

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

610B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
October 28, 2010

**SUBJECT:** Statement of Expense [Case No. CV 08-00437]  
Subject Property: 23772 Water Street, Perris; LAND DEVELOPMENT LLC  
APN: 317-260-033  
District One

**RECOMMENDED MOTION:** Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure and accumulated rubbish) in the above-referenced matter to be five thousand, eight hundred, thirty-seven dollars and twelve cents (US \$5,837.12);
- (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. 457 (RCC Title 15), 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

*[Signature]*  
L. ALEXANDRA FONG, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(continued)

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b>	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**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 9, 2010  
xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.: | District: 1 | Agenda Number: **9.2**

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

Departmental Concurrence

Statement of Expense [Case No. CV 08-00437]

Subject Property: 23772 Water Street, Perris; LAND DEVELOPMENT LLC

APN: 317-260-033

District One

The Board of Supervisors issued an Order to Abate in this case on October 21, 2008. On or about December 16, 2009 the property was abated under the direction of the Riverside County Code Enforcement pursuant to a seizure warrant.

The property has a delinquent tax status as of 2008.

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.

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

3960 ORANGE STREET, FIFTH FLOOR  
RIVERSIDE, CA 92501-3674  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 951/955-6363

October 21, 2010

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

To: Owner(s) or Interested Parties  
(See Attached Notice List)

Subject Property: 23772 Water Street, Perris  
Case No.: CV 08-00437; LAND DEVELOPMENT  
APN: 317-260-033

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, November 9, 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 case. Said abatement case involved accumulated rubbish and substandard structure(s) located on your real property commonly described as 23772 Water Street, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 317-260-033.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five thousand, eight hundred, thirty-seven dollars and twelve cents, (US \$5,837.12)**. 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. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

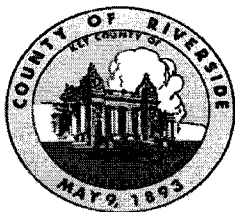
**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the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

PAMELA J. WALLS  
County Counsel

  
\_\_\_\_\_  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense

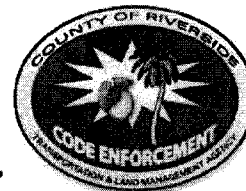
9.2



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-00437

OWNER: LAND DEV

SITUS: 23772 WATER ST, PERRIS, CA. 92570

APN: 317-260-033-9

SUPERVISORIAL DISTRICT: 1

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
457 (RCC Title 15), 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

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/31/08 to 12/15/09	CV08-00437: Officers- Kirchoff/Wagner/Welch - Field Investigation/File Maintenance	12.0	\$1,308.00

10/21/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$1,373.00</b>

06/09/08 - 02/03/10	COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs	31.0	\$2,394.12
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02/11/08	CONTRACTOR SERVICES- First American Title - Lot Book Report		\$150.00
12/15/09	FE Services - Rubbish Removal		\$1,800.00
10/19/10	Lot/Title Report - RZ Title Services Inc.		\$120.00

<b>TOTAL COSTS DUE</b>			<b>\$5,837.12</b>
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I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 21st day of October, 2010, at Riverside, California.

  
Cuong Pham  
Code Enforcement Department

**PROOF OF SERVICE**

Case No. CV 08-00437

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, 5<sup>th</sup> Floor, Riverside, California 92501.

October 21, 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 October 21, 2010, at Riverside, California.

*Brenda G. Peeler*  
BRENDA G. PEELER

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>Susan VanDerKolk</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  LAND DEVELOPMENT C/O CLASSIC PACIFIC ROGER PREND 3788 MCCRAY STREET RIVERSIDE CA 92506  2. Article Number (Transfer from service label)	B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>S VanDerKolk</i>  D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No  3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
<i>CV08-00437 (LMD Dev) SOE 3</i>	7009 1680 0000 9032 4397



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

October 22, 2010

RE CASE NO: CV0800437

I, Jon Kirchoff, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 10/22/2010 at 0740 hours, I securely and conspicuously posted the notice of hearing, statement of expense at the property described as:

**Property Address:** 23772 WATER ST, PERRIS

**Assessor's Parcel Number:** 317-260-033

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

Executed on October 22, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jon Kirchoff, 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 No. CV 08-00437]  
Subject Property: 23772 Water Street, Perris; Land Development LLC  
APN: 317-260-033  
District One

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

**Hearing Date: November 9, 2010**

Statement of Expense Worksheet With Supporting Documents.....	Exhibit A
Execution and Return .....	Exhibit B
24-Hour Notice .....	Exhibit C
Seizure Warrant .....	Exhibit D
Findings of Fact .....	Exhibit E
Notice of Noncompliance .....	Exhibit F
Assessment-Roll For The Year 2010/2011 And Geographic Information System, Oct. 21, 2010.....	Exhibit G



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-00437

OWNER: LAND DEV

SITUS: 23772 WATER ST, PERRIS, CA. 92570

APN: 317-260-033-9

SUPERVISORIAL DISTRICT: 1

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

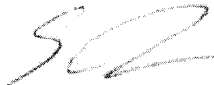
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TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/31/08 to 12/15/09	CV08-00437: Officers- Kirchoff/Wagner/Welch - Field Investigation/File Maintenance	12.0	\$1,308.00
10/21/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$1,373.00</b>
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12/15/09	FE Services - Rubbish Removal		\$1,800.00
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<b>TOTAL COSTS DUE</b>			<b>\$5,837.12</b>

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 21st day of October, 2010, at Riverside, California.

