

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

609B



FROM: County Counsel
Code Enforcement Department

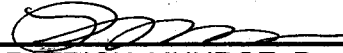
SUBMITTAL DATE:
January 19, 2012

SUBJECT: Statement of Abatement Costs [Case Nos. CV00-3144 & CV08-03462]
Subject Property: 19230 Brown Street, Perris; TALAVERA
APN: 318-052-026
District One / District One

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure) in the above-referenced matter to be **one thousand, four hundred thirty dollars and twenty cents (US \$1,430.20)**;
- (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.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize 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.


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

(Continued)

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 
Tina Grande


County Executive Office Signature

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, 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 \$650.00.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 31, 2012
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

9.3

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Statement of Abatement Costs [Case Nos. CV00-3144 & CV08-03462]

Subject Property: 19230 Brown Street, Perris; TALAVERA

APN: 318-052-026

District One / District One

Page 2

Case No. CV00-3144 (substandard structure) was opened on or about Nov. 21, 2000. Notices of Violation were issued. On or about June 6, 2001 the matter was closed, but whether or not there was proper compliance was unclear. However, the property appears to be "secure."

On or about May 7, 2008, Case No. CV08-03462 was opened following an inspection of the property which revealed that the structure was once again in substandard condition. Notices of Violation and Administrative Citations were issued. Subsequently, on or about Dec. 17, 2010, the case was closed following an inspection which revealed that the structure had been removed. This Statement of Abatement Costs seeks to recover costs regarding both Case Nos. CV00-3144 and CV08-03462. However, the Riverside Code Enforcement Department does not waive its right to seek additional costs associated with any new cases or violations related to the subject property

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. CV00-3144 & CV08-03462]
Subject Property: 19230 Brown Street, Perris; TALAVERA
APN: 318-052-026
District One / District One

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

Hearing Date: JANUARY 31, 2012

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, Dec. 28, 2011	Exhibit C
Lot Book Report.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit F
Request for Hearing.....	Exhibit G



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

December 29, 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: 19230 Brown Street, Perris
Case No.: CV00-3144 & CV08-03462
APN: 318-052-026; TALAVERA

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, January 31, 2012, 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 substandard structure located on your real property commonly described as 19230 Brown Street, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 318-052-026.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, four hundred thirty dollars and twenty cents, (US \$1,430.20)**. 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 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 Code Enforcement Officer, Stacy Baumgartner (951) 955-2004 prior to the hearing. Please meet with Stacy Baumgartner 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

CAROL LYNN ANDERSON
Administrative Services Officer
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
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA ABRAN T TALAVERA 11224 BROMONT AVE PACOIMA CA. 91331

Date: 6/3/2011

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
06/03/2011	CV003144- INV #101728. Orig. Amount \$380.00.	380.00	380.00
05/31/2011	CV0803462- INV #101654. Orig. Amount \$800.20.	800.20	1,180.20
08/18/2010	CV0803462:A37031- INV #A37031. Orig. Amount \$500.00. A37031	250.00	1,430.20
		Total Now Due	\$1,430.20

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

EXHIBIT NO. A2

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
6/3/2011	101728

Case Number	District	Class
CV003144	1	SOAC

Property Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA 19230 BROWN ST PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
11/21/2000	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
3/22/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
3/27/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/6/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			380.00

Subtotal \$380.00

Payments/Credits \$0.00

Total Now Due \$380.00

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. 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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
5/31/2011	101654

Case Number	District	Class
CV0803462	1	SOAC

Property Address

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
19230 BROWN ST
PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/7/2008	Officer Hours	Labor Charges - Officer Time	1.2	109.00	130.80
10/28/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/28/2010	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
7/14/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/18/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/20/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/17/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/31/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			364.90
5/31/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
11/30/2010	Lot/Title Report	Lot/Title Report	1	120.00	120.00
5/31/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			240.00
				Subtotal	\$800.20

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	\$800.20

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.

