product and/or Service ordered for Property known as:

27530 Jackson Avenue

DESCRIPTION:

Lot Book Report

FEE:

\$114.00

TOTAL DUE:

\$114.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. _____

A⁹

DOC # 2005-0110803

02/09/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

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[EXEMPT'6103]

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**



IN RE ABATEMENT OF PUBLIC NUISANCE:) CASE NO. CV 03-4106
[SUBSTANDARD STRUCTURES, EXCESS)
OUTSIDE STORAGE AND RUBBISH]; APN) FINDINGS OF FACT,
329-212-006, 27530 JACKSON AVENUE,) CONCLUSIONS AND ORDER TO
ROMOLAND, RIVERSIDE COUNTY,) ABATE NUISANCE
CALIFORNIA; CLYDE SMITH AND BONNIE)
SMITH, OWNERS.) [R.C.O. Nos. 348 (RCC Title 17), 457
(RCC Title 15), 541 (RCC Title 8.120)
and 725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on January 25, 2005, 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 27530 Jackson Avenue, Romoland, Riverside County, APN 329-212-006 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 Department of Building and Safety.

No one appeared on behalf of the owners of THE PROPERTY.

The Board of Supervisors received the Declaration of the Code Enforcement Officer, together with the attached Exhibits, evidencing the substandard structures, excessive storage of materials and accumulation of rubbish on THE PROPERTY as a public nuisance and violations of Riverside

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1

02.08.05 2.5

Public Record



County Ordinance Nos. 457, 348 and 541 as codified in Riverside County Code Titles 15, 17 and 8.120.

SUMMARY OF EVIDENCE

1. Documents of record in the Riverside County Recorder's Office identify the owners of THE PROPERTY as Clyde Smith and Bonnie Smith ("OWNERS").

2. Documents of title indicate that other parties potentially hold a legal interest in THE PROPERTY, to wit: Riverside County Tax Collector, Southern Idaho Production Credit Association, Southwest California Production Credit Association, United States of America – Farmers Home Administration, State of California Franchise Tax Board and Employment Development Department Central Collection Division ("INTERESTED PARTIES").

3. THE PROPERTY was inspected by Code Enforcement Officers on September 24, November 5, December 9, 2003, March 4, April 27, May 10 and December 6, 2004.

4. During each inspection, two substandard structures (what appeared to be a former agricultural shop and machine shop warehouse) and outside storage of materials and rubbish were observed on THE PROPERTY. The structures were described as abandoned, dilapidated and vacant. The structures contained numerous deficiencies, including but not limited to: hazardous plumbing, hazardous wiring, dampness of habitable rooms, faulty weather protection, members of walls, partitions or other vertical supports that split lean, list or buckle due to fire damage, deterioration, damage and dry rot, improper maintenance, public and attractive nuisance. At the time of the inspection that was conducted on November 5, 2003, the outside storage of materials and rubbish consisted of but was not limited to: appliances, wood, auto parts, scrap metal, rusted metal, barrels, broken concrete piping, trash and various miscellaneous items and measured approximately ten thousand three hundred sixty (10,360) square feet.

5. THE PROPERTY was determined to be in violation of Riverside County Ordinance Nos. 457, 348 and 541 (RCC Titles 15, 17 and 8.120) by the Code Enforcement Officer.

6. A Notice of Noncompliance was recorded on March 16, 2004, as Document Number 182101 in the Office of the County Recorder, County of Riverside.

7. On September 29 and November 6, 2003, Notices of Violation and Notices of Defects



1 were mailed by certified mail, return receipt requested to the OWNERS and INTERESTED
2 PARTIES.

3 8. On December 2, 2004, a Notice To Abate Nuisance providing notice of the public
4 hearing before the Board of Supervisors on January 25, 2005 was mailed by certified mail, return
5 receipt requested, to THE PROPERTY OWNERS and INTERESTED PARTIES and posted on THE
6 PROPERTY on December 6, 2004.

7 **FINDINGS AND CONCLUSIONS**

8 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
9 regular session assembled on January 25, 2005 finds and concludes that:

10 1. WHEREAS, the substandard structures, excess outside storage of materials and
11 rubbish on the real property located at 27530 Jackson Avenue, Romoland, Riverside County,
12 California, also identified as Assessor's Parcel Number 329-212-006 violate Riverside County
13 Ordinance Nos. 457, 348, 541 (Riverside County Code Titles 15, 17 and 8.120) and constitute a
14 public nuisance.

