

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

306B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
September 22, 2011

**SUBJECT:** Statement of Abatement Costs [Case No. CV06-5365]  
Subject Property: 24823 Orange Street, Menifee; REID / GRUBB  
APN: 361-171-008  
District One

Departmental Concurrence

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

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits, unpermitted swimming pool, prohibited fencing, occupied recreational vehicle and excess outside storage) in the above-referenced matter to be **one thousand, six hundred four dollars and twenty cents (US \$1,604.20)**;
- (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.

*[Signature]*

PATRICIA MUNROE, 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: *[Signature]*  
Tina Grande

County Executive Office Signature

X Policy  
X Policy

Consent  
 Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone and Ashley  
Nays: None  
Absent: Tavaglione and Benoit  
Date: October 4, 2011  
xc: Co. Co., CED, Prop. Owner

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

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

9.6

Statement of Abatement Costs [Case No. CV06-5365]  
Subject Property: 24823 Orange Street, Menifee; REID / GRUBB  
APN: 361-171-008  
District: One  
Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15), 348 (RCC Title 17), 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.

Notices of Violation and Administrative Citations were issued. Subsequently, on or about Dec. 16, 2008, the property was brought into compliance.

The property has a delinquent tax status as of 2008.

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.

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV06-5365]  
Subject Property: 24823 Orange Street, Menifee; REID / GRUBB  
APN: 361-171-008  
District One

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

**Hearing Date: OCTOBER 4, 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, May 3, 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

September 8, 2011

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

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

Subject Property: 24823 Orange Street, Menifee  
Case No.: CV06-5365  
APN: 361-171-008; REID / GRUBB

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 4, 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 unpermitted pool, prohibited fencing, construction without permit, occupied recreational vehicle and excess outside storage located on your real property commonly described as 24823 Orange Street, Menifee, Riverside County, California and more particularly described as Assessor's Parcel Number 361-171-008.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, six hundred four dollars and twenty cents (US \$1,604.20)**. 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 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.**

GLENN BAUDE  
DIRECTOR

WARD KOMERS  
Administrative Manager  
Enclosure: Statement of Abatement Costs



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
361171008 JOHN T REID DIANE GRUBB 710 PALM HEMET, CA 92543

Date: 5/4/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/04/2011	CV065365- INV #101260.	1,304.20	1,304.20
03/21/2007	CV065365:A15976- INV #8580. A15976	300.00	1,604.20
11/14/2006	CV065365:A24984- INV #8581. A24984	100.00	1,704.20
12/03/2006	PMT #5931. A24984	-100.00	1,604.20
		<b>Total Now Due</b>	<b>\$1,604.20</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.

Code Enforcement Department

**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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Date	Invoice #
5/4/2011	101260

Case Number	District	Class
CV065365	1	SOAC

Property Address
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2006	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
10/12/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
11/14/2006	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
11/16/2006	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
3/21/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/5/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/6/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/16/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/23/2009	Case Management	Officer research, report writing, records preparation		163.50	163.50
9/23/2009	Prepare Release SOE Preparation	Prepare Release Documentation Prepare Statement of Expense Subtotal Code Enforcement Costs		63.50 65.00	63.50 65.00 838.90
5/4/2011	Prepare Case for SOE He... Attend SOE Hearing	Subtotal County Counsel Costs		125.55 69.75	125.55 69.75 195.30
5/1/2008 5/4/2011	Lot/Title Report Lot Book Report	Lot/Title Report Subtotal Contractor Costs	1	150.00 120.00	150.00 120.00 270.00


**Subtotal** \$1,304.20

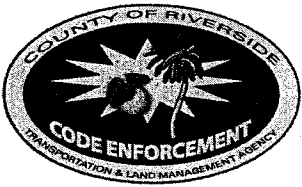
**Payments/Credits** \$0.00

**Total Now Due** \$1,304.20

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.