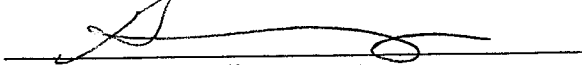

Code Enforcement Department

EXHIBIT NO. **A4**



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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Citation Issue Date	Billing Date
8/18/2010	5/31/2011

Citation Number	District	Class
A37031	1	SOAC

Property Address 318052026 JOSEFINA, FELIPE, YESENIA TALAVERA & ABRAN T TALAVERA 19230 BROWN ST PERRIS, CA 92570
--

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37031-CV0803462	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$-250.00
			Total	\$250.00

EXHIBIT NO. A⁵

NOTICE LIST

Subject Property: 19230 Brown Street, Perris; Case Nos.: CV00-3144 &
CV08-03462; APN: 318-052-026; District One

JOSEFINA T TALAVERA
FELIPE T TALAVERA
YESENIA T TALAVERA
ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA 91331

JOSEFINA T TALAVERA
FELIPE T TALAVERA
YESENIA T TALAVERA
ABRAN T TALAVERA
19230 BROWN STREET
PERRIS CA 92570

EXHIBIT NO.

A6

1 **PROOF OF SERVICE**

2 Case Nos. CV00-3144 & CV08-03462

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 December 29, 2011, I served the following document(s):

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

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

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

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

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

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

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

26 EXECUTED ON December 29, 2011, at Riverside, California.

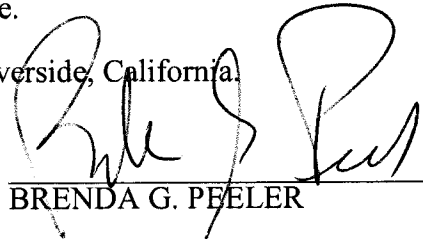
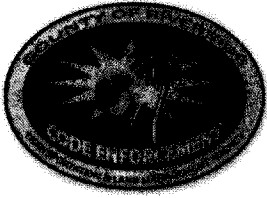
27 
28 _____
BRENDA G. PEELER

EXHIBIT NO. A7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

January 3, 2012

RE CASE NO: CV003144

I, Marco Diaz, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 01/03/2012 at 11:58am, I securely and conspicuously posted a Notice of Hearing Re: Statement of Abatement Costs at the property described as:

Property Address: 19230 BROWN ST, PERRIS

Assessor's Parcel Number: 318-052-026

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

Executed on January 3, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Marco Diaz, Code Enforcement Technician

EXHIBIT NO. A⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

January 3, 2012

RE CASE NO: CV0803462

I, Marco Diaz, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 17650 Cajalco Road, Perris, California 92570 .

That on 01/03/2012 at 11:58am, I securely and conspicuously posted a Notice of Hearing Re: Statement of Abatement Costs at the property described as:


Property Address: 19230 BROWN ST, PERRIS

Assessor's Parcel Number: 318-052-026

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

Executed on January 3, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Marco Diaz, Code Enforcement Technician

RECEIVED NO. _____

A9



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA ABRAN T TALAVERA 11224 BROMONT AVE PACOIMA CA. 91331

Date: 6/3/2011

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
06/03/2011	CV003144- INV #101728. Orig. Amount \$380.00.	380.00	380.00
05/31/2011	CV0803462- INV #101654. Orig. Amount \$800.20.	800.20	1,180.20
08/18/2010	CV0803462:A37031- INV #A37031. Orig. Amount \$500.00. A37031	250.00	1,430.20
		Total Now Due	\$1,430.20

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

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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
6/3/2011	101728

Case Number	District	Class
CV003144	1	SOAC

Property Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA 19230 BROWN ST PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
11/21/2000	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
3/22/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
3/27/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/6/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			380.00
				Subtotal	\$380.00
				Payments/Credits	\$0.00
				Total Now Due	\$380.00

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.