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department



BILL DATE	ENT / BILL MAT	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
09-Jun-08	CV0800437	0.8	51.2 LBH		review file; email to officer re: notice list; discuss noticing issues with TNN
11-Jun-08	CV0800437	1.4	89.6 LBH		review file and lot book report; draft Notice List; partial draft of Officer Dec
10-Jul-08	CV0800437	2.4	167.42 LBH		draft pleading Officer Declaration, Notice List and F-11. Draft e-mail to Britt re
30-Jul-08	CV0800437	2	279.02 JAJ		current inspection and dates of photos.
05-Aug-08	CV0800437	0.25	34.88 JAJ		abatement
15-Sep-08	CV0800437	0.25	34.88 JAJ		abatement
29-Sep-08	CV0800437	0.5	69.76 JAJ		review for quick print
02-Oct-08	CV0800437	1.9	132.54 RM		prep for hearing
07-Oct-08	CV0800437	0.8	55.81 RM		Draft F-11 and Findings of Fact for JAKJ.
08-Oct-08	CV0800437	0.5	69.76 JAJ		Revise F-11 and Findings of Fact for JAKJ.
30-Jun-09	CV0800437	0.25	17.44 AJJ		review fof
06-Jul-09	CV0800437	0.4	27.9 RM		emails to and from Officer Jon Kirchoff re case inquiry and search
30-Sep-09	CV0800437	0.2	13.95 AJJ		Review file and respond to code enforcement officer e-mail.
21-Oct-09	CV0800437	1.3	181.36 JDH		review documents; filing
17-Nov-09	CV0800437	0.1	13.95 JDH		receipt and review email from investigating officer re case status; begin
18-Nov-09	CV0800437	0.4	55.8 JDH		preparing seizure warrant and affidavit in support thereof
19-Nov-09	CV0800437	0.2	27.9 JDH		receipt, review and respond to CEO J. Kirchoff case status update
30-Nov-09	CV0800437	1.6	223.22 JDH		continue preparing seizure warrant and affidavit in support thereof
01-Dec-09	CV0800437	0.75	52.32 AJJ		prepare email correspondence to CEO J. Kirchoff re warrant status
02-Dec-09	CV0800437	0.5	34.88 AJJ		continue preparing seizure warrant and affidavit in support thereof
03-Dec-09	CV0800437	0.7	48.83 AJJ		print documents - Affidavit, 24 Hr Notice and Seizure Warrant; print GIS
07-Dec-09	CV0800437	1.1	76.74 AJJ		update; print and attached Riverside County Ordinance/Code exhibit; emails
08-Dec-09	CV0800437	0.8	55.81 AJJ		to and from Senior Officer Jose Cruz and Officer Jon Kirchoff
					emails to and from Officer Jon Kirchoff; telephone calls with Officer J. Kirchoff;
					meet with Officer Kirchoff and review documents
					telephone call to Officer Jon Kirchoff; email to Officer J. Kirchoff; review
					documents; photocopying; prepare court memo
					photocopying; court filing; emails to and from Officer Jon Kirchoff and Senior
					Officer Jose Cruz; email to court clerk supervisor
					emails to and from Officer Jon Kirchoff; telephone call to court; email to and
					from court clerk supervisor; document pick up from court; photocopying

EXHIBIT NO.

A2

09-Dec-09	CV0800437	0.75	52.32	AJJ	prepare 24 Hr Notice; calendar due date; review document; prepare memo; telephone call from Officer Jon Kirchoff; emails to and from Officer J. Kirchoff
10-Dec-09	CV0800437	0.1	13.95	LAF	reviewed 24-hour notice prepared by paralegal to determine sufficiency telephone calls from and to Officer Jon Kirchoff; prepare memo; revision re 24 Hr Notice; photocopying; calendar dates; review document; meet with Officer J. Kirchoff and Tech Marco Diaz
10-Dec-09	CV0800437	1	69.76	AJJ	review document; filing
16-Dec-09	CV0800437	0.3	20.93	AJJ	emails to and from Officer Jon Kirchoff; print documents ; review and print photographs; review documents
17-Dec-09	CV0800437	0.5	34.88	AJJ	print and review current investigative report; review documents and file
21-Dec-09	CV0800437	0.5	34.88	AJJ	print and review current investigative report; review file and documents; prepare Execution and Return of Seizure Warrant; revision re Return; emails to and from Officer Jon Kirchoff and Senior Officer Jose Cruz
22-Dec-09	CV0800437	0.8	55.81	AJJ	review execution and return of seizure warrant prior to filing
22-Dec-09	CV0800437	0.1	13.95	JDH	review documents; photocopying; court filing; emails to and from Officer Jon Kirchoff and Senior Officer Jose Cruz
30-Dec-09	CV0800437	0.7	48.83	AJJ	prepare file to close; update case log; filing
03-Feb-10	CV0800437	0.4	27.9	AJJ	
	<b>Subtotal</b>	<b>24.25</b>	<b>2188.18</b>		
	<b>Add</b>				
8/8/2007	CV0800437	5.32	10.64		Mailing Expense
4/7/2010	CV0800437	0.9	125.55		Prepare case for SOE Hearing
11/9/2010	CV0800437	0.5	69.75		Attend SOE Hearing
	<b>Total</b>	<b>30.97</b>	<b>2394.12</b>		

### Case Labor Audit

APN: 317-260-033  
 Property Owner: LAND DEV  
 Property address: 23772 WATER ST  
 PERRIS, CA. 92570  
 Date Prepared: 4/7/2010

