

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

SIIB



**SUBMITTAL DATE:**  
October 13, 2011

**FROM:** County Counsel  
Code Enforcement Department

**SUBJECT:** Statement of Abatement Costs [Case Nos. CV07-6362 & CV07-8765]  
Subject Property: 20960 Magnolia Ave, Lakeview; HOFFMAN  
APN: 426-220-028  
District Five

Departmental Concurrence

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

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish and substandard mobile home) in the above-referenced matter to be **nine hundred eighty-two dollars (US \$982.00)**;
- (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.

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$500.00.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: October 25, 2011  
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.11

Statement of Abatement Costs [Case Nos. CV07-6362 & CV07-8765]

Subject Property: 20960 Magnolia Ave, Lakeview; HOFFMAN

APN: 426-220-028

District Five

Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 541, 457 and 725 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 were issued. Subsequently, the property was brought into compliance.

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.

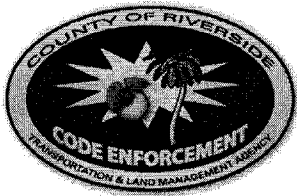
**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case Nos. CV07-6362 & CV07-8765]  
Subject Property: 20960 Magnolia Ave., Lakeview; HOFFMAN  
APN: 426-220-028  
District Five

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

**Hearing Date: OCTOBER 25, 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 19, 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 26, 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: 20960 Magnolia Ave., Lakeview  
Case Nos.: CV07-6362 & CV07-8765  
APN: 426-220-028; HOFFMAN

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 25, 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 and substandard mobile home located on your real property commonly described as 20960 Magnolia Ave., Lakeview, Riverside County, California and more particularly described as Assessor's Parcel Number 426-220-028.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **nine hundred eighty-two dollars, (US \$982.00)**. 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 Supervising Code Enforcement Officer, Brian Black 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 the lobby of the first floor annex in front of the Clerk of the Board's 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
426220028 DANNY J HOFFMAN 941 N CHIPPEWA AVE ANAHEIM, CA 92801

Date: 5/19/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076362- INV #101478. Orig. Amount \$797.10.	797.10	797.10
05/19/2011	CV078765- INV #101480. Orig. Amount \$184.90.	184.90	982.00
		<b>Total Now Due</b>	<b>\$982.00</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.

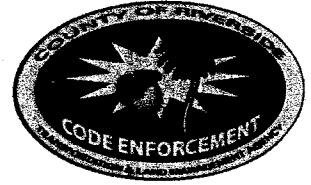
\_\_\_\_\_  
Code Enforcement Department

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

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



# Statement of Abatement Costs

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101478

Property Address
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

Case Number	District	Class
CV076362	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
9/15/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/16/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/2/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/10/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			304.80
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
12/8/2008	Lot/Title Report	Lot/Title Report	1	120.00	120.00
10/14/2009	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00
				<b>Subtotal</b>	<b>\$797.10</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>\$797.10</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.           A3

**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

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101480

Case Number	District	Class
CV078765	5	SOAC

<b>Property Address</b>
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/14/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/2/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/27/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$184.90

**Payments/Credits** \$0.00

**Total Now Due** \$184.90

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.     A4

# NOTICE LIST

Subject Property: 20960 Magnolia Ave., Lakeview; Case Nos.: CV07-6362 &  
CV07-8765; APN: 426-220-028;  
District Five

DANNY HOFFMAN  
20960 MAGNOLIA AVENUE  
LAKEVIEW CA 92550

DANNY HOFFMAN  
941 NORTH CHIPPEWA AVE  
ANAHEIM CA 92801

DANNY JOE HOFFMAN  
449 MELODY LANE #8  
PLACENTIA CA 92670

BEN F CULLEY  
PO BOX 10332  
GLENDALE CA 91201

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

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**PROOF OF SERVICE**  
Case Nos. CV07-6362 & CV07-8765

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 26, 2011, I served the following document(s):

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

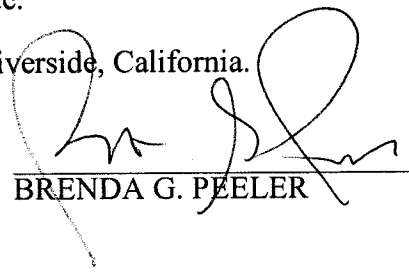
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

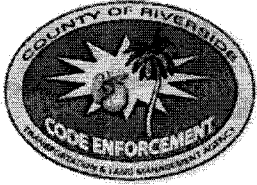
— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON September 26, 2011, at Riverside, California.