  
Code Enforcement Department



# 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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Citation Issue Date	Billing Date
3/21/2007	5/4/2011

Citation Number	District	Class
A15976	1	SOAC

<b>Property Address</b>
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A15976 - CV065365	1	300.00	300.00
			<b>Subtotal</b>	\$300.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$300.00

## **NOTICE LIST**

Subject Property: 24823 Orange Street, Menifee; Case No.: CV06-5365;  
APN: 361-171-008; District One

JOHN T REID  
DIANE L GRUBB  
710 SOUTH PALM AVENUE  
HEMET CA 92543

JOHN T REID  
DIANE L GRUBB  
24823 ORANGE STREET  
MENIFEE CA 92584



**PROOF OF SERVICE**

Case No. CV06-5365

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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 September 8, 2011, I served the following document(s):

- NOTICE OF HEARING RE: SUMMARY OF ABATEMENT COSTS
- SUMMARY 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)**

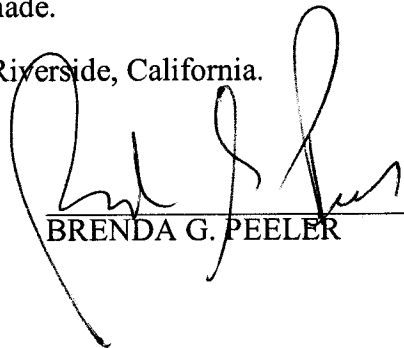
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary 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 September 8, 2011, at Riverside, California.

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 9, 2011

RE CASE NO: CV065365

I, Jeremy Wagner, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 09/09/2011 at 1103, 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:

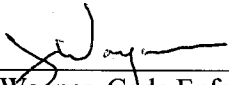
**Property Address:** 24823 ORANGE ST, MENIFEE

**Assessor's Parcel Number:** 361-171-008

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

Executed on September 9, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jeremy Wagner, Code Enforcement Officer III



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
361171008 JOHN T REID DIANE GRUBB 710 PALM HEMET, CA 92543

Date: 5/4/2011

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12/03/2006	PMT #5931. A24984	-100.00	1,604.20
<b>Total Now Due</b>			<b>\$1,604.20</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 to the best of my knowledge.

\_\_\_\_\_  
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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Date	Invoice #
5/4/2011	101260

Case Number	District	Class
CV065365	1	SOAC

Property Address
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

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9/16/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/6/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
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9/23/2009	Case Management	Officer research, report writing, records preparation		163.50	163.50
9/23/2009	Prepare Release SOE Preparation	Prepare Release Documentation		63.50	63.50
		Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			838.90
5/4/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
5/1/2008 5/4/2011	Lot/Title Report Lot Book Report	Lot/Title Report	1	150.00 120.00	150.00 120.00
		Subtotal Contractor Costs			270.00
				<b>Subtotal</b>	<b>\$1,304.20</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.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$1,304.20</b>

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.

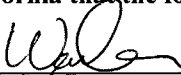
  
Code Enforcement Department

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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Citation Issue Date	Billing Date
3/21/2007	5/4/2011

Citation Number	District	Class
A15976	1	SOAC

Property Address
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A15976 - CV065365	1	300.00	300.00
			<b>Subtotal</b>	\$300.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$300.00

EXHIBIT NO.     B<sup>3</sup>

**CITATION CENTER**

Home

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

Found Citations:  
A15976  Submit

General Information			
Citation:	A15976	Date:	03/21/07
Time:		02:30 PM	
Amt Owing this Citation:	\$300.00	This Person:	\$300.00
This Plate:			
Issuing Agency:	RE-Riverside County Code Enforcement Dept.	Dept:	Code Enforcement
Status:	OPEN: Noticed		
Number:	1 of 1		
Responsible Party Information			
Name:	REID, JOHN T		
Address:	24823 ORANGE ST		
City/State/Zip:	MENIFEE, CA		

Show all Panels | Hide all Panels

Citation Information		
Location:	24823 ORANGE ST MENIFEE	Case: CV06-5365
Badge #:	46	
Comments:		

Violation Information		
Code	Description	Amount
17.16.010	Unpermitted landuse	\$100.00
15.08	Construction w/o a permit	\$100.00
17.172.205	Illegal metal fence	\$100.00

- Fee History
- Payment History
- Notice History
- Appeal History
- Responsible Party History
- Citation History

Home | Log Out | Help

EXHIBIT NO. 34

**Vouchers**

Criteria: Accounting Date = 7/1/2002..5/31/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
10/14/2008	TLARC-00196160	050108-053008	RIVCO-0000006006	First American Title Company Inc	150.00	150.00	0.00
Total General Fund					150.00	150.00	0.00

EXHIBIT NO.                     

