

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

914B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 17, 2011

**SUBJECT:** Statement of Expense [Case No. CV09-06087]  
Subject Property: 1 Parcel W/O 21691 Orange Ave., Perris; INGRAM  
APN: 318-270-040  
District Five

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

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be **one thousand, ninety-seven dollars and thirty cents (US \$1,097.30)**;
- (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
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

*Raymond M. Mistica*  
RAYMOND M. MISTICA, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

<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: *Tina Grande*  
Tina Grande

County Executive Office Signature

Consent  Policy   
Consent  Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: March 29, 2011  
xc: Co. Co., CED, Prop. Owner

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

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

9.10

Statement of Expense [Case No. CV09-06087]

Subject Property: 1 Parcel W/O 21691 Orange Ave., Perris; INGRAM

APN: 318-270-040

District Five

Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 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.

Multiple Notices of Violation and Administrative Citations were issued. Additionally, on Oct. 6, 2009 and March 26, 2010 Notices of Violation and Orders to Remove Accumulated Rubbish were issued. Subsequently, on or about August 25, 2010, the accumulated rubbish was abated from the subject property under the direction of the Riverside County Code Enforcement Department.

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.

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case No. CV09-06087]  
Subject Property: 1 Parcel W/O 21691 Orange Ave, Perris; INGRAM  
APN: 318-270-040  
District Five

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

**Hearing Date: MARCH 29, 2011**

Notice of Statement Expense Hearing (including Proofs of Service, Affidavits of Posting and Return Receipts).....	Exhibit A
Statement of Expense Worksheet with Supporting Documents .....	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Feb. 8, 2011 .....	Exhibit C
Lot Book Report .....	Exhibit D

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

3960 ORANGE STREET, SUITE 500  
RIVERSIDE, CA 92501-3674  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 951/955-6363

March 10, 2011

## NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: 1 Parcel W/O 21691 Orange Ave., Perris  
Case No.: CV09-06087; INGRAM  
APN: 318-270-040

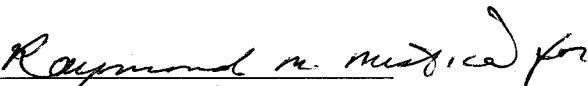
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, March 29, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish located on your real property commonly described as 1 Parcel W/O 21691 Orange Ave., Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 318-270-040.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, ninety-seven dollars and thirty cents (US \$1,097.30)**. 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, 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 Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO.     A



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 43945 12TH ST W APT 127 LANCASTER, CA 93534

**Summary Statement**  
**As of: 2/1/2011**

Date	Invoice Number & Amount	Amount	Balance
02/01/2011	CV0906087- INV #100340. Orig. Amount \$997.30.	997.30	997.30
11/09/2009	CV0906087:A28859- INV #7050. Orig. Amount \$100.00. A28859	100.00	1,097.30
		<b>Balance Due</b>	<b>\$1,097.30</b>

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

*[Signature]*

Code Enforcement Department

EXHIBIT NO.     A<sup>2</sup>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Statement of Expense

318270040  
M J INGRAM  
C/O WILLENE KELLY FARROW  
43945 12TH ST W APT 127  
LANCASTER CA. 93534

Date	Invoice #
2/1/2011	100340

Case Number	District	Class
CV0906087	5	SOE

Property Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 1 PAR W/O (21691 ORANE AVE) PERRIS, CA

Date	Item	Description	Hours/Qty	Rate	Amount
9/8/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/6/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/9/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/30/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/4/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
5/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
8/25/2010	Officer Hours	Labor Charges - Officer Time	1	82.00	82.00
2/1/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			278.00
2/1/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
8/25/2010	Demolition & Disposal	Demolition & Disposal	1	524.00	524.00
2/1/2011	Lot/Title Report	Lot/Title Report		0.00	0.00
		Subtotal Contractor Costs			524.00

<b>Subtotal</b>	\$997.30
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$997.30

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

  
 \_\_\_\_\_  
 Code Enforcement Department

EXHIBIT NO.           A<sup>3</sup>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

318270040  
M J INGRAM  
C/O WILLENE KELLY FARROW ST  
43945 12TH ST. WEST #127  
LANCASTER, CA 93534

Citation Issue Date	Billing Date
11/9/2009	2/1/2011

Citation Number	District	Class
A28859	5	SOE

Property Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 1 PAR W/O (21691 ORANE AVE) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A28859--CV0906087	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$100.00

