

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

634B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
August 4, 2011

**SUBJECT:** Statement of Abatement Costs [Case No. CV08-02384]  
Subject Property: 6671 Heathgrove Drive, Corona; CHEN  
APN: 144-553-011  
District Two

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

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits) in the above-referenced matter to be **nine hundred five dollars and forty cents (US \$905.40)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 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.

*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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$100.00.

Ayes: Buster, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: August 16, 2011  
xc: Co. Co. CED, Prop. Owner

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

Prev. Agn. Ref.: | District: 2 | Agenda Number:

9.10

Departmental Concurrence

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

Statement of Abatement Costs [Case No. CV08-02384]  
Subject Property: 6671 Heathgrove Drive, Corona; CHEN  
APN: 144-553-011  
District: Two  
Page 2

Notices of Violation and Administrative Citations were issued. Subsequently, on or about May 29, 2009, the property owners obtained proper permits for additions and modifications. Accordingly, the Riverside County Code Enforcement Department closed this case on or about June 1, 2009.

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

**STATEMENT OF ABATEMENT COSTS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV08-02384]  
Subject Property: 6671 Heathgrove Drive, Corona; CHEN  
APN: 144-553-011  
District: Two

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

**Hearing Date: AUGUST 16, 2011**

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, June 30, 2011.....	Exhibit C
Lot Book Report .....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

July 28, 2011

**NOTICE OF HEARING RE:  
STATEMENT OF ABATEMENT COSTS**

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

Subject Property: 6671 Heathgrove Drive, Corona  
Case No.: CV08-02384; CHEN  
APN: 144-553-011

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, August 16, 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 construction without permits (garage conversion and addition to inside of the house) located on your real property commonly described as 6671 Heathgrove Drive, Corona, Riverside County, California and more particularly described as Assessor's Parcel Number 144-553-011.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **nine hundred, five dollars and forty cents, (US \$905.40)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Ward Komers or Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

**You are encouraged to contact Ward Komers or Carol Lynn Anderson at (951) 955-2004 prior to the hearing. Please meet with Brian Black at 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

GLENN BAUDE  
DIRECTOR

WARD KOMERS

Administrative Manager

Enclosure: Statement of Abatement Costs

EXHIBIT NO.     A



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

**Summary Statement**  
**As of: 4/6/2011**

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/06/2011	CV0802384- INV #100918.	805.40	805.40
05/13/2009	CV0802384:A19370- INV #2773. A19370	200.00	1,005.40
05/19/2010	PMT #10748. A19370	-200.00	805.40
07/08/2008	CV0802384:A19554- INV #2774. A19554	100.00	905.40
		<b>Balance Due</b>	<b>\$905.40</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. A2

**County of Riverside  
Code Enforcement Department**

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



## Statement of Abatement Costs

144-553-011  
JIE CHEN  
6671 HEATHGROVE DR  
CORONA, CA 92880

Date	Invoice #
4/6/2011	100918

Case Number	District	Class
CV0802384	2	SOAC

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/17/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/22/2008	Officer Hours	Labor Charges - Officer Time	2.9	109.00	316.10
7/8/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/13/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/6/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			490.10
4/6/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/6/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

<b>Subtotal</b>	<b>\$805.40</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total Now Due</b>	<b>\$805.40</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

*Jamie A. Seidman*  
Code Enforcement Department

EXHIBIT NO.     A3



# 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

144-553-011  
JIE CHEN  
6671 HEATHGROVE DR  
CORONA, CA 92880

Citation Issue Date	Billing Date
7/8/2008	4/6/2011

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

Citation Number	District	Class
A19554	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A19554 -- CV0802384	1	100.00	100.00
			<b>Subtotal</b>	\$100.00

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

EXHIBIT NO. AA

## NOTICE LIST

Subject Property: 6671 Heathgrove Dr., Corona, CA 92880;  
Case No.: CV08-02384;  
APN: 144-553-011

JIE CHEN  
6671 GEATHGROVE DRIVE  
CORONA CA 92880

JP MORGAN CHASE BANK NA  
C/O NDEX WEST, LLC  
15000 SURVEYOR BLVD SUITE 500  
ADDISON TX 75001-9013

EXHIBIT NO. AS



1 **PROOF OF SERVICE**

2 Case No.: CV08-02384

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County  
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my  
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on July 28, 2011, I served the following document(s):

