

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

408B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
October 5, 2011

SUBJECT: Statement of Abatement Costs [Case No. CV07-5517]
Subject Property: 18623 Lawton Blvd., Perris; MENELL
APN: 343-020-026
District: Five

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard mobile home) in the above-referenced matter to be **one thousand, one hundred thirty-two dollars and forty cents (US \$1,132.40)**;
- (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.

[Signature]

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	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

SOURCE OF FUNDS:	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

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$395.00.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 15, 2011
xc: Co. Co., CED, Prop. Owner

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

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

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

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.5

Statement of Abatement Costs [Case No. CV07-5517]
Subject Property: 18623 Lawton Blvd., Perris; MENELL
APN: 343-020-026
District: Five
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 and Section 1618, Article 10, Title 25 of the California Code of Regulations, provide authority for 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 Jan. 24, 2008, 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.

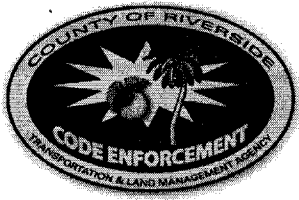
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV07-5517]
Subject Property: 18623 Lawton Blvd., Perris; MENELL
APN: 343-020-026
District Five

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

Hearing Date: OCTOBER 18, 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 20, 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: 18623 Lawton Blvd., Perris
Case No.: CV07-5517; MENELL
APN: 343-020-026

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 18, 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 excessive outside storage (mobile home) located on your real property commonly described as 18623 Lawton Blvd., Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 343-020-026.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred thirty-two dollars and forty cents, (US \$1,132.40)**. 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 Supervising Code Enforcement Officer, Brian Black 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

NOTICE LIST

Subject Property: 18623 Lawton Blvd., Perris; Case No.: CV07-5517;
APN: 343-020-026; District 5

ELIZABETH WORKS MENELL
LOUIS D MENELL
18623 LAWTON BLVD
PERRIS CA 92570

ELIZABETH WORKS MENELL
LOUIS D MENELL
PO BOX 1001
PERRIS CA 92572

PACIFIC UNION FINANCIAL
NATIONAL 1 SOURCE
6855 SOUTH HAVANA STE 230
ENGLEWOOD CO 80112

MERS
PO BOX 2026
FLINT MI 48501-2026

EXHIBIT NO. _____

A4



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 21, 2011

RE CASE NO: CV075517

I, James Pike, 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 09/21/11 at 1327, I securely and conspicuously posted Notice of Hearing Re: Notice of Delinquent Administrative Citation Penalties and Special Tax Assessment at the property described as:

Property Address: 18623 LAWTON BLV, PERRIS

Assessor's Parcel Number: 343-020-026

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

Executed on September 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

 #59

By: James Pike, Code Enforcement Officer

EXHIBIT NO. *Ab*

**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

343-020-026
ELIZABETH WORKS MENELL
LOUIS MENELL
P O BOX 1001
PERRIS, CA 92572

Date	Invoice #
5/6/2011	101296

Case Number	District	Class
CV075517	5	SOAC

Property Address
343-020-026 ELIZABETH WORKS MENELL LOUIS MENELL 18623 LAWTON BLV PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
7/6/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/30/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/10/2007	Officer Hours	Labor Charges - Officer Time	1.2	109.00	130.80
10/11/2007	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
12/10/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/11/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
12/12/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/10/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/14/2008	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
1/24/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
1/24/2008	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
5/6/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			817.10
5/6/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
5/6/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00
			Subtotal		\$1,132.40

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	\$1,132.40

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.


Code Enforcement Department

EXHIBIT NO. B2

Home

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

Found Citations:
A23514 Submit

General Information			
Citation	A23514	Date	12/10/07
Amt Owing this Citation: \$0.00		This Person: \$0.00	This Plate:
Issuing Agency:	RE-Riverside County Code Enforcement Dept.	Dept:	Code Enforcement
Status:	02/14/09: Paid In Full		
Number:	2 of 2		
Responsible Party Information			
Name:	MENELL, LOUIS D		
Address:	18623 LAWTON BLVD		
City/State/Zip:	PERRIS, CA 92570		

Show all Panels | Hide all Panels

Citation Information		
Location:	5: 18623 LAWTON BLVD, PERRIS	Case: CV075517
		Badge #: 71
Comments:		

Violation Information		
Code	Description	Amount
17.32.010	Unpermitted landuse	\$200.00