15 2. WHEREAS, THE PROPERTY OWNERS, occupants and any person having
16 possession or control of the premises should abate the condition by razing, removing and disposing
17 of the substandard structures and contents therein or by reconstruction of said structures provided
18 that said reconstruction or demolition can be accomplished in strict accordance with all Riverside
19 County Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety
20 (90) days of the posting and mailing of this order.

21 3. WHEREAS, THE PROPERTY OWNERS, occupants and any person having
22 possession or control of the premises should abate the condition by removing and disposing of the
23 excess outside storage of materials and accumulation of rubbish from the subject real property in
24 strict accordance with all Riverside County Ordinances, including but not limited to Riverside
25 County Ordinance Nos. 348 and 541 (Riverside County Code Titles 17 and 8.120) within ninety (90)
26 days of the posting and mailing of this order.

27 4. WHEREAS, THE OWNERS AND INTERESTED PARTIES ARE HEREBY
28 FUTHER NOTICED that the time within which judicial review of the administrative determinations



2005-0110803
02/09/2005 08:09A
4 of 5

1 made herein must be sought is ninety (90) days from the posting and mailing of the Findings of Fact,
2 Conclusions and Order To Abate Nuisance, and is governed by California Code of Civil Procedure
3 Section 1094.6.

4 **ORDER TO ABATE NUISANCE**

5 IT IS THEREFORE ORDERED that the substandard structures on THE PROPERTY
6 located at 27530 Jackson Avenue, Romoland, Riverside County, California, also identified as
7 Assessor's Parcel Number 329-212-006 be abated by THE PROPERTY OWNERS, specifically
8 Clyde Smith and Bonnie Smith, and anyone having possession or control of THE PROPERTY, by
9 razing and removing the substandard structures and contents therein or by reconstruction of said
10 structures provided such reconstruction can be accomplished in strict accordance with all Riverside
11 County Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety
12 (90) days of the date of this order.

13 IT IS FURTHER ORDERED that if the substandard structures are not razed, removed and
14 disposed of, or reconstructed in strict accordance with all Riverside County Ordinances, including
15 but not limited to Riverside County Ordinance No. 457, within ninety (90) days of the posting and
16 mailing of this Order, the substandard structures and contents therein shall be abated by
17 representatives of the Riverside County Department of Building and Safety, a contractor or the
18 Sheriff's Department upon receipt of an owner's consent or a Court Order where necessary under
19 applicable law authorizing entry onto THE PROPERTY.

20 FURTHERMORE, THE PROPERTY OWNERS are ordered to ascertain the existence or
21 non-existence of asbestos containing materials in said structures by survey and materials sample
22 testing by a duly licensed and certified asbestos consultant; and, prior to the abatement ordered
23 hereinabove, to secure the removal of all asbestos containing materials discovered through such
24 survey and testing by contract with a duly certified and licensed contractor for the handling of such
25 materials to avoid citations and/or fines by South Coast Air Quality Management District
26 (SCAQMD).

27 IT IS FURTHER ORDERED that the excess outside storage of materials and the
28 accumulation of rubbish on THE PROPERTY be abated by THE PROPERTY OWNERS,

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE



1 specifically Clyde Smith and Bonnie Smith and anyone having possession or control of THE
2 PROPERTY, by removing and disposing of the outside excess storage of materials from the subject
3 real property in strict accordance with all Riverside County Ordinances, including but not limited to
4 Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Titles 17 and 8.120) within
5 ninety (90) days of the posting and mailing of this order.

6 IT IS FURTHER ORDERED that if the materials are not removed and disposed of in strict
7 accordance with all Riverside County Ordinances, including but not limited to Riverside County
8 Ordinance Nos. 348 and 541, within ninety (90) days, the excess outside storage of materials and
9 accumulation of rubbish shall be abated by representatives of the Riverside County Department of
10 Building and Safety, a contractor or the Sheriff's Department upon receipt of an owners consent or a
11 Court Order where necessary under applicable law authorizing entry onto THE PROPERTY.

12 IT IS FURTHER ORDERED that reasonable costs of abatement, after notice and opportunity
13 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
14 assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside
15 County Ordinance Nos. 457, 348, 541 and 725.