EXHIBIT NO.     A4

# NOTICE LIST

Subject Property: 1 Parcel W/O 21691 Orange Ave., Perris; Case No.: CV09-06087;  
 APN: 318-270-040; District Five

MJ INGRAM  
 C/O WILLENE KELLY FARROW  
 43945 12<sup>TH</sup> STREET WEST APT 127  
 LANCASTER CA 93534

MJ INGRAM  
 C/O WILLENE KELLY FARROW  
 6004 HOLMES AVE  
 LOS ANGELES CA 90001

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b>		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ .61	Mailed 3/10/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.71</b>	
<b>Sent To</b>		
Street, Ap or PO Bo MJ INGRAM		
City, State 43945 12 <sup>TH</sup> STREET WEST APT 127		
LANCASTER CA 93534		
PS Form 3800, August 2006		See Reverse for Instructions

7010 1670 0001 7232 9172

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b>		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ .61	Mailed 3/10/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.71</b>	
<b>Sent To</b>		
Street, Ap or PO Bo MJ INGRAM		
City, State 6004 HOLMES AVE		
LOS ANGELES CA 90001		
PS Form 3800, August 2006		See Reverse for Instructions

5916 2221 1000 0490 0100

EXHIBIT NO.           A5



**PROOF OF SERVICE**

Case No. CV09-06087

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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, Suite 500, Riverside, California 92501.

That on March 10, 2011, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- SUMMARY STATEMENT & STATEMENT OF EXPENSE

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)**

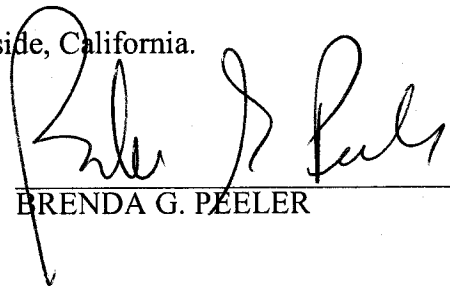
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, 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 March 10, 2011, at Riverside, California.



\_\_\_\_\_  
BRENDA G. PEELER

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

A6



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

---

**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV09-06087**

**I, David Jurden, hereby declare:**

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

County of Riverside  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

2. That on **March 11, 2011 at 0910 AM**, I securely and conspicuously posted a **Statement of Expense, Notice List and Proof of Service** at the property described as:

**Property Address: 1 parcel W/O 21691 Orange Avenue, Perris**

**Assessor's Parcel Number: 318-270-040**

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

Executed on **March 11, 2011** at Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: 

**David Jurden, Code Enforcement Technician**

**EXHIBIT NO.**           A<sup>7</sup>



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 43945 12TH ST W APT 127 LANCASTER, CA 93534

**Summary Statement**  
**As of: 2/1/2011**

Date	Invoice Number & Amount	Amount	Balance
02/01/2011	CV0906087- INV #100340. Orig. Amount \$997.30.	997.30	997.30
11/09/2009	CV0906087:A28859- INV #7050. Orig. Amount \$100.00. A28859	100.00	1,097.30
		<b>Balance Due</b>	<b>\$1,097.30</b>

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*Duez*  
Code Enforcement Department

EXHIBIT NO. B



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Statement of Expense

318270040  
M J INGRAM  
C/O WILLENE KELLY FARROW  
43945 12TH ST W APT 127  
LANCASTER CA. 93534

Date	Invoice #
2/1/2011	100340

Property Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 1 PAR W/O (21691 ORANE AVE) PERRIS, CA

Case Number	District	Class
CV0906087	5	SOE

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5/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
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		Subtotal Code Enforcement Costs			278.00
2/1/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
8/25/2010	Demolition & Disposal	Demolition & Disposal	1	524.00	524.00
2/1/2011	Lot/Title Report	Lot/Title Report		0.00	0.00
		Subtotal Contractor Costs			524.00
<b>Subtotal</b>					<b>\$997.30</b>
<b>Payments/Credits</b>					<b>\$0.00</b>
<b>Total</b>					<b>\$997.30</b>

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

\_\_\_\_\_  
 Code Enforcement Department

EXHIBIT NO.     B<sup>2</sup>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

318270040  
M J INGRAM  
C/O WILLENE KELLY FARROW ST  
43945 12TH ST. WEST #127  
LANCASTER, CA 93534

Citation Issue Date	Billing Date
11/9/2009	2/1/2011

Property Address
318270040 M J INGRAM C/O WILLENE KELLY FARROW 1 PAR W/O (21691 ORANE AVE) PERRIS, CA

Citation Number	District	Class
A28859	5	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A28859--CV0906087	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00

EXHIBIT NO.     B<sup>3</sup>

Lanik Enterprises Inc.