A/R

Case Name				ZCV0800437			Unsupported		Adjusted	
LaborDate	CaseNumber	Name	Work Performed	Time	Labor Rate	Charge	Time	Charges	Time	Charge
1/31/2008	ZCV0800437	Kirchoff, Jon S	Initial Site Visit	1	109	\$109.00			1	\$109.00
1/31/2008	ZCV0800437	Wagner, Jeremy B	Initial Site Visit	1	109	\$109.00			1	\$109.00
2/7/2008	ZCV0800437	Wagner, Jeremy B	Admin Work	0.9	109	\$98.10			0.9	\$98.10
3/25/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.3	109	\$32.70			0.3	\$32.70
3/26/2008	ZCV0800437	Kirchoff, Jon S	Admin Work	0.9	109	\$98.10			0.9	\$98.10
3/27/2008	ZCV0800437	Kirchoff, Jon S	Admin Work	1	109	\$109.00			1	\$109.00
4/15/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.6	109	\$65.40			0.6	\$65.40
4/16/2008	ZCV0800437	Kirchoff, Jon S	Admin Work	0.9	109	\$98.10			0.9	\$98.10
4/21/2008	ZCV0800437	Kirchoff, Jon S	Admin Work	1	109	\$109.00			1	\$109.00
6/12/2008	ZCV0800437	Kirchoff, Jon S	Not in narrative	0.3	109	\$32.70	0.3	\$32.70		
7/11/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.5	109	\$54.50			0.5	\$54.50
8/8/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.5	109	\$54.50			0.5	\$54.50
8/29/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.4	109	\$43.60			0.4	\$43.60
9/26/2008	ZCV0800437	Kirchoff, Jon S	Not in narrative	0.6	109	\$65.40	0.6	\$65.40		
1/8/2009	ZCV0800437	Welch, Ronald E	Not in narrative	0.1	109	\$10.90	0.1	\$10.90		
1/8/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.1	109	\$10.90			0.1	\$10.90
4/28/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.2	109	\$21.80			0.2	\$21.80
5/7/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.1	109	\$10.90			0.1	\$10.90
5/29/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.8	109	\$87.20			0.8	\$87.20
9/22/2009	ZCV0800437	Kirchoff, Jon S	Admin Work	0.1	109	\$10.90			0.1	\$10.90
10/20/2009	ZCV0800437	Kirchoff, Jon S	Admin Work	0.3	109	\$32.70			0.3	\$32.70
10/20/2009	ZCV0800437	Welch, Ronald E	Not in narrative	0.3	109	\$32.70	0.3	\$32.70		
10/21/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.8	109	\$87.20			0.8	\$87.20
10/21/2009	ZCV0800437	Welch, Ronald E	Not in narrative	0.6	109	\$65.40	0.6	\$65.40		
11/17/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.1	109	\$10.90			0.1	\$10.90
11/17/2009	ZCV0800437	Welch, Ronald E	Not in narrative	0.1	109	\$10.90	0.1	\$10.90		
12/10/2009	ZCV0800437	Kirchoff, Jon S	Not in narrative	0.1	109	\$10.90	0.1	\$10.90		
12/14/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0.2	109	\$21.80			0.2	\$21.80
12/15/2009	ZCV0800437	Welch, Ronald E	Not in narrative	0.3	109	\$32.70	0.3	\$32.70		
12/15/2009	ZCV0800437	Kirchoff, Jon S	Admin Work	0.3	109	\$32.70			0.3	\$32.70
2/14/2008	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0	\$0.00	\$0.00			0	\$0.00
6/30/2009	ZCV0800437	Kirchoff, Jon S	Site Visit Follow up	0	\$0.00	\$0.00			0	\$0.00
<b>Total Charges</b>				<b>14.40</b>		<b>\$1,569.60</b>	<b>2.40</b>	<b>\$261.60</b>	<b>12.00</b>	<b>\$1,308.00</b>

Sub Total	14.40	\$1,569.60
Less Unsupported Charge	2.4	\$261.60
Adjusted case labor	<u>12.00</u>	<u>\$1,308.00</u>
Prepare/Attend SOE Hearing	0.5	\$65.00

<b>Sub-Total</b>	<b>\$1,569.60</b>
Unsupport charge	\$261.60
Adjusted case labor	\$1,308.00
Prepare/Attend SOE	\$65.00
<b>Total</b>	<b>\$1,373.00</b>

**Total** **\$1,373.00**

A<sup>3</sup>  
**EXHIBIT NO. \_\_\_\_\_**

## Transaction Details

### Transaction Details

Journal ID: AP01209867  
Journal Date: 4/1/2008  
Fiscal Period: 2008-10  
Process Date: 4/12/2008  
Ledger: ACTUALS  
Line: 76 of 164  
Journal Desc.:  
Amount: 150.00 ✓  
Debit/Credit: Debit  
Line Desc.:  
Operator: MAESTRO -- Maestro

### Accounting

Department: 3140100000 -- Code Enforcement ✓  
Fund: 10000 -- General Fund  
Account: 525440 -- Professional Services ✓  
Program: --  
Project: ZCV0800437 -- ACCUMULATED RUBBISH ✓  
Class: --

### Voucher

Voucher: TLARC -- 00171740  
Invoice ID: 446-44613035  
Invoice Date: 2/11/2008  
Vendor: RIVCO -- 0000006006  
Operator ID: E140446 -- Laura Johnson  
Accounting Date: 4/1/2008  
Due Date: 2/11/2008 ✓

EXHIBIT NO. \_\_\_\_\_

A<sup>4</sup>

## Transaction Details

### Transaction Details

Journal ID: AP01354861

Journal Date: 1/1/2010

Fiscal Period: 2010-7

Process Date: 1/7/2010

Ledger: ACTUALS

Line: 131 of 182

Journal Desc.:

Amount: 1,800.00 ✓

Debit/Credit: Debit

Line Desc.:

Operator: MAESTRO -- Maestro

### Accounting

Department: 3140100000 -- Code Enforcement ✓

Fund: 10000 -- General Fund

Account: 525440 -- Professional Services ✓

Program: --

Project: ZCV0800437 -- ACCUMULATED RUBBISH ✓

Class: --

### Voucher

Voucher: TLARC -- 00236788

Invoice ID: 159

Invoice Date: 12/15/2009

Vendor: RIVCO -- 0000077018

Operator ID: E120132 -- Colleen Braswell

Accounting Date: 1/1/2010

Due Date: 12/15/2009 ✓

EXHIBIT NO. \_\_\_\_\_

A<sup>5</sup>



# INVOICE

**Order Number:** 22847 **Order Date:** 10/19/2010

**Customer Information:**

**Acct No.** 1044

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

**Attn:** Brent Steele  
**REF:** CV08-00437/Brenda Peeler  
**IN RE:** LAND DEVELOPMENT LLC

Product and/or Service ordered for Property known as:	
<b>23772 Water Street</b> <b>Perris, CA 92570</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	<b>\$120.00</b>

**Payment due upon receipt. Please remit to:**

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

**EXHIBIT NO.**                     A6

1 PAMELA J. WALLS, County Counsel SBN 123446  
2 JONATHAN D. HOLUB, Deputy County Counsel SBN 207359  
3 3535 Tenth Street, Suite 300  
4 Riverside, California 92501-3674  
5 Telephone: (951) 955-6300

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

DEC 30 2009

Attorneys for County of Riverside

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 FOR THE COUNTY OF RIVERSIDE

10 In the matter of the Application for a )  
11 Seizure Warrant for the premises )  
12 located at 23772 Water Street, Perris, )  
13 Riverside County, California; )  
14 APN 317-260-033; Classic Pacific Land )  
15 Development, LLC, Owner. )

WARRANT NO.: MISC 2009-098  
(CE Case No. CV08-00437)

EXECUTION AND RETURN OF  
SEIZURE WARRANT

16 TO THE HONORABLE GARY TRANBARGER, JUDGE OF THE SUPERIOR COURT:

17 I, Jon Kirchoff, Code Enforcement Officer of the Riverside County Code Enforcement  
18 Department, hereby certify that the attached Seizure Warrant was fully executed during the time allowed  
19 as specified by the Warrant. A true and correct copy of the Warrant is attached hereto as Exhibit "A" and  
20 incorporated herein.

21 The seizure of the accumulation of rubbish located at 23772 Water Street, Perris, Riverside  
22 County, California, Assessor's Parcel No. 317-260-033 ("The Property") began on December 14, 2009  
23 and completed on December 16, 2009.

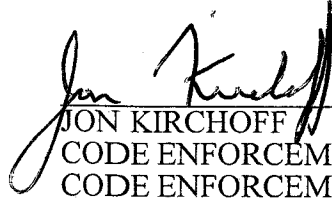
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1 Prior to the execution of the Seizure Warrant, a Twenty-four Hour Notice was posted on The  
2 Property. A true and correct copy of the Notice, together with an Affidavit of Posting are attached hereto  
3 as Exhibit "B" and incorporated herein.

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

6 Executed this 28<sup>th</sup> day of December, 2009, at Riverside, California.

7  
8   
9 JON KIRCHOFF  
10 CODE ENFORCEMENT OFFICER  
11 CODE ENFORCEMENT DEPARTMENT

12 L:\DOCS\6000\08-00437\A68053.DOC



1 PAMELA J. WALLS, County Counsel SBN 123446  
2 JONATHAN D. HOLUB, Deputy County Counsel SBN 207359  
3 3535 Tenth Street, Suite 300  
4 Riverside, California 92501  
5 Telephone: (909) 955-6300

6 Attorneys for the County of Riverside

7  
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 FOR THE COUNTY OF RIVERSIDE

10 In the Matter of the Application for a )	WARRANT NO.: MISC 2009-098
11 Seizure Warrant for the Premises located )	[Case No. CV08-00437]
12 at 23772 Water Street, Perris, )	
13 Riverside County, California; )	24 HOUR NOTICE
14 APN: 317-260-033; )	
Classic Pacific Land Development, LLC, )	
Owner. )	[Riverside Co. Ordinance Nos. 541 (RCC Title 8)
	and 725 (RCC Title 1)]

15 TO: Classic Pacific Land Development, LLC, and any other owners and/or  
16 occupants of the premises located at 23772 Water Street, Perris, Riverside  
County, California

17 NOTICE IS HEREBY GIVEN to you as owners, custodians, and/or occupants of the property  
18 located at 23772 Water Street, Perris, Riverside County, California ("THE PROPERTY"), that on the 7th  
19 day of December 2009, Judge Gary Tranbarger of the Superior Court of the State of California, County of  
20 Riverside, issued a Warrant for the seizure of the accumulated rubbish on the above-described property  
21 based upon your refusal to rehabilitate or abate the public nuisance pursuant to Riverside County Ordinance  
22 No. 541.

23 The seizure shall be effected by removal and disposal of the accumulated rubbish from The  
24 Property, pursuant to the laws of the State of California and Riverside County Ordinance No. 541.

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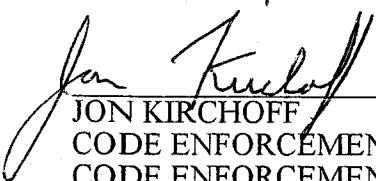
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28  
24 HOUR NOTICE

**EXHIBIT NO.**         C

1 YOU ARE FURTHER NOTIFIED that after 24 hours following the service of this Notice, said  
2 Seizure Warrant will be executed under order of the Court.