16 Dated: February 8, 2005

COUNTY OF RIVERSIDE

17 By Marion Ashley
18 Marion Ashley
19 Chairman, Board of Supervisors

20 ATTEST:

21 NANCY ROMERO

22 Clerk to the Board

23

24 By Clyde Smith
25 Deputy

26 (SEAL)

27

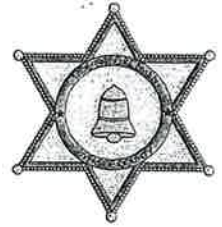
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FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE



COUNTY OF RIVERSIDE

Building and Safety Department
Code Enforcement Division



James J. Miller
Director

AFFIDAVIT OF POSTING OF NOTICES

CASE NO.: CV03-4106

I, the undersigned, hereby declare:

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

County of Riverside
Department of Building & Safety
Code Enforcement Division
39493 Los Alamos Road
Murrieta, CA 92563

2. That on **FEBRUARY 22**, at **3:30pm** I securely and conspicuously posted a **FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE-SMITH** at the property described as **27530 JACKSON AVENUE, ROMOLAND, CA;**

Assessor's Parcel Number: 329-212-006

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

Executed on **FEBRUARY 22, 2005**, at **MURRIETA, California**.

DEPARTMENT OF BUILDING AND SAFETY

By: 

LOUIS PIZATELLA
Supervising Code Enforcement Officer

EXHIBIT NO. B²

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC – 1ST Floor)
(Annex Bldg.)

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010

Clerk of the Board

(CAC Bldg. – 1ST Floor)

DOC # 2004-0937178
11/24/2004

Conformed Copy

Has not been compared with original

Gary L Orso
County of Riverside
Assessor, County Clerk & Recorder

Y

FINDINGS OF FACT

Title of Document

FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE

(CASE NO. CV 03-4107)

(County Counsel/TLMA/Department of Building & Safety: Item 2.8 of 11/23/04)

(FIFTH SUPERVISORIAL DISTRICT)

EXHIBIT NO. B³

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WHEN RECORDED PLEASE MAIL TO:
Dale Allen Gardner, 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 APPEAL OF ADMINISTRATIVE)	CASE NO. CV 03-4107
HEARING DECISION RE: THE ABATEMENT)	
OF PUBLIC NUISANCE: [INOPERABLE)	FINDINGS OF FACT,
VEHICLES]; APN: 329-212-006, 27530)	CONCLUSIONS AND ORDER TO
JACKSON AVENUE, ROMOLAND, COUNTY)	ABATE NUISANCE
OF RIVERSIDE, STATE OF CALIFORNIA;)	
CLYDE E. SMITH AND BONNIE SMITH,)	[R.C.O. No. 520 (RCC Title 10)]
OWNERS AND APPELLANTS.)	

The above-captioned matter came on regularly for hearing on October 26, 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 appeal of an administrative hearing officer's decision dated April 1, 2004, on the abatement of abandoned, wrecked, dismantled or inoperable vehicles and vehicle parts on the real property described as 27530 Jackson Avenue, Romoland, Riverside County, APN 329-212-006 and referred to hereinafter as "THE PROPERTY."

Dale Allen Gardner, 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 the property owners/appellants.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits, evidencing the abandoned, wrecked, dismantled, or inoperable vehicles and

1 vehicle parts on The Property as violations of Riverside County Ordinance No. 520 as codified in
2 Riverside County Code Chapter 10.04, and as a public nuisance.

3 **SUMMARY OF EVIDENCE**

4 1. Documents of record in the Riverside County Recorder's Office identify the owners
5 of THE PROPERTY as Clyde E. Smith and Bonnie Smith ("OWNERS").

6 2. An inspection warrant was executed on THE PROPERTY on November 5, 2003 at
7 which time forty-five (45) abandoned, wrecked, dismantled or inoperable vehicles and vehicle parts
8 were inventoried on THE PROPERTY.

9 3. THE PROPERTY was determined to be in violation of Riverside County Ordinance
10 No. 520 (RCC Title 10) by the Code Enforcement Officer.

11 4. On December 8 and 17, 2003, a Notice of Intention to Abate and Remove the
12 Vehicles or Parts was mailed via certified mail, return receipt requested, to the OWNERS and
13 identifiable registered owners of the vehicles at the addresses as listed with the Department of Motor
14 Vehicles.

15 5. At OWNERS' request, an administrative hearing was held on March 30, 2004.