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

EXHIBIT NO.           AG



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 29, 2011

RE CASE NO: CV076362

I, Jacob Dietrich, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 09/29/11 at 1450 hours, I securely and conspicuously posted 'Notice of Hearing - Re: Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:

**Property Address:** 20960 MAGNOLIA AVE, LAKEVIEW

**Assessor's Parcel Number:** 426-220-028

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

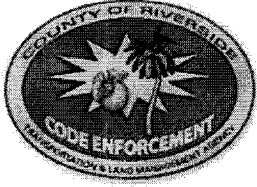
Executed on September 29, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jacob Dietrich, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO.           A7



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 29, 2011

RE CASE NO: CV078765

I, Jacob Dietrich, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557.

That on 09/26/11 at 1450 hours, I securely and conspicuously posted 'Notice of Hearing - Re: Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:

**Property Address:** 20960 MAGNOLIA AVE, LAKEVIEW

**Assessor's Parcel Number:** 426-220-028

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

Executed on September 29, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jacob Dietrich, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO. AS



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
426220028 DANNY J HOFFMAN 941 N CHIPPEWA AVE ANAHEIM, CA 92801

Date: 5/19/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076362- INV #101478. Orig. Amount \$797.10.	797.10	797.10
05/19/2011	CV078765- INV #101480. Orig. Amount \$184.90.	184.90	982.00
		<b>Total Now Due</b>	<b>\$982.00</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.

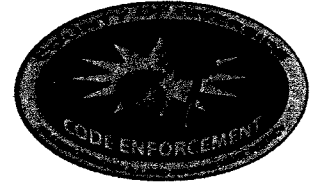
Code Enforcement Department

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

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

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101478

Property Address
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

Case Number	District	Class
CV076362	5	SOAC

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

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5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			304.80
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
12/8/2008	Lot/Title Report	Lot/Title Report	1	120.00	120.00
10/14/2009	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00
				<b>Subtotal</b>	<b>\$797.10</b>

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<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$797.10</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



# Statement of Abatement Costs

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101480

Case Number	District	Class
CV078765	5	SOAC

Property Address
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

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

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2/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/27/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$184.90

**Payments/Credits** \$0.00

**Total Now Due** \$184.90

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. \_\_\_\_\_

B<sup>3</sup>

**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
<b>Fund 10000 -- General Fund</b>							
1/13/2009	TLARC-00204279	RZ00004	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
1/16/2009	TLARC-00233542	RZ00015	RIVCO-0000054864	RZ Title Services Inc	57.00	57.00	0.00
<b>Total General Fund</b>					<b>177.00</b>	<b>177.00</b>	<b>0.00</b>

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

BA



# INVOICE

**Order Number:** 24277 **Order Date:** 6/13/2011

**Customer Information:**

**Acct No.** 1044

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

**Attn:** Brent Steele  
**REF:** CV07-6362 & CV07-8765/Angela Sarmiento  
**IN RE:** HOFFMAN, DANNY

Product and/or Service ordered for Property known as:	
20960 Magnolia Avenue Lakeview, CA 92550	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	\$120.00