- 8 - NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- 9 - SUMMARY STATEMENT OF ABATEMENT COSTS
- 10 - STATEMENT OF ABATEMENT COSTS
- 11 - ADMINISTRATIVE CITATION(S)
- 12 - NOTICE LIST

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

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

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

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

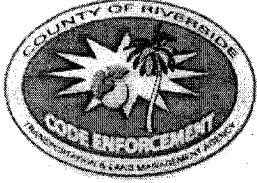
22 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**  
23 **above is true and correct.**

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

26 EXECUTED ON July 28, 2011, at Riverside, California.

27   
28 \_\_\_\_\_  
BRENDA G. PEELER

EXHIBIT NO.     Ab



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

August 3, 2011

RE CASE NO: CV0802384

I, Etita Fohe, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879.

That on 08/01/11 at 12:30 pm, I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

**Property Address:** 6671 HEATHGROVE DR, CORONA

**Assessor's Parcel Number:** 144-553-011

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

Executed on August 3, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Etita Fohe, Code Enforcement Technician

13575 MAGNOLIA AVE, CORONA, CALIFORNIA 92879  
(951) 280-4100; FAX (951) 280-0984

EXHIBIT NO. A7



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

## Summary Statement

As of: 4/6/2011

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
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		<b>Balance Due</b>	<b>\$905.40</b>

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

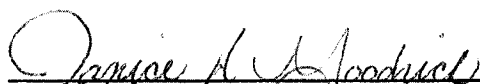
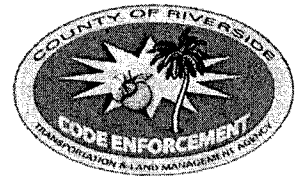
  
Code Enforcement Department

EXHIBIT NO.     B

**County of Riverside  
Code Enforcement Department**

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



## Statement of Abatement Costs

144-553-011  
JIE CHEN  
6671 HEATHGROVE DR  
CORONA, CA 92880

Date	Invoice #
4/6/2011	100918

Case Number	District	Class
CV0802384	2	SOAC

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

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5/13/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/6/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			490.10
4/6/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/6/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

<b>Subtotal</b>	\$805.40
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$805.40

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

*Jamie A. Goodrial*  
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

144-553-011  
JIE CHEN  
6671 HEATHGROVE DR  
CORONA, CA 92880

Citation Issue Date	Billing Date
7/8/2008	4/6/2011

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

Citation Number	District	Class
A19554	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A19554 -- CV0802384	1	100.00	100.00
			<b>Subtotal</b>	\$100.00

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

EXHIBIT NO.     B3

Home

CITATION PROCESSING CENTER

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:  
A19554

**General Information**

Citation: A19554	Date: 07/08/08	Time: 10:30 AM
Amt Owing this Citation: \$100.00	This Person: \$100.00	This Plate:
Issuing Agency: RE-Riverside County Code Enforcement Dept.		Dept: Code Enforcement
Status: OPEN: Noticed		
Number: 1 of 1		

**Responsible Party Information**

Name: CHEN, JIG JIE  
 Address: 6671 HEATHGROVE DR  
 City/State/Zip: CORONA, CA 92880

Show all Panels | Hide all Panels

**Citation Information**

Location: 2 6671 HEATHGROVE DR      Case: CV0802384      Badge #: 58

Comments:

**Violation Information**

Code	Description	Amount
15.08	Construction w/o a permit	\$100.00

**Fee History**

**Payment History**

Date on Check	Date Received	Type	Num	Location	Amount
---------------	---------------	------	-----	----------	--------

**Notice History**

Number	Notice Date	Due Date	Description	Amount
6375430	08/12/08		1st Notice Sent	\$100.00
6538619	10/14/08		2nd Notice Sent	\$100.00
6638398	11/21/08		3rd Notice Sent	\$100.00

**Appeal History**

**Responsible Party History**

**Citation History**

Date	Transaction	Rep Name	Description	W.O.
7/29/2008	New Citation Added	L Johnson		454784
7/29/2008	Citation Data Entered	L Johnson		454784
7/29/2008	Responsible party entered	L Johnson		454784
8/11/2008	Notice sent	T FEES	Inserted during Extract Commit	458362
10/13/2008	Notice sent	T FEES	Inserted during Extract Commit	470175
11/20/2008	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice	477144
1/15/2009	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST	485744
1/23/2009	SSN Miss	M Niranjana	SSN NO HIT	487340