16 6. On April 1, 2004, the Hearing Officer issued a Decision/Order that all of the forty-
17 five vehicles and parts as set forth on the vehicle inventory were abandoned, wrecked, dismantled,
18 and/or inoperative and constituted a violation of Riverside County Ordinance No. 520 and a public
19 nuisance subject to abatement. The Hearing Officer further ordered that the County shall remove all
20 forty-five abandoned, wrecked, dismantled, or inoperative vehicles and parts in accordance with
21 Riverside County Code Title 10 and related statutes, regulations and ordinances.

22 7. On or about April 8, 2004, OWNERS requested an appeal to the Board of
23 Supervisors. On September 28, 2004, a "Notice of Hearing on the Appeal of Administrative Order
24 to Abate Public Nuisance" providing notification of the Board hearing scheduled for October 26,
25 2004 was mailed to the OWNERS and Interested Parties and was posted on THE PROPERTY on
26 October 5, 2004.

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1 FINDINGS AND CONCLUSIONS

2 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
3 regular session assembled on October 26, 2004 finds and concludes that:

4 1. WHEREAS, the forty-five (45) abandoned, wrecked, dismantled or inoperative
5 vehicles and parts thereof on the real property described as 27530 Jackson Avenue, Romoland,
6 Riverside County, Assessor's Parcel Number 329-212-006 as set forth in the vehicle inventory list
7 attached hereto, violate Riverside County Ordinance No. 520 (RCC Title 10) and constitute a public
8 nuisance subject to abatement by removal and disposal.

9 2. WHEREAS, all due process requirements were satisfied by the Department of
10 Building and Safety. The Administrative Hearing Order/Decision, exhibits and testimony have been
11 considered.

12 3. WHEREAS, the Administrative Hearing Order/Decision is affirmed;

13 4. WHEREAS, OWNERS, or anyone having possession or control of the vehicles or
14 vehicle parts are required to abate the public nuisance by removing all the vehicles and vehicle parts,
15 as set forth in the vehicle inventory list from THE PROPERTY within ninety (90) days of the posting
16 and mailing of this Board Order or by making them operable within ninety (90) days of the posting
17 and mailing of this Board Order or by completely enclosing them within a building in a lawful
18 manner where they are not visible from the street or other public or private property within ninety
19 (90) days of the posting and mailing of this Board Order in accordance with all Riverside County
20 Ordinances and Codes, including but not limited to Riverside County Ordinance No. 520 (RCC Title
21 10).

22 5. WHEREAS, if the above described nuisance is not abated within ninety (90) days of
23 issuance of the Board order, a designated representative of the Department of Building & Safety, a
24 towing contractor and/or Sheriff's Department representative shall abate the nuisance by removal
25 and destruction of the vehicles and parts pursuant to Riverside County Code Title 10 and applicable
26 laws.

27 6. WHEREAS, the Owners, Appellants and Interested Parties are hereby further noticed
28 that the time within which judicial review of the administrative determinations made herein must

1 be sought is ninety (90) days from the posting and mailing of the Findings of Fact, Conclusions and
2 Order To Abate Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

3 **ORDER TO ABATE NUISANCE**

4 IT IS THEREFORE ORDERED that the forty-five inventoried abandoned, wrecked,
5 dismantled or inoperable vehicles and vehicle parts on the real property described as 27530 Jackson
6 Avenue, Romoland, Riverside County, and further identified as Assessor's Parcel Number 329-212-
7 006 violate Riverside County Ordinance No. 520 and constitute a public nuisance subject to
8 abatement by removal.

9 The Administrative Hearing Order/Decision issued on April 1, 2004, is affirmed.

10 OWNERS, or anyone having possession or control of the vehicles and vehicle parts are
11 required to abate the public nuisance by removing the vehicles and parts as set forth in the vehicle
12 inventory list attached hereto, making them operable or completely enclosing them within a building
13 in a lawful manner where they are not visible from the street or other public or private property
14 within ninety (90) days of the posting and mailing of the Board order in accordance with all
15 Riverside County Ordinances and Codes, including but not limited to Riverside County Ordinance
16 No. 520 (RCC Title 10).

17 If OWNERS or anyone having possession or control of the vehicles and vehicle parts do not
18 properly abate the public nuisance within ninety (90) days of posting and mailing of this Board
19 Order, a designated representative of the Department of Building & Safety, a towing contractor
20 and/or Sheriff's Department representative shall abate the public nuisance by removal and
21 destruction of the forty-five inventoried, wrecked, dismantled, or inoperative vehicles pursuant to
22 Riverside County Code Title 10 and all other applicable laws.