PO Box 891416  
Temecula, CA 92589

# Invoice

Date	Invoice #
8/25/2010	1619

<b>Bill To</b>
Riverside County TLMA PO # TLA0051483 Case # CV09-06087

<b>Job Address</b>
APN # 318-270-040 1 Parcel W. of 21691 Orange Ave. Perris, Ca

Quantity	Description	Price Each	Est Amt	Amount	Terms
1	Abatement Services per PO # TLA0051483	524.00		524.00	

RECEIVED AUG 30 2010

<b>PAYMENT APPROVAL</b>	
Fund	<u>10000</u>
DeptID	<u>3140100000</u>
Account	<u>525440</u>
Project	<u>200906082</u>
Amount Paid	<u>\$524.00</u>
Signature	<u>[Signature]</u>
Date	<u>8/31/10</u>

RECEIVED  
AUG 30 2010  
TLMA - PURCHASING

<b>Total</b>	\$524.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$524.00

TO 14th fl. 8/31/10

8/30/10 Sent to Sylvia 12th FL OMM

EXHIBIT NO. B4 RECEIVED AUG 30 2010



# INVOICE

Order Number: 23161

Order Date: 2/17/2011

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-06087 / Angela Sarmiento  
IN RE: INGRAM, M.J.

Product and/or Service ordered for Property known as:

**Vacant Land**

DESCRIPTION:	FEE:
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.     B<sup>S</sup>

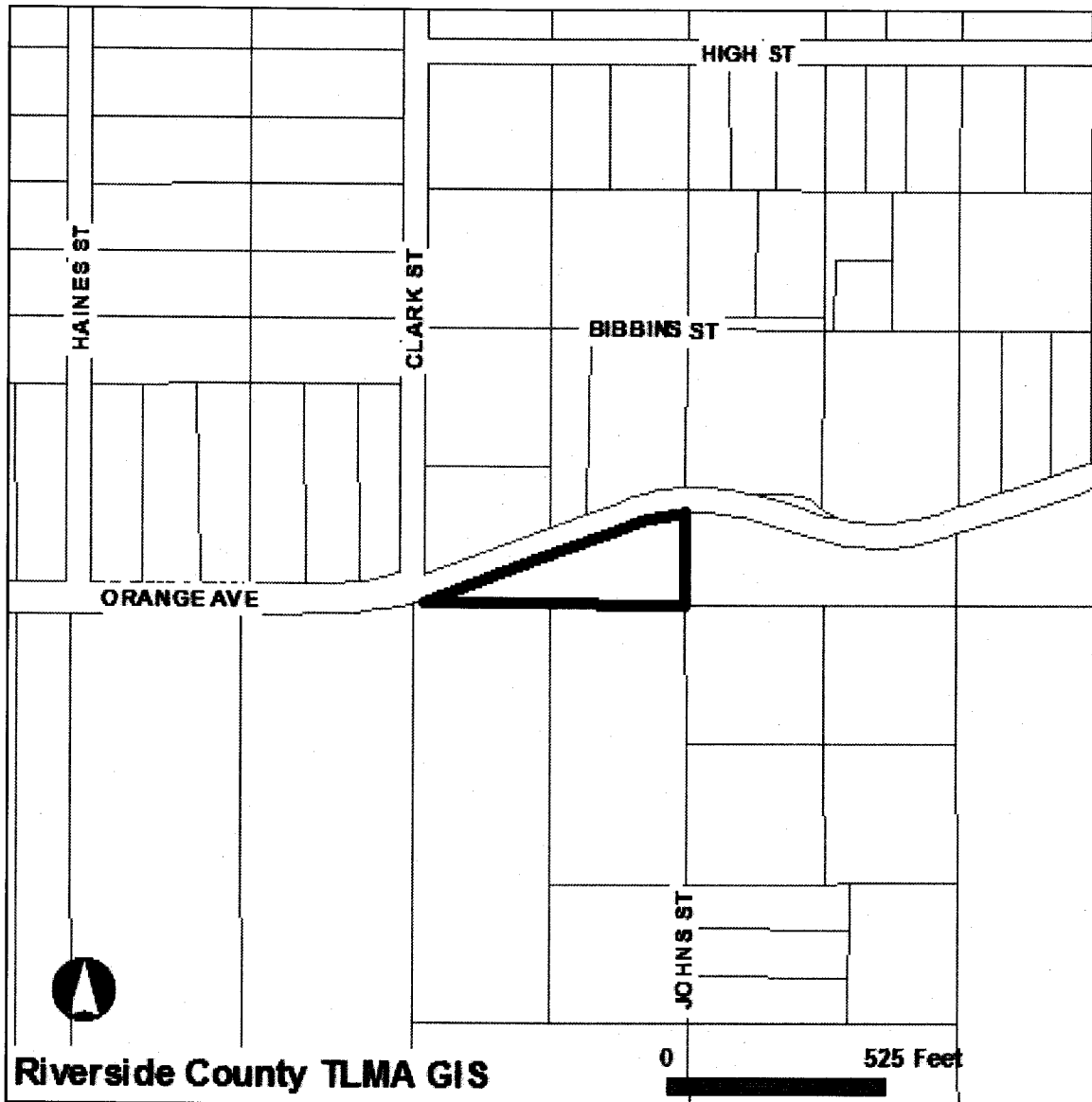
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #318270040-3		Parcel # 318270040-3	
<b>Assessee:</b>	INGRAM M J	<b>Land</b>	6,536
<b>Mail Name:</b>	C/O WILLENE KELLY FARROW	<b>Full Value</b>	6,536
<b>Mail Address:</b>	43945 12TH ST W APT 127	<b>Total Net</b>	6,536
<b>City, State Zip:</b>	LANCASTER CA 93534	<b>View Parcel Map</b>	
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	1975		
<b>Conveyance Number:</b>	0081949		
<b>Conveyance (mm/yy):</b>	8/1968		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	98-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 54 RS 016/007		