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

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

**EXHIBIT NO.**           B<sup>S</sup>

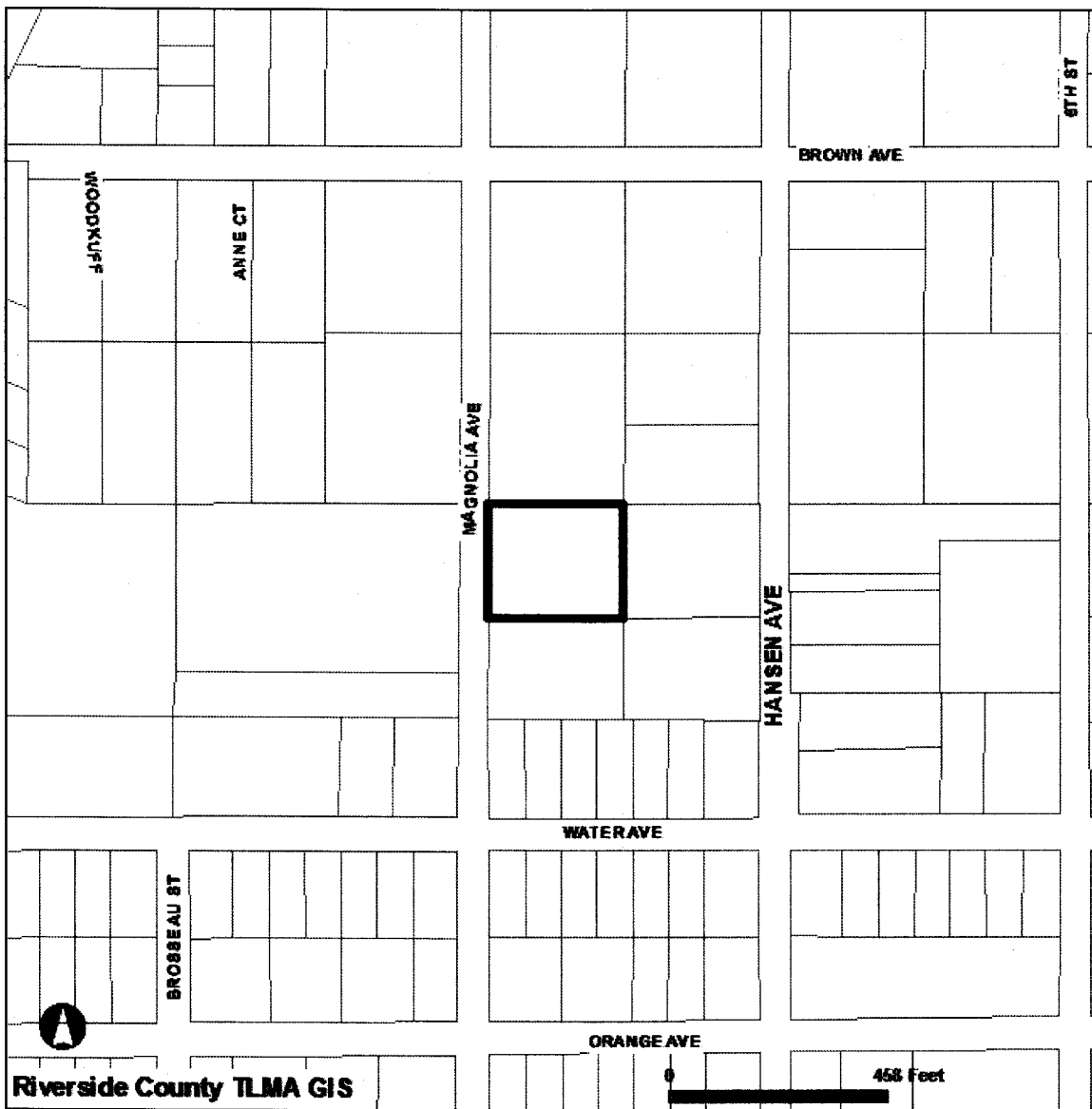


## Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #426220028-8		Parcel # 426220028-8	
<b>Assessee:</b>	HOFFMAN DANNY J	<b>Land</b>	13,091
<b>Mail Address:</b>	941 N CHIPPEWA AVE	<b>Structure</b>	38,453
<b>City, State Zip:</b>	ANAHEIM CA 92801	<b>Full Value</b>	51,544
<b>Real Property Use Code:</b>	MO	<b>Homeowners' Exemption</b>	7,000
<b>Base Year</b>	1981	<b>Total Net</b>	44,544
<b>Conveyance Number:</b>	0122200		
<b>Conveyance (mm/yy):</b>	10/1975		
<b>PUI:</b>	M030000		
<b>TRA:</b>	83-039		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 3 MB 002/018 MAP NO 5 OF LAKEVIEW		
<b>Situs Address:</b>	20960 MAGNOLIA AVE LAKEVIEW CA 92550		