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EXHIBIT NO.     34

https://www.citationprocessingcenter.com/agency-citation-found.aspx

4/6/2011

Home

CITATION PROCESSING CENTER

New Search

Payments & Refunds

Citation Changes

Adjudication

Receipt

Add Note

Hot Sheet

Reports

Found Citations:  
A19370

General Information

Citation: A19370      Date: 05/13/09      Time: 06:20 PM

Amt Owing this Citation: \$0.00      This Person: \$0.00      This Plate:

Issuing Agency: RE-Riverside County Code Enforcement Dept.      Dept: Code Enforcement

Status: 05/08/10: Paid In Full

Number: 1 of 1

Responsible Party Information

Name: JIE, CHEN

Address: 6671 HEATHGROVE

City/State/Zip: CORONA, CA 92880

Show all Panels | Hide all Panels

Citation Information

Location: DIS#2 6671 HEATH GROVE CORONA      Case: CV0802384      Badge #: 17

Comments: PARAL 144553011

Violation Information

Code	Description	Amount
15.08.010	construct w/o permit	\$200.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
	5/19/2010	Unknown		Franchise Tax Board	\$200.00

Notice History

Number	Notice Date	Due Date	Description	Amount
7237872	07/08/09		1st Notice Sent	\$200.00
7413927	09/09/09		2nd Notice Sent	\$200.00
7525747	10/16/09		3rd Notice Sent	\$200.00

Appeal History

Responsible Party History

Citation History

EXHIBIT NO.     B    <sup>5</sup>

<https://www.citationprocessingcenter.com/agency-citation-found.aspx>

4/6/2011

Date	Transaction	Rep Name	Description	W.O.
7/6/2009	New Citation Added	M Espinoza		517309
7/6/2009	Citation Data Entered	R Beard		517309
7/6/2009	Responsible party entered	M Espinoza		517309
7/7/2009	Notice sent	T FEES	Inserted during Extract Commit	517879
9/8/2009	Notice sent	T FEES	Inserted during Extract Commit	529887
10/15/2009	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice	537639
11/23/2009	SSN Requested	H Akolawala	Inserted during Extract Commit for SSN REQUEST	544908
11/30/2009	SSN Hit	M Niranjana	SSN HIT	546021
12/1/2009	FTB Update Requested	M Niranjana	Sent 12/1/2009 Delivery Confirmation #1	546113
5/19/2010	FTB Payment	R Benavente	FTB payment keyed at DTI	580459
5/19/2010	Paid In Full	R Benavente	PIF at FTB	580459
5/26/2010	Send FTB Update	M Niranjana	Sending to FTB (tracking #793577956708) for update due to TransCode 158 for cite #11073569	581833

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EXHIBIT NO.                     

B-6





# INVOICE

**Order Number:** 23474 **Order Date:** 4/21/2011

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV08-02384 / Angela Sarmiento  
IN RE: CHEN, JIE

Product and/or Service ordered for Property known as:	
<b>6671 Heathgrove Drive Corona, CA 92880</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.       B

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

Assessment #144553011-0		Parcel # 144553011-0	
<b>Assessee:</b>	CHEN JIE	<b>Land</b>	179,000
<b>Mail Address:</b>	6671 HEATHGROVE DR CORONA CA 92880	<b>Structure</b>	300,000
<b>Real Property Use Code:</b>	R1	<b>Full Value</b>	479,000
<b>Base Year</b>	2008	<b>Homeowners' Exemption</b>	7,000
<b>Conveyance Number:</b>	0698531	<b>Total Net</b>	472,000
<b>Conveyance (mm/yy):</b>	11/2007		
<b>PUI:</b>	R010000		
<b>TRA:</b>	59-155		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 58 MB 409/094 TR 31726		
<b>Situs Address:</b>	6671 HEATHGROVE DR CORONA CA 92880		

**View Parcel Map**

EXHIBIT NO.     C



RECORDED BOOK/PAGE: MB 409/94  
SUBDIVISION NAME: TR 31726  
LOT/PARCEL: 58, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 31726

**LOT SIZE**

RECORDED LOT SIZE IS 0.21 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 4645 SQFT., 5 BDRM/ 4.5 BATH, 2 STORY, ATTACHED GARAGE(883 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 683 GRID: A7

**CITY BOUNDARY/SPHERE**

CITY OF EASTVALE  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**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)**

JOHN TAVAGLIONE, DISTRICT 2

**TOWNSHIP/RANGE**

T2SR7W SEC 26

**ELEVATION RANGE**

631 FEET

**PREVIOUS APN**

144-030-027

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Consult with the city for land use information.