B<sup>5</sup>

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

<b>Assessment #361171008-5</b>	<b>Parcel # 361171008-5</b>
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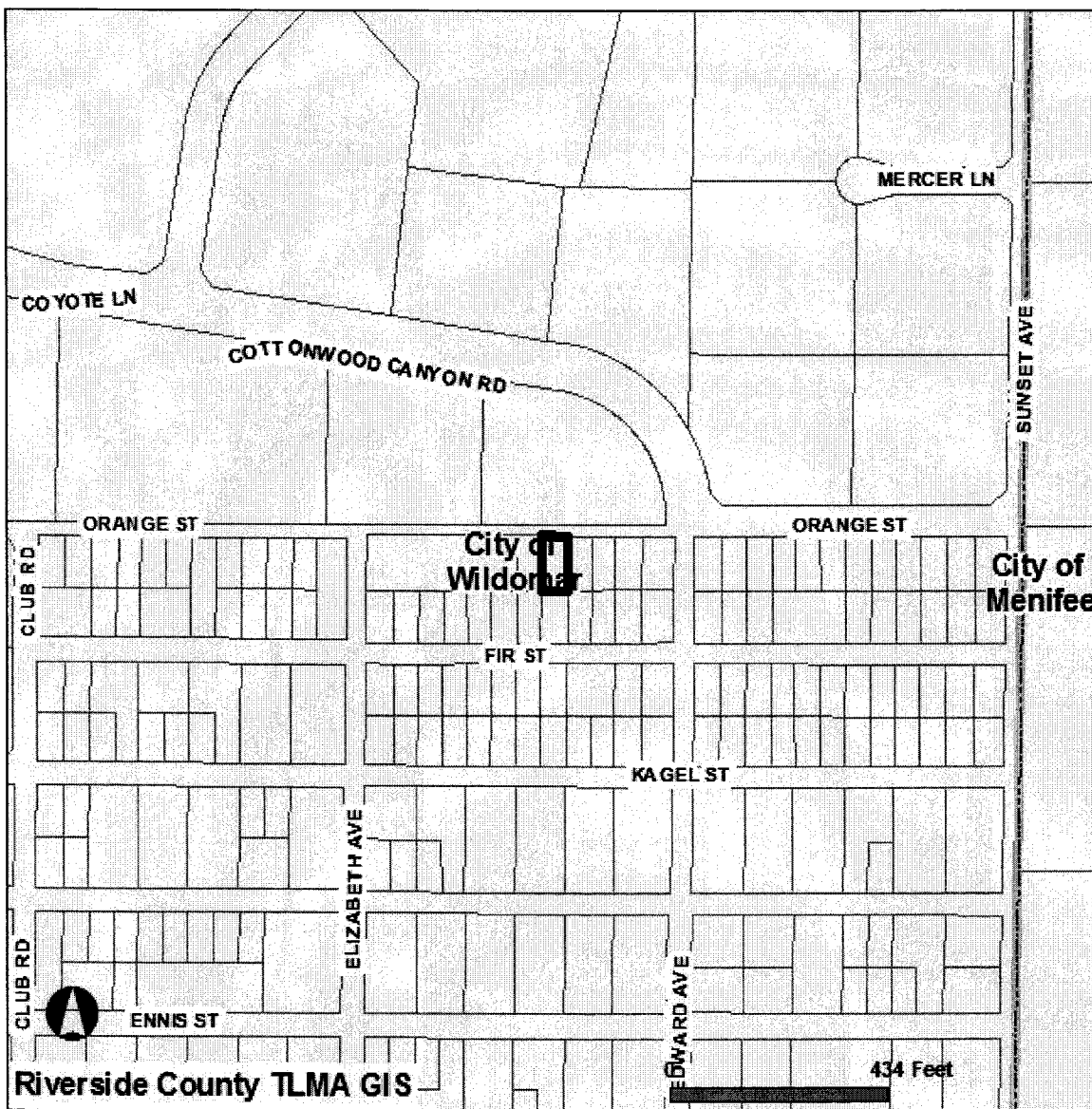
<b>Assessee:</b>	REID JOHN T	<b>Land</b>	51,896
<b>Assessee:</b>	GRUBB DIANE L	<b>Structure</b>	10,379
<b>Mail Address:</b>	710 PALM	<b>Full Value</b>	62,275
<b>City, State Zip:</b>	HEMET CA 92543	<b>Total Net</b>	62,275
<b>Real Property Use Code:</b>	MR		
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0232126		
<b>Conveyance (mm/yy):</b>	4/2007		
<b>PUI:</b>	M010012		
<b>TRA:</b>	25-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 8 MB 013/002 LAKE ELSINORE COUNTRY CLUB HOME ACRES		
<b>Situs Address:</b>	24823 ORANGE ST MENIFEE CA 92584		