<input type="checkbox"/> Fee History

Payment History					
Date on Check	Date Received	Type	Num	Location	Amount
	3/11/2009	Unknown		Franchise Tax Board	\$200.00

<input type="checkbox"/> Notice History

<input type="checkbox"/> Appeal History

<input type="checkbox"/> Responsible Party History
--

<input type="checkbox"/> Citation History

Home | Log Out | Help

EXHIBIT NO. B³

CITATION PROCESSING CENTER

Home

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

Found Citations:
A20660 Submit

General Information			
Citation: A20660	Date: 08/30/07	Time: 11:51 AM	
Amt Owing this Citation: \$0.00	This Person: \$0.00	This Plate:	
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement		
Status: 02/14/09: Paid In Full			
Number: 1 of 2			
Responsible Party Information			
Name: MENELL, LOUIS D			
Address: 18623 LAWTON BLVD			
City/State/Zip: PERRIS, CA 92570			

Show all Panels | Hide all Panels

Citation Information		
Location: 5:18623 LAWTON BLVD, PERRIS	Case: CV075517	Badge #: 71
Comments:		

Violation Information		
Code	Description	Amount
16.010	Occupied trav trailer	\$100.00

<input type="checkbox"/> Fee History

Payment History					
Date on Check	Date Received	Type	Num	Location	Amount
	3/11/2009	Unknown		Franchise Tax Board	\$100.00

<input type="checkbox"/> Notice History

<input type="checkbox"/> Appeal History

<input type="checkbox"/> Responsible Party History
--

<input type="checkbox"/> Citation History

Home | Log Out | Help

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EXHIBIT NO. B ⁴



INVOICE

Order Number: 24044 **Order Date:** 5/23/2011

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV07-5517 / Angela Sarmiento
IN RE: WORKS, ELIZABETH

Product and/or Service ordered for Property known as: 18623 Lawton Boulevard Perris, CA 92570	
DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. _____

5
B

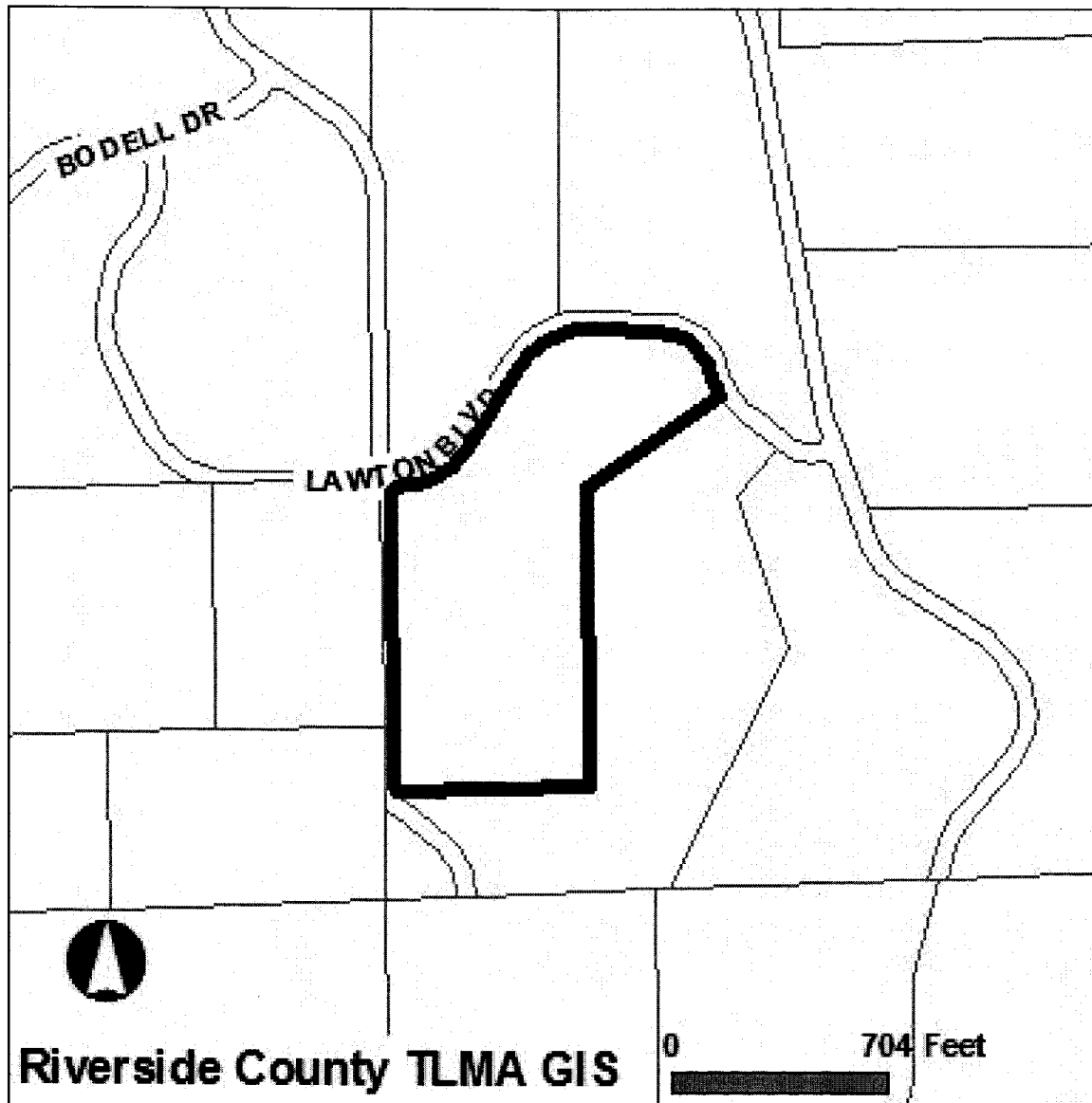
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #343020026-2		Parcel # 343020026-2	
Assessee:	WORKS MENELL ELIZABETH	Land	67,412
Assessee:	MENELL LOUIS D	Structure	43,908
Mail Address:	P O BOX 1001	Full Value	111,320
City, State Zip:	PERRIS CA 92572	Homeowners' Exemption	7,000
Real Property Use Code:	R1	Total Net	104,320
Base Year	1999		
Conveyance Number:	0141113		
Conveyance (mm/yy):	4/1998		
PUI:	R010012		
TRA:	87-010		
Taxability Code:	0-00		
ID Data:	Lot 11 PM 098/035 PM 16818		
Situs Address:	18623 LAWTON BLV PERRIS CA 92570		



EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
343-020-026

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

343-020-026-2

OWNER NAME / ADDRESS

ELIZABETH WORKS MENELL
LOUIS MENELL
18623 LAWTON BLV
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
P O BOX 1001
PERRIS CA. 92572

EXHIBIT NO. C ²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 98/35
SUBDIVISION NAME: PM 16818
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 20.42 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2136 SQFT., 3 BDRM/ 1.5 BATH, 2 STORY, DETACHED GARAGE(440 SQ. FT), CONST'D 1952COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 806 GRID: D5, D6

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)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR4W SEC 6

ELEVATION RANGE

2252/2456 FEET

PREVIOUS APN

343-020-013

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM
RR

AREA PLAN (RCIP)

ELSINORE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

WARM SPRINGS POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5 (CZ 5086)

ZONING DISTRICTS AND ZONING AREAS

GAVILAN HILLS 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

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)
Chaparral
Coastal Sage Scrub
Developed/Disturbed Land
Riparian Scrub, Woodland, Forest

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
STATE 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. 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

TRANSPORTATION

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

ROAD BOOK PAGE
35

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
DATA NOT AVAILABLE

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
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
PERRIS & PERRIS UNION HIGH

COMMUNITIES
LAKE MATHEWS

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 38.99 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042902

FARMLAND
GRAZING LAND

TAX RATE AREAS
087-010

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND

- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0801922	NEIGHBORHOOD ENFORCEMENT	Mar. 4, 2008

REPORT PRINTED ON...Tue May 03 14:38:43 2011
Version 101221



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

Lot Book Report

Order Number: **24044**

Customer:

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

Order Date: 5/23/2011
 Dated as of: 5/19/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV07-5517 / Angela Sarmiento
 IN RE: WORKS, ELIZABETH

FEE(s):
 Report: \$120.00

Property Address: 18623 Lawton Boulevard
 Perris CA 92570

Assessor's Parcel No. : 343-020-026-2

Assessments:

Land Value:	\$67,412.00
Improvement Value:	\$43,908.00
Exemption Value:	\$7,000.00
Total Value:	\$104,320.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$1,104.46
Status: Paid through	PAID (PAID THRU 06/30/2011)