EXHIBIT NO.     C

RIVERSIDE COUNTY GIS



Selected parcel(s):  
426-220-028

**\*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**  
426-220-028-8

**OWNER NAME / ADDRESS**  
DANNY J HOFFMAN  
20960 MAGNOLIA AVE  
LAKEVIEW, CA. 92550

**MAILING ADDRESS**  
(SEE OWNER)  
941 N CHIPPEWA AVE  
ANAHEIM CA. 92801

**EXHIBIT NO.**           C2

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 2/18  
SUBDIVISION NAME: MAP NO 5 OF LAKEVIEW  
LOT/PARCEL: 3, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.49 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1344 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1978 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 779 GRID: B5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
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**

T4SR2W SEC 20

**ELEVATION RANGE**

1544/1544 FEET

**PREVIOUS APN**

426-220-011

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**PLANNING**

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**LAND USE DESIGNATIONS**

Consult with the city for land use information.

**AREA PLAN (RCIP)**

LAKEVIEW / NUEVO

**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**

NUEVO AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: LAKEVIEW/NUEVO  
AMENDMENT NUMBER: 1  
ADOPTION DATE: APR. 25, 2006  
ACREAGE: 2498 ACRES

NOT IN AN AIRPORT INFLUENCE AREA

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

## **ENVIRONMENTAL**

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
AGRICULTURAL LAND  
DEVELOPED/DISTURBED LAND

## **FIRE**

**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**  
NOT IN A FIRE RESPONSIBILITY AREA

## **DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKEVIEW/NUEVO

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

## **TRANSPORTATION**

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

**ROAD BOOK PAGE**  
99

**TRANSPORTATION AGREEMENTS**

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**

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

### **WATER DISTRICT**

EMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JACINTO VALLEY

---

## ***GEOLOGIC***

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### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

LOW

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).

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

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## ***MISCELLANEOUS***

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### **SCHOOL DISTRICT**

NUVIEW UNION & PERRIS UNION HIGH

### **COMMUNITIES**

NUEVO

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -  
STREET LIGHTING  
LIBRARY

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

ZONE B, 34.83 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042721

### **FARMLAND**

OTHER LANDS

### **TAX RATE AREAS**

083039

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- Lakeview/Nuevo I-215 AMDIA
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

REPORT PRINTED ON...Thu May 19 11:53:52 2011  
Version 110502



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

## Lot Book Report

Order Number: **24277**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele

Reference: CV07-6362 & CV07-8765/Angela Sarmiento

IN RE: HOFFMAN, DANNY

Order Date: 6/13/2011

Dated as of: 6/7/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 20960 Magnolia Avenue

Lakeview CA 92550

Assessor's Parcel No. : 426-220-028-8

**Assessments:**

Land Value:	\$12,995.00
Improvement Value:	\$38,166.00
Exemption Value:	\$7,000.00
Total Value:	\$44,161.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$249.85
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$249.85
Penalty	\$55.97
Status	NOT PAID-DELINQUENT



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

Order Number: 24277

Reference: CV07-6362 & CV0

## Property Vesting

The last recorded documents transferring title of said property

Dated	09/10/1975
Recorded	10/06/1975
Document No.	122200
D.T.T.	none shown
Grantor	Ben F. Culley, an unmarried man
Grantee	Danny J. Hoffman, a single man
Dated	08/14/1989
Recorded	10/25/1989
Document No.	371183
D.T.T.	\$0.00
Grantor	Susan Hoffman, an unmarried woman
Grantee	Danny Joe Hoffman, an unmarried man, as his sole and separate property
Property Now Vested as	Danny Joe Hoffman, an unmarried man, as his sole and separate property

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	09/15/1975
Recorded	10/06/1975
Document No.	122201
Amount	\$5,917.50
Trustor	Danny J. Hoffman, a single man
Trustee	John J. Pearce Escrow, Inc., a California Corporation
Beneficiary	Ben F. Culley, an unmarried man