23 ///

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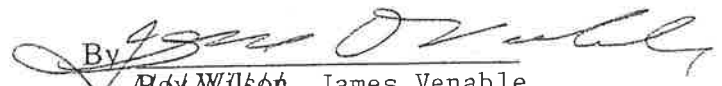
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1 IT IS FURTHER ORDERED that reasonable costs of abatement, after notice and opportunity
2 for hearing, shall be imposed as a lien on the property which may be collected as a special
3 assessment against the property pursuant to Government Code Section 25845 and Riverside County
4 Ordinance Nos. 520 and 725 (RCC Titles 10 and 1).

5 Dated: November 23, 2004

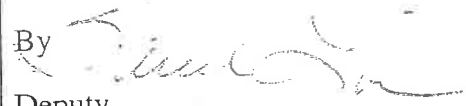
COUNTY OF RIVERSIDE

6
7 By 
8 Roy Wilson James Venable
Vice - Chairman, Board of Supervisors

9 ATTEST:

10 NANCY ROMERO

11 Clerk to the Board

12 By 
13 Deputy

14
15 (SEAL)

16 G:\Property\CODEBS\ABATMENT\Smith4107\FOF.doc
17
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**COUNTY OF RIVERSIDE
CODE ENFORCEMENT ADMINISTRATION
VEHICLE INVESTIGATION INVENTORY AND ABATEMENT REPORT**



Officer's Name: C. Black

I.D. #: 53

Case Number: CV03-4107

Map Coordinates: 1G 808/C-7

Date of Initial

Investigation: 11-05-03

Location of Vehicle(s) & Parts: 27530 Jackson Ave., Romoland, Ca.

Property Owner's Name: Clyde E. & Bonnie Smith

Property Owner's Address: 22060 Olivias Ave., Nuevo, Ca. 92567

EXHIBIT NO. B⁵

ITEM NO.	VEHICLE CONDITION	YR	MAKE STYLE/COLOR	VIN	LICENSE NO. STATE	REGISTERED OWNER AND ADDRESS	LEGAL OWNER AND ADDRESS
1	No rims or tires, chassis outer metal holes		Tractor Trailer 25', yellow	none seen	none seen		
2	Engine dismantled		Ford, semi-truck tractor, blue	none seen	none seen		
3	Bad wires, missing 1 tire rim, rusted out engine		International Harvester, semi-truck tractor, blue	Serial# E37188G & Model# DC0405	none seen	Record not on file	
4	No engine or transmission		Ford, semi-truck tractor, blue	X91XVBE6052	2L02904 Ca.	Record not on file	
5	Bad wires, broken glass, no rear tires & 2 flats, rusted out engine		Mack, truck, white	none seen	none seen		
6	Bad wires, missing rear tire & windshield		International Harvester, semi-truck tractor, blue	Serial# E27387G & Model# DC0405	97079N Ca.	Record not on file	
7	Missing engine and some wires		International Harvester, semi-truck tractor, blue	Serial# E40465G & Model# DC0405	none seen	Record not on file	
8	Bad wires, missing some lights & battery, low tires, rusted out parts		International Harvester, boom truck, "Loadster 1800", white	FD70733HCA	11750R Ca.	Record not on file	
9	Engine dismantled, low/flatt tires, Bad wires		International, truck, yellow	none seen	R81755 Ca.	Record not on file	
10	Bad wires & glass, dismantled steering column, broken lights		International Harvester, truck, blue	Serial# E88706 & Model# DC0405	77770G Ca.	Record not on file	