**AREA PLAN (RCIP)**

EASTVALE

**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**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

IN OR PARTIALLY WITHIN THE EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

CHINO

**AIRPORT COMPATIBILITY ZONES**  
CHINO ZONE D

---

**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)**  
AGRICULTURAL 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**  
MIRA LOMA D**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)**  
EASTVALE**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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**TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY**ROAD BOOK PAGE**  
13A**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**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

**GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

VERY HIGH

**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**

CORONA-NORCO UNIFIED

**COMMUNITIES**

EASTVALE

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

NOT APPLICABLE, 59.32 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

040602

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

INFORMATION NOT AVAILABLE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE





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

## Lot Book Report

Order Number: **23474**

**Customer:**

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

Order Date: 4/21/2011  
 Dated as of: 4/19/2011  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV08-02384 / Angela Sarmiento  
 IN RE: CHEN, JIE

FEE(s):  
 Report: \$120.00

Property Address: 6671 Heathgrove Drive  
 Corona CA 92880

Assessor's Parcel No. : 144-553-011-0

Assessments:

Land Value:	\$179,000.00
Improvement Value:	\$300,000.00
Exemption Value:	\$7,000.00
Total Value:	\$472,000.00

### Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$8,626.22
Status: Paid through	PAID (PAID THRU 06/30/2011)

Supplemental Property Tax Assessment for the

Fiscal Year	2008
Bill Number	052971180-9
First Installment	\$52.43
Penalty	\$5.24
Due Date	03/31/2011
Status	NOT PAID-DELINQUENT





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

Order Number: 23474  
Reference: CV08-02384 / Ang

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Second Installment	\$52.43
Penalty	\$0.00
Due Date	07/31/2011
Status	OPEN NOT-PAID

## Property Vesting

The last recorded document transferring title of said property

Dated	11/14/2007
Recorded	11/16/2007
Document No.	2007-0698531
D.T.T.	\$588.50
Grantor	Centex Homes, a Nevada general partnership
Grantee	Jie Chen a single woman

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/06/2007
Recorded	11/16/2007
Document No.	2007-0698532
Amount	\$500,000.00
Trustor	Jie Michelle Chen, a single woman
Trustee	Commerce Title
Beneficiary	JPMorgan Chase Bank, N.A.

Notice of Default Recorded	05/06/2009
Document No.	2009-0224767

Assignment Dated	06/02/2009
Recorded	06/10/2009
Document No.	2009-0294718



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

Order Number: 23474  
Reference: CV08-02384 / Ang

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Assigned to	Chase Home Finance, LLC
Substitution of Trustee Recorded	06/15/2009
Document No.	2009-0303462
Trustee	NDEx West, L.L.C.

### Additional Information

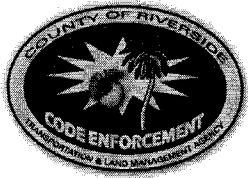
Abstract of Judgment Filed in the	Superior Court of California, County of Los Angeles - East District- [Citrus Court]
Case No.	08B02485
Recorded	12/15/2008
Document No.	2008-0655197
Amount	\$14,828.19
Debtor	Jie Chen aka Michelle Chen, an individual dba Pacific Grill
Creditor	National Commercial Recovery, Inc., a California Corporation

Abstract of Judgment Filed in the	Superior Court of California, County of Riverside - District, Limited
Case No.	RIC528585
Recorded	04/06/2011
Document No.	2011-0152486
Amount	\$15,159.02
Debtor	Jie Chen
Creditor	Discover Bank

### Legal Description

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

LOT 58 OF TRACT NO. 31726, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, FILED IN BOOK 409, PAGES 94 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS FROM THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



# County of Riverside Code Enforcement Department

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

## DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

June 9, 2011

Jie Chen  
6671 Heathgrove Dr.  
Corona, CA 92880

Subject Property: 6671 Heathgrove Dr., Corona, CA 92880  
Case No(s): CV08-02384  
APN No(s): 144-553-011

Dear Jie Chen:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved construction without permits located on your real property commonly described as 6671 Heathgrove Dr., Corona, CA 92880 and more particularly described as Assessor's Parcel Number 144-553-011.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Nine Hundred Five Dollars And Forty Cents (\$905.40)**.

**You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.**

**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER.** You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing, please complete the enclosed "Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing, a hearing shall be held without further notice to you for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-2004.