3 Executed this 11<sup>th</sup> day of December, 2009, at Perris, California.

4  
5   
6 JON KIRCHOFF  
7 CODE ENFORCEMENT OFFICER  
8 CODE ENFORCEMENT DEPARTMENT

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**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 14, 2009

RE CASE NO: CV0800437

I, Jon Kirchoff, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 12/11/2009 at 0930, I securely and conspicuously posted the 24 hour notice and on 12/14/09 I posted the warrant for the abatement at the property described as:

**Property Address:** 23772 WATER ST, PERRIS

**Assessor's Parcel Number:** 317-260-033

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

Executed on December 14, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By Jon Kirchoff, Code Enforcement Officer III

**EXHIBIT NO.**           C<sup>2</sup>

1 PAMELA J. WALLS, County Counsel SBN 123446  
2 JONATHAN D. HOLUB, Deputy County Counsel SBN 207359  
3 3535 Tenth Street, Suite 300  
4 Riverside, California 92501  
5 Telephone: (909) 955-6300

6 Attorneys for the County of Riverside

7  
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9  
10 FOR THE COUNTY OF RIVERSIDE

11 In the Matter of the Application for a )  
12 Seizure Warrant for the Premises located )  
13 at 23772 Water Street, Perris, )  
14 Riverside County, California; )  
15 APN: 317-260-033; )  
16 Classic Pacific Land Development, LLC, )  
17 Owner. )

11 WARRANT NO. MISC2009-098  
12 [Case No. CV08-00437]  
13 SEIZURE WARRANT  
14 [Riverside Co. Ordinance Nos. 541 (RCC Title 8)  
15 and 725 (RCC Title 1)]

16 THE PEOPLE OF THE STATE OF CALIFORNIA, TO THE RIVERSIDE COUNTY CODE  
17 ENFORCEMENT DEPARTMENT, THE RIVERSIDE COUNTY SHERIFF AND ANY DESIGNATED  
18 OFFICERS OR DEPUTIES OF BOTH OR EITHER AGENCIES:

19 Upon good cause shown to the Court:

20 You are hereby authorized to enter upon the real property for the purpose of abating violations of  
21 Riverside County Ordinances and to remove the accumulation of rubbish or other materials dangerous or  
22 injurious to neighboring property or the general public ("accumulation of rubbish") and further described in  
23 the accompanying affidavit as may be in existence upon the subject property described as 23772 Water  
24 Street, Perris, Riverside County, California, and further described as Assessor's Parcel No. 317-260-033  
25 and to dispose of such accumulation of rubbish in a lawful manner.

26 This seizure shall be conducted in a reasonable manner for the purpose of ensuring compliance with  
27 all applicable laws. The court finds that forcible entry and immediate execution are reasonably necessary  
28 under the circumstances shown and twenty-four (24) hours written notice of the issuance of this

1 Warrant shall be given to Classic Pacific Land Development, LLC and any other owners and/or occupants  
2 of the above-described premises by posting the same on The Property prior to the execution of this warrant.  
3 You are hereby authorized to use such force as may be reasonably necessary to gain entry through fencing,  
4 gates or other obstacles blocking your ingress to The Property. In addition, the Court finds that seizure in  
5 the absence of the owners and/or occupants is also reasonably necessary under the circumstances shown to  
6 effectuate the purpose of the laws being enforced. The presence of the owners and/or occupants is  
7 therefore not required for the reasons set forth in the accompanying affidavit. The seizure may be made  
8 between the hours of 8:00 a.m. and 5:00 p.m. of any day. This Warrant will be effective from the date  
9 hereof for a period not to exceed twenty-one (21) days.

10 GIVEN UNDER MY HAND this 7<sup>th</sup> day of Dec 2009



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Gus Timberg  
JUDGE OF THE SUPERIOR COURT

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Customer Copy Label

The paper to which this label is affixed has not been compared with the recorded document

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

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5 WHEN RECORDED PLEASE MAIL TO:  
6 Julie A.K. Jarvi, Deputy County Counsel  
7 County of Riverside  
8 OFFICE OF COUNTY COUNSEL  
9 3535 Tenth Street, Suite 300 (Stop #1350)  
10 Riverside, CA 92501

[EXEMPT'6103]

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BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE

IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 08-00437  
[SUBSTANDARD STRUCTURE AND )  
12 ACCUMULATION OF RUBBISH]; APN 317-260- ) FINDINGS OF FACT,  
13 033, 23772 WATER STREET, PERRIS, ) CONCLUSIONS AND ORDER TO  
14 RIVERSIDE COUNTY, CALIFORNIA; CLASSIC ) ABATE NUISANCE  
15 PACIFIC LAND DEVELOPMENT, LLC, )  
OWNER. ) [R.C.O. Nos. 457 (RCC Title 15), 541  
(RCC Title 8) and 725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on September 30, 2008 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 23772 Water Street, Perris, Assessor's Parcel Number 317-260-033 and referred to hereinafter as "THE PROPERTY."

Pamela Walls, Assistant County Counsel, appeared along with Jim Monroe, Code Enforcement Division Manager, on behalf of the Director of the Code Enforcement Department.

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 substandard structure (single story stick built structure) and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 457 (Riverside County Code Title 15) and 541 (Riverside County Code Chapter 8.120), and as a public

1 nuisance.

2 SUMMARY OF EVIDENCE

3 1. Documents of record in the Riverside County Recorder's Office identify the owner  
4 of THE PROPERTY as Classic Pacific Land Development, LLC ("OWNER").

5 2. Documents of title indicate that no other parties potentially hold or allege a legal  
6 interest in THE PROPERTY.

7 3. THE PROPERTY was inspected by Code Enforcement Officers on January 31, 2008,  
8 February 14, 2008, March 25, 2008, April 15, 2008, July 11, 2008 August 8, 2008 and September 26,  
9 2008.