EXHIBIT NO.     c



RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):  
318-270-040

**\*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**

318-270-040-3

**OWNER NAME / ADDRESS**

M J INGRAM  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

C/O WILLENE KELLY FARROW  
43945 12TH ST W APT 127  
LANCASTER CA. 93534

**LEGAL DESCRIPTION**

EXHIBIT NO.           C<sup>2</sup>

RECORDED BOOK/PAGE: RS 16/7  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 54, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.88 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: J6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE 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**

T4SR4W SEC 15

**ELEVATION RANGE**

1756/1768 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-1/2

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**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: SOUTH MEAD VALLEY  
AMENDMENT NUMBER: 0  
ADOPTION DATE: FEB. 6, 2009  
ACREAGE: 5013 ACRES

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**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Coastal Sage Scrub  
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**  
STATE 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. NORTHWEST

**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**  
58B

NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

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### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

EMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JACINTO VALLEY

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## **GEOLOGIC**

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### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

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

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## **MISCELLANEOUS**

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### **SCHOOL DISTRICT**

VAL VERDE UNIFIED

### **COMMUNITIES**

MEAD VALLEY

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -

STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 39.87 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042903

042904

### **FARMLAND**

LOCAL IMPORTANCE

OTHER LANDS

### **TAX RATE AREAS**

098-001

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- 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
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

REPORT PRINTED ON...Tue Feb 08 10:20:38 2011  
Version 101221



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

## Lot Book Report

Order Number: **23161**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV09-06087 / Angela Sarmiento

IN RE:

INGRAM, M.J.

Order Date: 2/17/2011

Dated as of: 2/10/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 318-270-040-3

**Assessments:**

Land Value:	\$6,536.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$6,536.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$52.18
Penalty	\$5.20
Status	NOT PAID-DELINQUENT
Second Installment	\$52.18
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)
Prior Delinquencies for tax defaulted year(s)	2005-2009
Redemption Amount	\$937.01
If paid by	02/28/2011

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

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Reference: CV09-06087 / Ang

Redemption Amount

If paid by

## Property Vesting

The last recorded document transferring title of said property

Dated	08/22/1968
Recorded	08/22/1968
Document No.	81949
D.T.T.	\$0.55
Grantor	Eunice Jackson, a single woman
Grantee	M.J. Ingram

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	M.J. Ingram
Case No.	CV09-06087
Recorded	10/06/2009
Document No.	2009-0518206

Notice of Power to Sell Tax-Defaulted Property

Recorded	08/17/2001
Document No.	2001-395514

Note: Document recorded with incorrect/incomplete legal description



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Fax # (714) 783-3038

Order Number: 23161

Reference: CV09-06087 / Ang

## Legal Description

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

PARCEL 54 OF RECORD OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF ORANGE AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 7 OF RECORDS OF SURVEY, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.