Code Enforcement Department

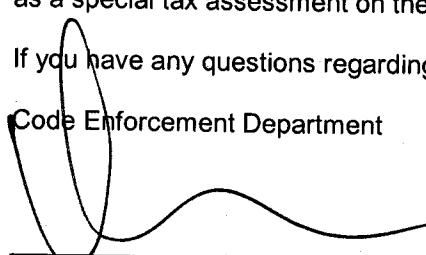
  
\_\_\_\_\_  
Ward Komers  
Administrative Manager

EXHIBIT NO.     E

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

Jie Chen  
6671 Heathgrove Dr.  
Corona, CA 92880

Subject Property: 6671 Heathgrove Dr., Corona, CA 92880  
Case No(s): CV08-02384  
APN No(s): 144-553-011

I, \_\_\_\_\_, hereby request a public hearing before the Administrative  
(Please PRINT your name here)  
Hearing Officer regarding case number(s) \_\_\_\_\_.

I request notice of the Administrative Hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please SIGN your name here)

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

**IMPORTANT**

Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469

EXHIBIT NO. E2



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

**Summary Statement**  
**As of: 4/6/2011**

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/06/2011	CV0802384- INV #100918.	805.40	805.40
05/13/2009	CV0802384:A19370- INV #2773. A19370	200.00	1,005.40
05/19/2010	PMT #10748. A19370	-200.00	805.40
07/08/2008	CV0802384:A19554- INV #2774. A19554	100.00	905.40
		<b>Balance Due</b>	<b>\$905.40</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. E3

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

144-553-011  
JIE CHEN  
6671 HEATHGROVE DR  
CORONA, CA 92880

Date	Invoice #
4/6/2011	100918

Case Number	District	Class
CV0802384	2	SOAC

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/17/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/22/2008	Officer Hours	Labor Charges - Officer Time	2.9	109.00	316.10
7/8/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/13/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/6/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			490.10
4/6/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/6/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

**Subtotal** \$805.40

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

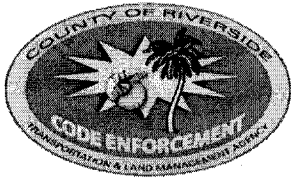
**Payments/Credits** \$0.00

**Total Now Due** \$805.40

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

*Jamie A. Goodrich*  
Code Enforcement Department

EXHIBIT NO.   E4



# 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

144-553-011  
 JIE CHEN  
 6671 HEATHGROVE DR  
 CORONA, CA 92880

Citation Issue Date	Billing Date
7/8/2008	4/6/2011

Property Address
144-553-011 JIE CHEN 6671 HEATHGROVE DR CORONA, CA 92880

Citation Number	District	Class
A19554	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A19554 -- CV0802384	1	100.00	100.00

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

EXHIBIT NO.       E

## NOTICE LIST

Subject Property: 6671 Heathgrove Dr., Corona, CA 92880;  
Case No.: CV08-02384;  
APN: 144-553-011

JIE CHEN  
6671 GEATHGROVE DRIVE  
CORONA CA 92880

JP MORGAN CHASE BANK NA  
C/O NDEX WEST, LLC  
15000 SURVEYOR BLVD SUITE 500  
ADDISON TX 75001-9013

EXHIBIT NO.                     

*E<sup>b</sup>*



**PROOF OF SERVICE**

Case No. CV08-02384

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 6/9/2011, I served the following document(s):

- **DEMAND FOR PAYMENT**
- **REQUEST FOR HEARING**
- **SUMMARY STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **ADMINISTRATIVE CITATION(S)**
- **NOTICE LIST**

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

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

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

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

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

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

EXECUTED ON 6/9/2011, at Riverside, California.

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

EXHIBIT NO.       E<sup>7</sup>

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

Jie Chen  
6671 Heathgrove Dr.  
Corona, CA 92880

Subject Property: 6671 Heathgrove Dr., Corona, CA 92880  
Case No(s): CV08-02384  
APN No(s): 144-553-011

I, Jie Chen, hereby request a public hearing before the Administrative  
(Please PRINT your name here)  
Hearing Officer regarding case number(s) CV08-02384.

I request notice of the Administrative Hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 6671 Heathgrove Dr  
CORONA, CA 92880

Signed: [Signature] Date: 6/10/11  
(Please SIGN your name here)

Print: Jie Chen  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-454-8188

**IMPORTANT**  
Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469

EXHIBIT NO. F

RECEIVED JUN 15 2011