Property Vesting

The last recorded document transferring title of said property

Dated	03/12/1998
Recorded	04/13/1998



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

Order Number: 24044

Reference: CV07-5517 / Ange

Document No.	141113
D.T.T.	\$0.00
Grantor	Dell Lawton, as her sole and separate property
Grantee	Elizabeth Works-Menell and Louis D. Menell, wife and husband as joint tenants

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/08/2007
Recorded	08/22/2007
Document No.	2007-0541916
Amount	\$290,000.00
Trustor	Louis D Menell and Elizabeth Works Menell, wife and husband as joint tenants
Trustee	Fidelity National Title Company
Beneficiary	Mortgage Electronic Registration Systems, Inc., acting as a nominee for Pacific Union Financial

Additional Information

A Declaration of Homestead executed by	Louis David Menell and Elizabeth Menell
Recorded	12/23/1999
Document No	1999-555047
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Elizabeth Works Menell and Louis D. Menell
Case No.	CV07-5517
Recorded	07/25/2007
Document No.	2007-0482729
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Elizabeth Works Menell and Louis D. Menell
Case No.	CV08-01922



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

Order Number: 24044

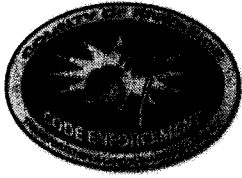
Reference: CV07-5517 / Ange

Recorded	02/23/2010
Document No.	2010-0082109

Legal Description

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

PARCEL 11 OF PARCEL MAP NO. 16818, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 98, PAGES 35 THROUGH 38 OF PARCEL MAPS, RECORDER IN 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 15, 2011

Elizabeth Works Menell and Louis D. Menell
PO Box 1001
Perris, CA 92572

Subject Property: 18623 Lawton Blvd., Perris, CA 92572
Case No(s): CV07-5517
APN No(s): 343-020-026

Dear Elizabeth Works Menell and Louis D. Menell:

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 excessive outside storage of a mobile home located on your real property commonly described as 18623 Lawton Blvd., Perris, CA 92572 and more particularly described as Assessor's Parcel Number 343-020-026.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand One Hundred Thirty Two Dollars And Forty Cents (\$\$1,132.40)**.

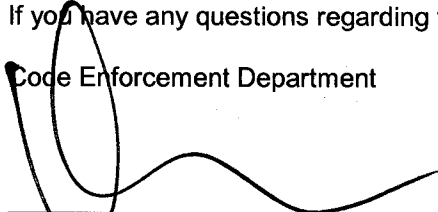
You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of 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

Elizabeth Works Menell and Louis D. Menell
PO Box 1001
Perris, CA 92572

Subject Property: 18623 Lawton Blvd., Perris, CA 92572
Case No(s): CV07-5517
APN No(s): 343-020-026

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

NOTICE LIST

Subject Property: 18623 Lawton Blvd., Perris, CA 92572;

Case No.: CV07-5517;

APN: 343-020-026

ELIZABETH WORKS MENELL AND LOUIS D MENELL
PO BOX 1001
PERRIS CA 92572

ELIZABETH WORKS MENELL AND LOUIS D MENELL
18623 LAWTON BLVD.
PERRIS CA 92570

FIDELITY NATIONAL TITLE COMPANY TRUSTEE
4240 INTERNATIONAL PKWY SUITE 160
CARROLTON TX 75007

EXHIBIT NO. _____ ⁵
E

PROOF OF SERVICE

Case No. CV07-5517

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dawn, 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 6/15/2011, 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 6/15/2011, at Riverside, California.

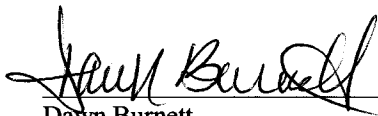

Dawn Burnett

EXHIBIT NO. _____

EP

✓

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

Elizabeth Works Menell and Louis D. Menell
PO Box 1001
Perris, CA 92572

Subject Property: 18623 Lawton Blvd., Perris, CA 92572
Case No(s): CV07-5517
APN No(s): 343-020-026

I, Louis D MENELL, hereby request a public hearing before the Administrative
(Please PRINT your name here)
Hearing Officer regarding case number(s) CV07-5517.