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

Order Number: 24277

Reference: CV07-6362 & CV0

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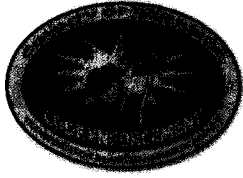
## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Danny J. Hoffman
Case No.	CV07-6362, CV07-9080 & CV07-8765
Recorded	11/04/2008
Document No.	2008-0586538

## Legal Description

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

LOT 3 IN BLOCK 99 OF LAKEVIEW NO. 5, AS SHOWN BY MAP ON FILE IN THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA IN BOOK 2 PAGE 18 OF MAPS, RECORDS 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

6/23/2011

Danny J Hoffman  
941 N Chippewa Ave  
Anaheim, CA 92801

Re: Demand for Payment of Statement of Abatement Costs  
Subject Property: 20960 Magnolia Ave, Lakeview, CA 92801  
Case No(s): CV07-6362, CV07-8765  
APN No(s): 426-220-028

Dear Danny J Hoffman:

**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 [20960 Magnolia Ave, Lakeview, CA 92801] and more particularly described as Assessor's Parcel Number [426-220-028] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [541, 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 \$982.00 (Nine Hundred Eighty Two Dollars And No 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**

Danny J Hoffman  
941 N Chippewa Ave  
Anaheim, CA 92801

Subject Property: 20960 Magnolia Ave, Lakeview, CA 92801  
Case No(s): CV07-6362, CV07-8765  
APN No(s): 426-220-028

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. \_\_\_\_\_ *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
426220028 DANNY J HOFFMAN 941 N CHIPPEWA AVE ANAHEIM, CA 92801

Date: 5/19/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076362- INV #101478. Orig. Amount \$797.10.	797.10	797.10
05/19/2011	CV078765- INV #101480. Orig. Amount \$184.90.	184.90	982.00
		<b>Total Now Due</b>	<b>\$982.00</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.

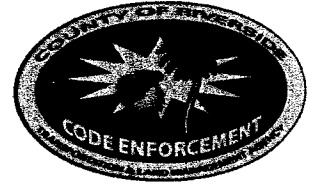
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
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

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101478

<b>Property Address</b>
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

Case Number	District	Class
CV076362	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
9/15/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/16/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/2/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/10/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			304.80
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
12/8/2008	Lot/Title Report	Lot/Title Report	1	120.00	120.00
10/14/2009	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00
				<b>Subtotal</b>	<b>\$797.10</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>\$797.10</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.     E<sup>F</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

426220028  
DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM, CA 92801

Date	Invoice #
5/19/2011	101480

Case Number	District	Class
CV078765	5	SOAC

Property Address
426220028 DANNY J HOFFMAN 20960 MAGNOLIA AVE LAKEVIEW, CA 92550

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/14/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/2/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/27/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$184.90

**Payments/Credits** \$0.00

**Total Now Due** \$184.90

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>5</sup>

## NOTICE LIST

Subject Property: 20960 Magnolia Ave, Lakeview, CA 92801;

Case No.: CV07-6362, CV07-8765;

APN: 426-220-028

DANNY J HOFFMAN  
941 N CHIPPEWA AVE  
ANAHEIM CA 92801

DANNY JOE HOFFMAN  
449 MELODY LN NO 8  
PLACENTIA CA 92670

BEN F CULLEY  
PO BOX 10332  
GLENDALE CA

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

E6

**PROOF OF SERVICE**  
Case No. CV07-6362, CV07-8765

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 23, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- 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 6/23/2011, at Riverside, California.

Sue Rush  
SUE RUSH

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

E7



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

Danny J Hoffman  
941 N Chippewa Ave  
Anaheim, CA 92801

Subject Property: 20960 Magnolia Ave, Lakeview, CA 92801  
Case No(s): CV07-6362, CV07-8765  
APN No(s): 426-220-028

I, DANNY J HOFFMAN, 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: 20960 MAGNOLIA AVE  
LAKEVIEW, CA, 92353

Signed: Danny J Hoffman Date: 7-12-11  
(Please SIGN your name here)

Print: DANNY J HOFFMAN  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 714 271 4748

**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 18 2011

*Saf*