10 4. During each inspection, a substandard structure (single story stick built structure) was  
11 observed on THE PROPERTY. The structure was observed to be abandoned, dilapidated and  
12 vacant. The structure contained numerous deficiencies, including but not limited to: lack of or  
13 improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water  
14 to plumbing fixtures; hazardous plumbing; lack of required electrical lighting; lack of adequate  
15 heating facilities; deteriorated or inadequate foundation; defective or deteriorated flooring or floor  
16 supports; members of walls, partitions or other vertical supports that split, lean, list or buckle due to  
17 defective materials or deterioration; members of ceilings, roofs, ceiling and roof supports or other  
18 horizontal members which sag, split or buckle due to defective material or deterioration; dampness  
19 of habitable rooms; faulty weather protection; general dilapidation; fire hazard; abandoned, vacant,  
20 public and attractive nuisance.

21 5. During each inspection an accumulation of rubbish was observed throughout THE  
22 PROPERTY consisting of but not limited to: tires, furniture, scrap wood, scrap metal, tarps, rubber,  
23 cement blocks, discarded clothes, discarded appliances, household trash and miscellaneous debris.

24 6. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
25 Nos. 457 (RCC Title 15) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

26 7. A Notice of Noncompliance for the substandard structure and accumulation of  
27 rubbish was recorded on February 27, 2008 as Document Number 2008-0094048 in the Office of the  
28 County Recorder, County of Riverside.

1 8. On January 31, 2008, Notices of Violation for the accumulated rubbish and  
2 substandard structure, a Notice of Defects, and "Do Not Enter" signs were posted on THE  
3 PROPERTY. On February 25, 2008, Notices of Violation for the accumulated rubbish and  
4 substandard structure were mailed to OWNER by certified mail, return receipt requested.

5 9. On August 7, 2008, the "Notice To Correct County Ordinance Violations and Abate  
6 Public Nuisance" providing notice of the public hearing before the Board of Supervisors on  
7 ~~September 30, 2008, was mailed by certified mail, return receipt requested, to OWNER and was~~  
8 posted on THE PROPERTY on August 8, 2008.

9 FINDINGS AND CONCLUSIONS

10 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
11 regular session assembled on September 30, 2008 finds and concludes that:

12 1. WHEREAS, the substandard structure (single story stick built structure) and  
13 accumulation of rubbish on the real property located at 23772 Water Street, Perris, Riverside County,  
14 California, also identified as Assessor's Parcel Number 317-260-033 violates Riverside County  
15 Ordinance Nos. 457 (RCC Title 15) and 541 (RCC Chapter 8.120) and constitutes a public nuisance.

16 2. WHEREAS, THE OWNER, occupants and any person having possession or control  
17 of THE PROPERTY should abate the substandard structure (single story stick built structure) by  
18 razing, removing and disposing of the substandard structure, including the removal and disposal of  
19 all structural debris and materials and contents therein, or by reconstruction and rehabilitation of  
20 said structure provided that said reconstruction or demolition can be accomplished in strict  
21 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
22 Ordinance No. 457 (RCC Title 15) within ninety (90) days.

23 3. WHEREAS, THE OWNER, occupants and any other person having possession or  
24 control of THE PROPERTY should abate the accumulation of rubbish by removing and disposing of  
25 any remaining rubbish on THE PROPERTY in strict accordance with all Riverside County  
26 Ordinances, including but not limited to Riverside County Ordinance No. 541 within ninety (90)  
27 days.

28 4. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that the time within



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

4 ORDER TO ABATE NUISANCE

5 IT IS THEREFORE ORDERED that the substandard structure (single story stick built  
6 structure) on THE PROPERTY be abated by the OWNER, specifically Classic Pacific Land  
7 Development, LLC, or anyone having possession or control of THE PROPERTY, by razing and  
8 removing the substandard structure including the removal and disposal of all structural debris and  
9 materials, as well as the contents therein, or by reconstruction and rehabilitation of said structure  
10 provided such reconstruction and rehabilitation can be accomplished in strict accordance with all  
11 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457  
12 within ninety (90) days of the posting and mailing of this Order to Abate Nuisance.

13 IT IS FURTHER ORDERED that if the substandard structure (single story stick built  
14 structure) is not razed, removed and disposed of, or reconstructed and rehabilitated in strict  
15 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
16 Ordinance No. 457, within ninety (90) days of the posting and mailing of this Order to Abate  
17 Nuisance, the substandard structure, contents therein, and structural debris and materials, shall be  
18 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or  
19 the Sheriff's Department upon receipt of the owner's consent or a Court Order, where necessary,  
20 under applicable law authorizing entry onto THE PROPERTY.

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

27 IT IS FURTHER ORDERED that any remaining accumulated rubbish on THE PROPERTY  
28 be abated by THE OWNER or anyone having possession or control of THE PROPERTY by

1 removing and disposing of all rubbish on THE PROPERTY in strict accordance with all Riverside  
2 County Ordinances, including but not limited to Riverside County Ordinance Nos. 541 (RCC  
3 Chapter 8.120), within ninety (90) days of the posting and mailing of this Order to Abate Nuisance.

4 IT IS FURTHER ORDERED that if any remaining accumulated rubbish is not removed and  
5 disposed of in strict accordance with all Riverside County Ordinances, including but not limited to  
6 Riverside County Ordinance Nos. 541 (RCC Chapter 8.120) within ninety (90) days of the date of  
7 ~~this Order to Abate Nuisance, the accumulation of rubbish shall be abated and disposed of by~~  
8 representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's  
9 Department upon receipt of an owner's consent or a Court Order when necessary under applicable  
10 law.

11 IT IS FURTHER ORDERED that the Code Enforcement Department is to return to the Board  
12 of Supervisors in ninety (90) days for a status update and further approval before the above described  
13 abatement of the substandard structure and accumulated rubbish can be executed.