EXHIBIT NO.     C



RIVERSIDE COUNTY GIS



Selected parcel(s):  
361-171-008

**\*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**

361-171-008-5

**OWNER NAME / ADDRESS**

JOHN T REID  
DIANE GRUBB  
24823 ORANGE ST  
MENIFEE, CA. 92584

**MAILING ADDRESS**

(SEE OWNER)  
710 PALM  
HEMET CA. 92543

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

C2

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 13/2  
SUBDIVISION NAME: LAKE ELSINORE COUNTRY CLUB HOME ACRES  
LOT/PARCEL: 8, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.12 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 720 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1977 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 867 GRID: H7

**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)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T6SR3W SEC 18

**ELEVATION RANGE**

1673 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
DATA NOT AVAILABLE

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

0

**ZONING DISTRICTS AND ZONING AREAS**

SEDCO-WILDOMAR AREA

**ZONING OVERLAYS**

NOT IN A ZONING 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**

NOT IN AN AIRPORT INFLUENCE AREA

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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)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**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**  
SCOTT B

**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. SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
ELSINORE

**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**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
71A

**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**  
SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
MENIFEE UNION & PERRIS UNION HIGH

**COMMUNITIES**  
COTTONWOOD CANYON

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 29.00 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043208

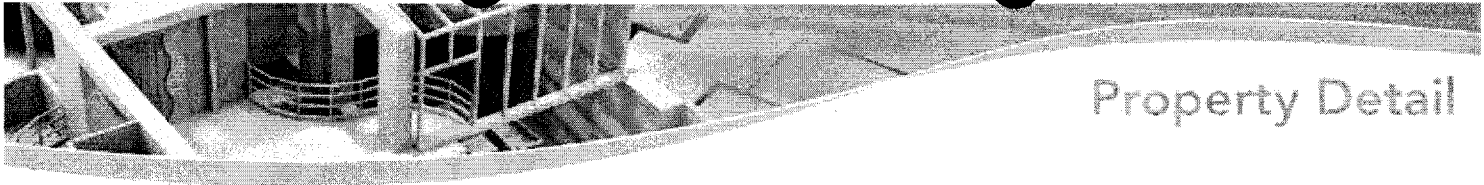
**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
NOT AVAILABLE

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined



# Property Detail

Subject Property : **24823 Orange St Menifee CA 92584**

## Owner Information

Owner Name : **Reid John T / Grubb Diane L**  
Mailing Address : **710 S Palm Ave, Hemet CA 92543-6960**  
Vesting Codes : **Unmarried Man / / Tenants In Common**

## Location Information

Legal Description : **Lot 8 Blk 2 Mb 013/002 Lake Elsinore Country Club Home Acres**  
County : **Riverside, Ca** APN : **361-171-008**  
Census Tract / Block : **427.13 / 2** Alternate APN : **361-171-008**  
Legal Book/Page : **13-2** Subdivision : **Lake Elsinore Country Club Home Acres**  
Legal Lot : **8** School District : **Perris Un**  
Legal Block : **2**