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: P.O. BOX 1001
PERRIS, CA 92572

Signed: Louis D Menell Date: 6-30-11
(Please SIGN your name here)

Print: LOUIS D MENELL
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-657-2023

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
[Signature]

**BOARD OF SUPERVISORS
PUBLIC HEARING**

**November 15, 2011
(Continued 9.9 of Oct. 18, 2011)**

AGENDA ITEM NO. 9.5

Supplemental Documents

**Statement of Abatement Costs
18623 Lawton Blvd., Perris
Case No. CV07-5517**

DISTRICT Five



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

October 25, 2011

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

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

Subject Property: 18623 Lawton, Blvd., Perris
Case No.: CV07-5517; MENELL
APN: 343-020-026

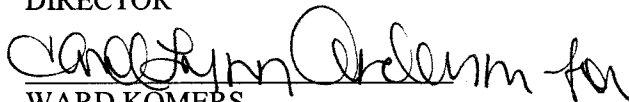
NOTICE IS HEREBY GIVEN that a hearing that was held before the Riverside County Board of Supervisors on **Tuesday, October 18, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, and **has been continued to Tuesday, November 15, 2011, at 9:30 a.m.** 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 substandard mobile home located on your real property commonly described as 18623 Lawton, Blvd., Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 343-020-026.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred thirty-two dollars and forty cents, (US \$1,132.40)**. 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 Stacy Baumgartner at (951) 955-2004 prior to the hearing. Please meet with Stacy Baumgartner 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

NOTICE LIST

Subject Property: 18623 Lawton Blvd., Perris; Case No.: CV07-5517;
APN: 343-020-026; District 5

ELIZABETH WORKS MENELL
LOUIS D MENELL
18623 LAWTON BLVD
PERRIS CA 92570

ELIZABETH WORKS MENELL
LOUIS D MENELL
PO BOX 1001
PERRIS CA 92572

PACIFIC UNION FINANCIAL
NATIONAL 1 SOURCE
6855 SOUTH HAVANA STE 230
ENGLEWOOD CO 80112

MERS
PO BOX 2026
FLINT MI 48501-2026

1 **PROOF OF SERVICE**

2 Case No. CV07-5517

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 October 25, 2011, I served the following document(s):

- 8 - CONTINUED NOTICE OF HEARING RE: STATEMENT OF
9 ABATEMENT COSTS
- 10 - SUMMARY STATEMENT OF ABATEMENT COSTS AND
11 STATEMENT OF ABATEMENT COSTS
- 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)**

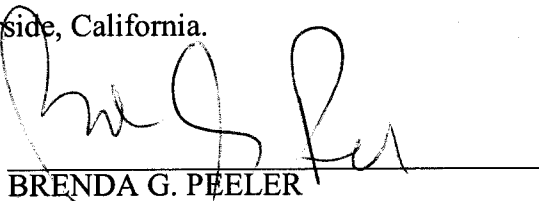
16 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
17 and processing correspondence for mailing. Under that practice it would be deposited with
18 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
19 California, in the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

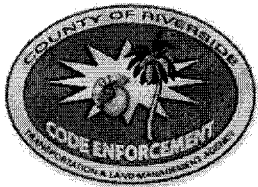
22 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
23 **above is true and correct.**

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 October 25, 2011, at Riverside, California.

27 

28 **BRENDA G. PEELER**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

October 31, 2011

RE CASE NO: CV075517

I, James Pike, 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 10/31/11 at 1355, 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: 18623 LAWTON BLV, PERRIS

Assessor's Parcel Number: 343-020-026

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

Executed on October 31, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

 #59

By: James Pike, Code Enforcement Officer

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.9

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Abatement Costs Case No. CV 07-5517 located at 18623 Lawton Blvd., Perris; APN: 343-020-026, 5th District.

Patricia Monroe and Brian Black, Code Enforcement, presented the matter.

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, November 15, 2011 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 18, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 18, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
9.9

xc: Co. Co., CED, Prop. Owner, COB

• **Harper-Ihem, Kecia**

From: Peeler, Brenda Gayl <BPEELER@rctlma.org>
Sent: Monday, October 17, 2011 4:00 PM
To: Harper-Ihem, Kecia; Rector, Kimberly
Cc: Barton, Karen; Munroe, Patricia; Black, Brian
Subject: Request a 30-Day Continuance re BOS 10-18-11 Agenda Item No. 9.9

Importance: High

Good afternoon, Kecia,

Please be advised, Deputy County Counsel, Patricia Munroe, will be requesting a 30-day Continuance of the below referenced matter as we have a settlement pending:

Statement of Abatement Costs – MENELL / WORKS

CV07-5517
18623 Lawton Road, Perris
APN: 343-020-026
District #5

Thank you.

10-18-2011
9.9