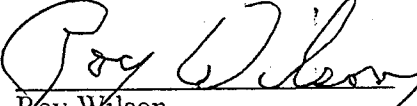
14 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
15 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
16 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
17 County Ordinance Nos. 457 (RCC Title 15), 541 (RCC Title 8), and 725 (RCC Chapter 1.16).  
18 Under Riverside County Ordinance No. 725, "abatement costs" means "any costs or expenses  
19 reasonably related to the abatement of conditions which violate County Land Use Ordinances, and  
20 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,  
21 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable  
22 abatement costs accrued by the Code Enforcement Department will be recoverable from THE

23 ///  
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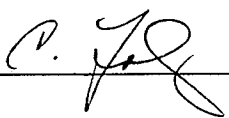
1 OWNER even if THE PROPERTY is brought into compliance within ninety (90) days of the date of  
2 this Order to Abate Nuisance.

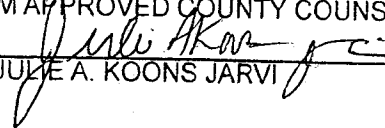
4 Dated: October 21, 2008

COUNTY OF RIVERSIDE

By   
Roy Wilson  
Chairman, Board of Supervisors

8 ATTEST:  
9 NANCY ROMERO  
10 Clerk to the Board

12 By   
13 Deputy  
14 (SEAL)

FORM APPROVED COUNTY COUNSEL  
BY:  10/18/08  
JULIE A. KOONS JARVI DATE

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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

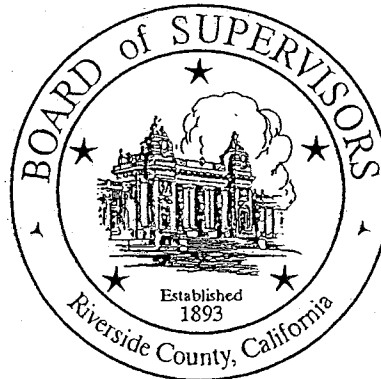
<http://riverside.asrclrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

10-21-08

Signature:

C. Foley

Print Name:

C. Foley, Board Assistant, Riverside County Clerk of the Board

# NOTICE LIST

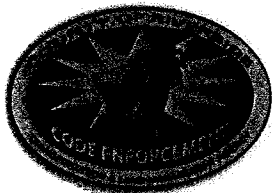
Subject Property: 23772 Water Street, Perris  
Case No.: CV 08-00437; APN: 317-260-033; District 1

CLASSIC PACIFIC  
LAND DEVELOPMENT  
23772 WATER STREET  
PERRIS CA 92570

CLASSIC PACIFIC  
LAND DEVELOPMENT  
C/O CLASSIC PACIFIC LTD  
3197 B AIRPORT LOOP DR  
COSTA MESA CA 92626

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EXHIBIT NO.       E<sup>2</sup>



JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR  
RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-2023

MICHAEL O'CONNOR  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
JOHN BOYD  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-00437

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

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

County of Riverside  
Code Enforcement Department  
19450 Clark Street Perris, Ca. 92504

2. That on January 8<sup>th</sup> 2009 at 1300Hrs, I securely and conspicuously posted a Notice of Findings of Facts and Order to Abate Public Nuisance, at the property described as:

Property Address: 23772 Water Street Perris, Ca. 92570  
Assessor's Parcel Number: 317-260-033

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

Executed on January 9, 2009 at Perris, California

CODE ENFORCEMENT DEPARTMENT

By: \_\_\_\_\_

J. Kirchoff

Code Enforcement Officer

EXHIBIT NO. \_\_\_\_\_

E<sup>3</sup>

When recorded please mail to:  
5004

DOC # 2008-0094048

02/27/2008 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  
Land Dev

)

Case No. CV08-00437 & CV08-01349

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**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, (RCC Title 15.16.020) described as substandard structure and Riverside County Ordinance No.541, (RCC Title 8.120.010) described as accumulated rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 23772 Water Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 317-260-033 and having a legal description of 9.65 ACRES IN POR LOT 7 MB 001/005 OAKES & SAWYERS SUB, Records of Riverside County, with the requirements of Ordinance No. 457 & 541 (RCC Title 15.16.020 & 8.120.010).

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, 117 S. Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer J. Kirchoff.

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 Nohemi Johnston  
Nohemi Johnston  
Code Enforcement Department

**ACKNOWLEDGMENT**

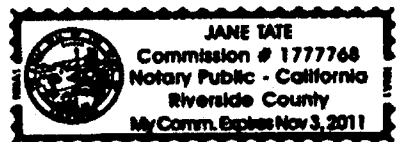
State of California )  
County of Riverside )

On 2/13/08 before me, Jane Tate , Notary Public, personally appeared Nohemi Johnston, 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/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.

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.

[Signature]