## Last Market Sale Information

Recording/Sale Date : **08/18/2006 / 08/08/2006** Document # : **611440**  
Sale Price : **\$95,000** Deed Type : **Grant Deed**  
Sale Type : **Full**  
Seller Name : **Boyle Dorothy M**

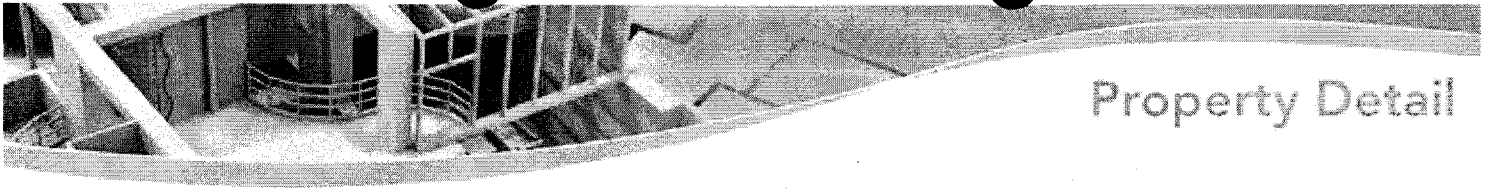
## Property Characteristics

Gross Area : **720** Bath(F/H) : **2** Heat Type : **Central**  
Living Area : **720** Year Built / Eff : **1977** Cooling Type : **Central**  
Tot Adj Area : **720** # of Stories : **1** Air Cond : **Central**  
Bedrooms : **2** Roof Material : **Composition Shingle**

## Property Information

Land Use : **Mobile Home Lot** Res/Comm Units : **1** Water Type : **Type Unknown**  
County Use : **Mobile Home Lot** Lot Acres : **0.12** Sewer Type : **Type Unknown**  
Zoning : **R-R** Lot Size : **5,227** State Use : **M01001**

Prepared On : 06/07/2011  
2011 CoreLogic. All rights reserved



## Property Detail

### Tax Information

Total Value :	<b>\$62,275</b>	Assessed Year :	<b>2010</b>	Property Tax :	<b>\$691.82</b>
Land Value :	<b>\$51,896</b>	Improve % :	<b>17%</b>	Tax Rate Area :	<b>25001</b>
Improvement Value :	<b>\$10,379</b>	Tax Year :	<b>2010</b>	Water Tax :	<b>WESTERN 06ST FRINGE</b>
Total Taxable Value :	<b>\$62,275</b>				



# 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

6/22/2011

John T Reid and Diane Grubb  
29467 Third Street  
Hemet, CA 92543

Re: Demand for Payment of Statement of Abatement Costs  
Subject Property: 24823 Orange St, Menifee, CA 92543  
Case No(s): CV06-5365  
APN No(s): 361-171-008

Dear John T Reid and Diane Grubb:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department has incurred expenses to enforce and/or abate violations of the Riverside County Ordinance caused by conditions on your real property described as [24823 Orange St, Menifee, CA 92543] and more particularly described as Assessor's Parcel Number [361-171-008] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [348, 457]

Pursuant to Riverside County Ordinance No. 725, as property owner you are liable for reimbursement of all abatement costs incurred by the County, including, but not limited to, staff time for enforcement, investigations, notices, communications, title search, administrative costs and attorney fees.

**YOU ARE HEREBY DEMANDED** to pay the County of Riverside the total amount due of \$1,604.20 (One Thousand Six Hundred Four Dollars And Twenty Cents) as set forth in the enclosed "Summary Statement of Abatement Costs." If the amount due is not paid in full within thirty (30) days, a special tax assessment and abatement lien will be recorded against the subject property.

**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER.** You have the right to contest the abatement costs and special assessment levied 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 notice.