ITEM NO.	VEHICLE CONDITION	YR	MAKE STYLE/COLOR	VIN	LICENSE NO. STATE	REGISTERED OWNER AND ADDRESS	LEGAL OWNER AND ADDRESS	ABATY CODE
11	Engine dismantled, bad wires, dismantled dash/cab, flats		Ford, flat bed truck, primer	none seen	none seen			
12	Chassis & frame only, no engine or transmission		semi-truck tractor, orange	none seen	none seen			
13	Bad wires, rusted out engine & driveline		"Autocar"?, boom truck, white	Serial# 0714413422	none seen	Record not on file		
14	No engine	1971	GM/Chevy, semi-truck tractor, blue	DH9280P182117	S/E 510008 Ca.	Clyde Smith 22060 Olivas Ave Nuevo, CA 92567	Same	
	No driveline, chassis and frame only	1979	GMC/Chevy, pickup truck, brown	CCZ1491179038	none seen	Clyde Smith Bonnie Mae Smith 22060 Olivas Ave Nuevo, CA 92567	Same	
16	No engine & missing some wires		Chevy, water truck, white	T6935P103605	none seen	Record not on file		
17	Missing engine parts, flat tires, crushed roof		Mazda, mini-truck, blue	JM2LFE113XK0740197	none seen	Arturo M. Garnica 1847 Havasu St Perris, CA 92571	Same	
18	Rotted out tires & rusted out driveline		Semi-truck tractor trailer, blue	none seen	none seen			
19	Bad tires, truck bed only		Chevy, truck bed only, blue	none seen	IR06--7 Ca. (partial plate)			
20	No tires, truck bed only		diesel truck bed only, green	none seen	WL1605 Ca.	Record not on file		
21	Missing engine parts & some tires, bad wires, stripped dash		pick up truck, stake bed, gray	none seen	none seen			
22	No driveline, chassis & frame only		Ford, pick up boom truck, blue	none seen	none seen			
23	Truck chassis/cab only		International Harvester, rust	none seen	none seen			
24	Missing some wheels & tires, dismantled engine compartment		Truck, flatbed, red	none seen	none seen			
25	No battery, missing some belts & top half of carburetor		Cadillac, El Dorado, 2 door, blue	1G6AL578XEE615074	1JMX768 Ca.	Record not on file		
26	Missing hoses/belts & some wires, 3 flats		Cadillac, 4 doors, brown	6S69N8Q502666	none seen	Record not on file		

ITEM NO.	VEHICLE CONDITION	YR	MAKE STYLE/COLOR	VIN	LICENSE NO. STATE	REGISTERED OWNER AND ADDRESS	LEGAL OWNER AND ADDRESS	ABATTI CODE
27	Engine dismantled, 4 flus	1982	Chevy, pick up truck, blue	18ZBL14S2C820844 5	5N53179 Ca.	Clyde Edwin Smith Bonnie Mae Smith 22060 Olivas Nuevo, CA 92567	Same	
28	No engine or transmission		Chevy, pick up truck, blue	not legible	none seen			
29	Missing 2 rims & tires	1977	Chevy, pick up truck, brown	CCL147Z149120	1F35700 Ca.	Rick Dee Mascho 33849 Keith Ave Hemet, CA 92545	Same	
30	Dismantled gear shifter	1982	Toyota P/U, white	JT4RN34RXCC00448 99	N/A	Michelle Felicetta 321 A Hillside Terr Vista, CA 92084	Same	
31	Missing battery	1980	GMC P/U, brown	N/A	5W14875 CA	Release of liability: Clyde Smith 27530 Jackson Ave Romoland, CA 92585	Same	
32	Dismantled steering column & missing battery		Chrysler 4-dr., white	N/A	N/A	Clyde E. Smith Bonnie M. Smith 22060 Olivas Nuevo, CA 92567		
33	Missing battery		GMC van, brown	N/A	592 DKE AZ			
34	Missing engine		Chevy semi truck, blue	N/A	N/A			
35	Dismantled & missing engine		Chevy semi truck, blue	N/A	N/A			
36	Missing motor		GMC semi truck, glod	FH92AA093368	65467R CA	Record not on file		
37	Dismantled motor	1974	Ford commercial stike bed truck, yellow	F70FV785145	1W81537 CA	Clyde Edwin Smith Bonnie Mae Smith 22060 Olivas Nuevo, CA 92367		
38	Wrecked & dismantled		GMC semi truck, orange	GDH930V187944	N/A	Record not on file		
39	Missing headlights, front bumper & windshield		Kenworth semi truck, silver	N/A	N/A			

Case No.: CV

88. ON LIBHXE

ITEM NO.	VEHICLE CONDITION	YR	MAKE STYLE/COLOR	VIN	LICENSE NO. STATE	REGISTERED OWNER AND ADDRESS	LEGAL OWNER AND ADDRESS	ABATE CODE
40	Cab only, dismantled		GMC P/U, rusted	N/A	N/A			
41	Missing transmission & rear axle		GMC semi truck, blue	EF00IGA816441	N/A	Record not on file		
42	Missing motor, wheels & dash	1986	Chevy 2-dr., maroon	1G1FP87S7GL147218	N/A	Dawn Michelle Foster 33607 Pleasant Ln Wildomar, CA 92595	Same	
43	Missing windshield, dash & battery		Ford P/U stake bed, orange	N/A	N/A			
44	Missing motor	1982	GMC P/U, rust	CC21491179038 (per license plate - 1GTDG14C4CF703797	5M13282 CA	Clyde Edwin Smith 22060 Olivas Nuevo, CA 92567	same	
45	Missing motor	1979	Chevy P/U, tan	N/A	6G21575 CA	Clyde Edwin Smith Bonnie Mae Smith 22060 Olivas Nuevo, CA 92567	same	
46	Misc. parts		Miscellaneous vehicle parts					



COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

James Miller
Director

AFFIDAVIT OF POSTING OF NOTICES

CASE NO.: CV03-4107

I, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety; that my business address is:

Department of Building and Safety
Code Enforcement Division
39493 Los Alamos Rd.
Murrieta, CA 92563

2. That on December 21, 2004 at 10:50 a.m., I securely and conspicuously posted "Findings of Fact, Conclusions, and Order to Abate Nuisance" at the property described as:

Property Address: 27530 Jackson Ave., Romoland
Assessor's Parcel Number: 329-212-006

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

Executed on December 21, 2004 at Riverside, California.

BUILDING & SAFETY DEPARTMENT

By: _____

Cynthia Black, Code Enforcement Officer

EXHIBIT NO. B⁹

When recorded please mail to:
Mail Stop# 5155

DOC # 2004-0182101

03/16/04 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.
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

NOTICE OF NONCOMPLIANCE

C
LC

In the matter of the Property of)

Clyde E. and Bonnie Smith)

Case No.: CV03-4876 & CV03-4106

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. 457, Section 12, (RCC Title 15.48) described as Mobile Home install without a permit and substandard mobile home, Riverside County Ordinance No. 457, Section 3, (RCC Title 15.16) described as Substandard structure, & Riverside County Ordinance No. 348, Section 11.2, (RCC Title 17.100.020) described as Excessive outside storage, occupied recreational vehicle, land use without Planning Dept. approval – storage yard.

Such proceedings are based upon the noncompliance of such real property, located at 27530 Jackson Ave., Romoland, CA and more particularly described as Assessment Parcel No. 329-212-006 and having a legal description of T5SR3W Sec 10, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48), Ordinance No. 457 (RCC Title 15.16), & Ordinance No. 348 (RCC Title 17.100.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Rd., Murrieta, CA 92563, Attention Code Enforcement 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
DEPARTMENT OF BUILDING AND SAFETY

By Louis Pizatella
Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 3-10-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, 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.

N. Dennison

(Seal of Notary)

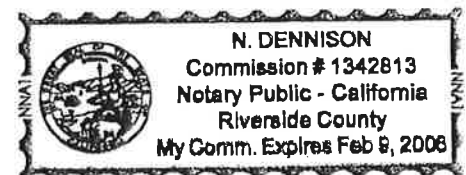


EXHIBIT NO. C

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

Assessment #329212006-3		Parcel # 329212006-3	
Assessee:	SMITH CLYDE E	Land	36,734
Mail Address:	22060 OLIVAS AVE	Structure	43,735
City, State Zip:	NUEVO CA 92567	Full Value	80,469
Real Property Use Code:	C1	Total Net	80,469
Base Year	1977		
Conveyance Number:	0554491		
Conveyance (mm/yy):	7/2005		
PUI:	C070000		
TRA:	26-208		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	27530 JACKSON AVE NUEVO CA 92567		

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 page to be a full, true and correct copy of the original on file and of record in my office.