Public Record

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

<b>Assessment #317260033-9</b>	<b>Parcel # 317260033-9</b>
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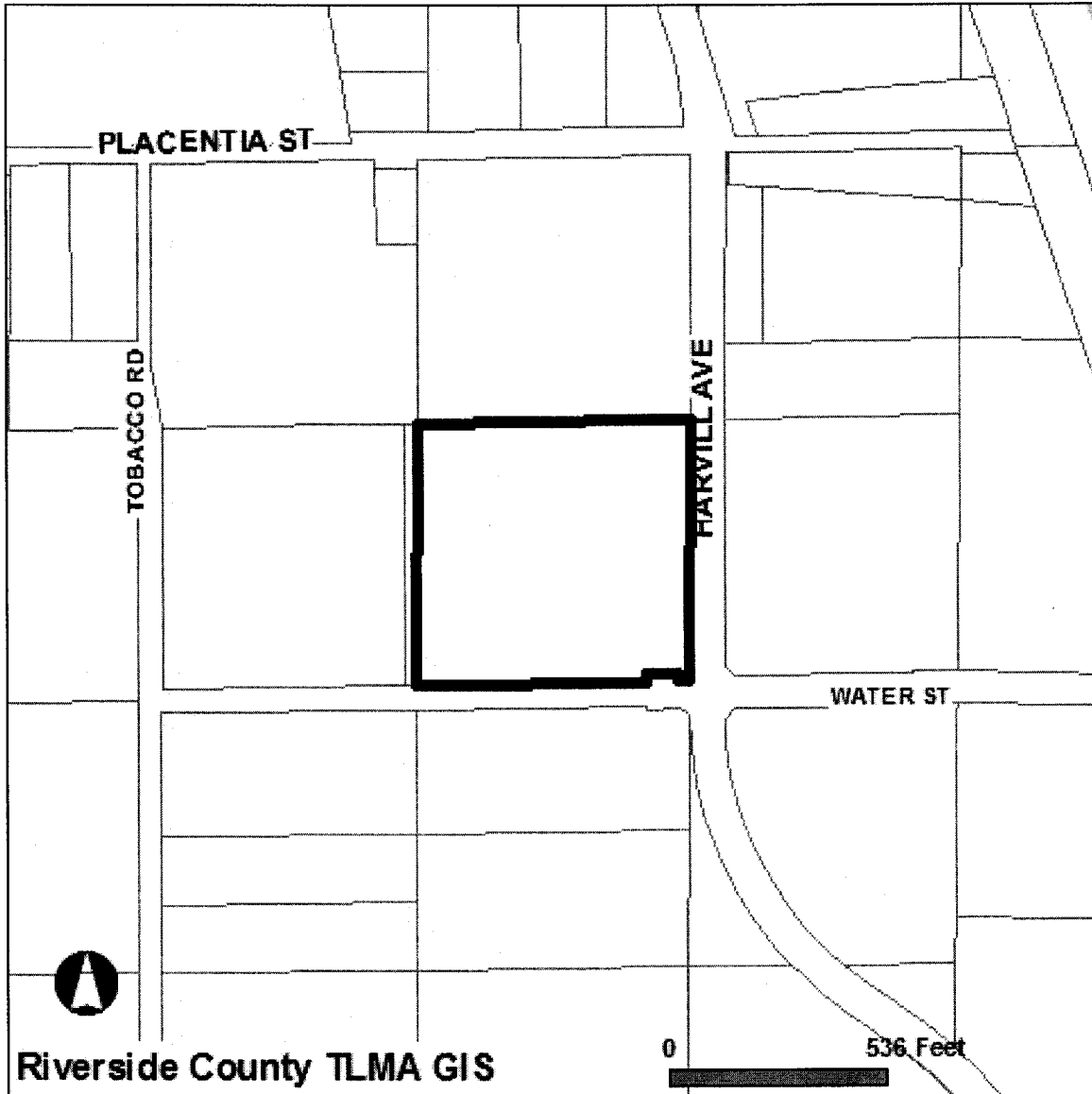
<b>Assessee:</b>	LAND DEV	<b>Land</b>	1,735,196
<b>Mail Name:</b>	C/O CLASSIC PACIFIC ROGER PREND	<b>Structure</b>	11,643
<b>Mail Address:</b>	3788 MCCRAY ST	<b>Full Value</b>	1,746,839
<b>City, State Zip:</b>	RIVERSIDE CA 92506	<b>Total Net</b>	1,746,839
<b>Real Property Use Code:</b>	CY		
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0408646		
<b>Conveyance (mm/yy):</b>	6/2006		
<b>PUI:</b>	C240000		
<b>TRA:</b>	98-050		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 7 MB 001/005 OAKES & SAWYERS SUB		
<b>Situs Address:</b>	23772 WATER ST PERRIS CA 92570		



**EXHIBIT NO.**     6



RIVERSIDE COUNTY GIS



Selected parcel(s):  
317-260-033

**\*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**

317-260-033-9

**OWNER NAME / ADDRESS**

LAND DEV  
23772 WATER ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

C/O CLASSIC PACIFIC ROGER PREND  
3788 MCCRAY ST  
RIVERSIDE CA. 92506

EXHIBIT NO. 6<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 1/5  
SUBDIVISION NAME: OAKES & SAWYERS SUB  
LOT/PARCEL: 7, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.65 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 809 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1970 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 777 GRID: E5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 13

**ELEVATION RANGE**

1520/1540 FEET

**PREVIOUS APN**

317-260-012

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
BP

**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)**

M-SC

**ZONING DISTRICTS AND ZONING AREAS**

NORTH PERRIS AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

"A" STREET  
PLAN NUMBER: #100  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 06/5/1979

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: MEAD VALLEY

AMENDMENT NUMBER: 0  
ADOPTION DATE: DEC. 15, 1987  
ACREAGE: 146 ACRES

**AIRPORT INFLUENCE AREAS**  
MARCH AIR RESERVE BASE

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**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**  
2529

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
01397

**VEGETATION (2005)**  
Developed/Disturbed Land

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## **FIRE**

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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**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)**  
MEAD VALLEY

**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

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## **TRANSPORTATION**

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**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**

58

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

NOT REQUIRED.

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

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**

VAL VERDE UNIFIED

**COMMUNITIES**

MEAD VALLEY

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 38.76 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042904

**FARMLAND**

LOCAL IMPORTANCE

**TAX RATE AREAS**

098-050

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 13

- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- PROJECT 5-MEAD VALLEY 1987
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF

**SPECIAL NOTES**

PLEASE CONTACT FARAH KHORASHADI AT (951)955-2091 PRIOR TO ANY PROJECT OR PERMIT SUBMITTAL/APPROVAL

**CODE COMPLAINTS**

NO CODE COMPLAINTS

REPORT PRINTED ON...Thu Oct 21 11:49:59 2010  
Version 100826

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**