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

Code Enforcement Department

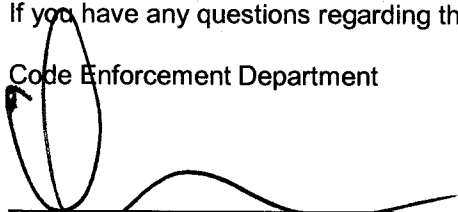
  
Ward Komers  
Administrative Manager

EXHIBIT NO.     E

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

John T Reid and Diane Grubb  
29467 Third Street  
Hemet, CA 92543

Subject Property: 24823 Orange St, Menifee, CA 92543  
Case No(s): CV06-5365  
APN No(s): 361-171-008

I, \_\_\_\_\_, hereby request a public hearing regarding the above  
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing 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. E<sup>2</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
361171008 JOHN T REID DIANE GRUBB 710 PALM HEMET, CA 92543

Date: 5/4/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/04/2011	CV065365- INV #101260.	1,304.20	1,304.20
03/21/2007	CV065365:A15976- INV #8580. A15976	300.00	1,604.20
11/14/2006	CV065365:A24984- INV #8581. A24984	100.00	1,704.20
12/03/2006	PMT #5931. A24984	-100.00	1,604.20
		<b>Total Now Due</b>	<b>\$1,604.20</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.

  
Code Enforcement Department

EXHIBIT NO. E<sup>3</sup>

**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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Date	Invoice #
5/4/2011	101260

Case Number	District	Class
CV065365	1	SOAC

Property Address
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2006	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
10/12/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
11/14/2006	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
11/16/2006	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
3/21/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/5/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/6/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/16/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/23/2009	Case Management	Officer research, report writing, records preparation		163.50	163.50
9/23/2009	Prepare Release SOE Preparation	Prepare Release Documentation Prepare Statement of Expense Subtotal Code Enforcement Costs		63.50 65.00	63.50 65.00 838.90
5/4/2011	Prepare Case for SOE He... Attend SOE Hearing	Subtotal County Counsel Costs		125.55 69.75	125.55 69.75 195.30
5/1/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
5/4/2011	Lot Book Report	Subtotal Contractor Costs		120.00	120.00 270.00

**Subtotal** \$1,304.20

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** \$1,304.20

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.

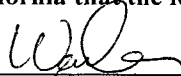
  
Code Enforcement Department

EXHIBIT NO.       E<sup>4</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

361171008  
JOHN T REID  
DIANE GRUBB  
710 PALM  
HEMET, CA 92543

Citation Issue Date	Billing Date
3/21/2007	5/4/2011

Citation Number	District	Class
A15976	1	SOAC

Property Address
361171008 JOHN T REID DIANE GRUBB 24823 ORANGE ST MENIFEE, CA 92584

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A15976 - CV065365	1	300.00	300.00

<b>Subtotal</b>	\$300.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$300.00

EXHIBIT NO.       E<sup>S</sup>

# NOTICE LIST

Subject Property: 24823 Orange St, Menifee, CA 92543;  
Case No.: CV06-5365;  
APN: 361-171-008

JOHN T REID  
DIANE L GRUBB  
710 S PALM AVE  
HEMET CA 92543

JOHN T REID  
DIANCE L GRUBB  
24823 ORANGE ST  
MENIFEE CA 92584

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

E<sub>4</sub>

**PROOF OF SERVICE**

Case No. CV06-5365

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Rush, 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 June 22, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- ADMINSTRATIVE CITATION
- 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 6/22/2011, at Riverside, California.

Sue Rush  
SUE RUSH

EXHIBIT NO. E<sup>7</sup>

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

John T Reid and Diane Grubb  
29467 Third Street  
Hemet, CA 92543

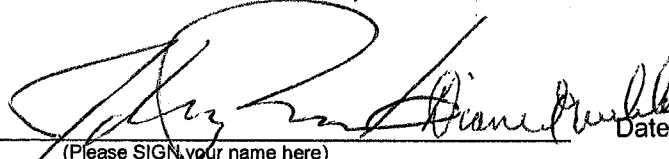
Subject Property: 24823 Orange St, Menifee, CA 92543  
Case No(s): CV06-5365  
APN No(s): 361-171-008

I, John Reid/Diane Grubb hereby request a public hearing regarding the above  
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: 401 W. DEVONSHIRE AVE  
HEMET, CA. 92543

Signed:  Date: 7-1-11  
(Please SIGN your name here)

Print: John Reid / Diane Grubb  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-292-8331

**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

EXHIBIT NO. F2

RECEIVED JUL 5 - 2011

*Saf*