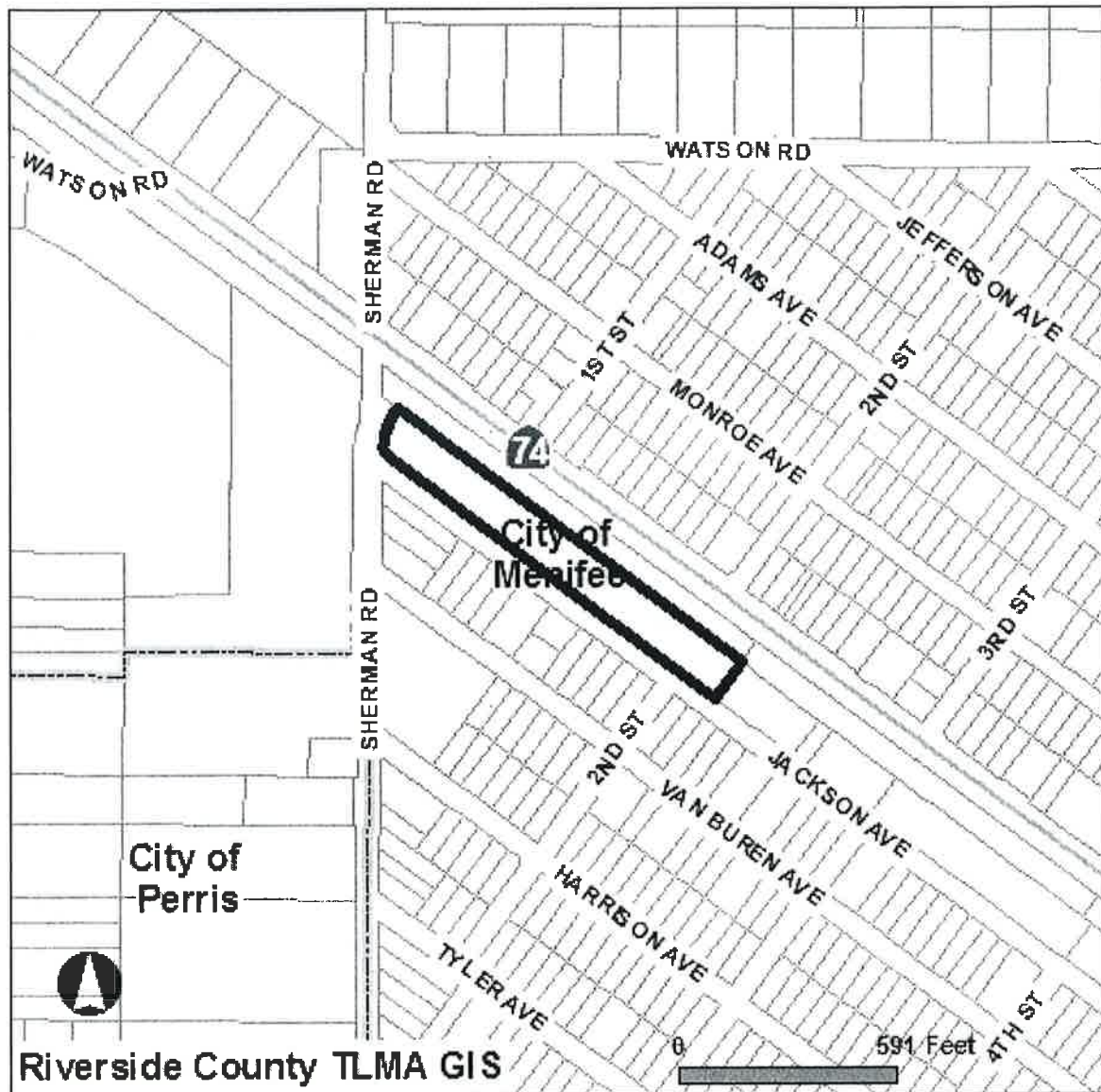
Larry W. Ward
Assessor - County Clerk - Recorder
County of Riverside, State of California
MAR 15 2010
Dated: _____



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

EXHIBIT NO. D

RIVERSIDE COUNTY GIS



Selected parcel(s):
329-212-006

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**

329-212-006-3

OWNER NAME / ADDRESS

CLYDE E SMITH
27530 JACKSON AVE
NUEVO, CA. 92567

MAILING ADDRESS

(SEE OWNER)
22060 OLIVAS AVE
NUEVO CA. 92567

EXHIBIT NO. D²

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.72 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 838 GRID: D1

CITY BOUNDARY/SPHERE

CITY OF MENIFEE

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: OCT. 1, 2008

LAFCO CASE #: 2007-40-3&5

NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR3W SEC 10

ELEVATION RANGE

1436/1436 FEET

PREVIOUS APN

329-212-002

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

ROMOLAND AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR

SUBAREA NAME: ROMOLAND

AMENDMENT NUMBER: 0

ADOPTION DATE: DEC. 23, 1986

ACREAGE: 534 ACRES

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE 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.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHWAY 74/79 CORRIDOR

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
64A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

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

WATER DISTRICT

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

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B),
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT

ROMOLAND & PERRIS UNION HIGH

COMMUNITIES

ROMOLAND

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY

LIGHTING (ORD. 655)

ZONE B, 32.36 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042718

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

NOT AVAILABLE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