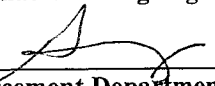
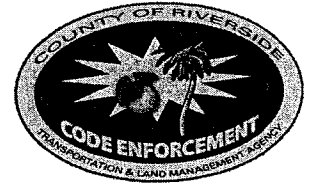

Code Enforcement Department

EXHIBIT NO. B2

**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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
5/31/2011	101654

Case Number	District	Class
CV0803462	1	SOAC

Property Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA & ABRAN T TALAVERA 19230 BROWN ST PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
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12/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/28/2010	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
7/14/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/18/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/20/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/17/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/31/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			364.90
5/31/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
11/30/2010	Lot/Title Report	Lot/Title Report	1	120.00	120.00
5/31/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			240.00
				Subtotal	\$800.20
				Payments/Credits	\$0.00
				Total Now Due	\$800.20

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

EXHIBIT NO. B3



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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Citation Issue Date	Billing Date
8/18/2010	5/31/2011

Citation Number	District	Class
A37031	1	SOAC

Property Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA & ABRAN T TALAVERA 19230 BROWN ST PERRIS, CA 92570

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37031-CV0803462	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$-250.00
			Total	\$250.00

EXHIBIT NO. BT

CITATION PROCESSING CENTER

Home

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

Found Citations:
A37031 Submit

General Information		
Citation: A37031	Date: 08/18/10	Time: 10:50 AM
Amt Owing this Citation: \$250.00	This Person: \$250.00	This Plate:
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement	
Status: OPEN: Noticed (sent to FTB)		
Number: 1 of 1		
Responsible Party Information		
Name: TALAVERA, JOSEFINA		
Address: 11224 BROMONT AVE		
City/State/Zip: PACOIMA, CA 91331		

Show all Panels | Hide all Panels

Citation Information		
Location: 11224 BROWN ST PERRIS CA 92670	Case: 200903462	Badge #: 109
Comments:		

Violation Information		
Code	Description	Amount
15.16.020	substandard struct	\$500.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
3/28/2011	3/29/2011	Check	4340	Data Ticket	\$250.00

Notice History

Appeal History

Responsible Party History

Citation History

[Home](#) | [Log Out](#) | [Help](#)

CREDIT NO. 35

CJ108031042



Home

Reports

SEARCH RESULTS

Citations Found: 4
Total Due: \$250.00

Agency: RE-Riverside County Code Enforcement Dept.; Citation Number: A36401

Lic. State/Plate: Date: 10/28/2009
Name: TALAVERA, JOSEFINA T
Amt Due: \$0.00
Status: 12/08/09: Paid In Full

Pd

Agency: RE-Riverside County Code Enforcement Dept.; Citation Number: A35956

Lic. State/Plate: Date: 12/02/2009
Name: TALAVERA, JOSEFINA T
Amt Due: \$0.00
Status: 02/08/10: Paid In Full

Pd

Agency: RE-Riverside County Code Enforcement Dept.; Citation Number: A36171

Lic. State/Plate: Date: 04/28/2010
Name: TALAVERA, JOSEFINA T
Amt Due: \$0.00
Status: 06/15/10: Paid In Full

Pd

Agency: RE-Riverside County Code Enforcement Dept.; Citation Number: A37031

Lic. State/Plate: Date: 08/18/2010
Name: TALAVERA, JOSEFINA
Amt Due: \$250.00
Status: OPEN: Noticed (sent to FTB)

✓

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EXHIBIT NO.

B6

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							
12/20/2010	TLARC-00264012	RZ000027	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
Total General Fund					<u>120.00</u>	<u>120.00</u>	<u>0.00</u>

EXHIBIT NO. _____

B7



INVOICE

Order Number: 24430	Order Date: 7/5/2011
---------------------	----------------------

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV08-03462/Angela Sarmiento
IN RE: TALAVERA, JOSEFINA

Product and/or Service ordered for Property known as: 19230 Brown Street 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. *B8*

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

Assessment #318052026-7	Parcel # 318052026-7
--------------------------------	-----------------------------

Assessee:	TALAVERA JOSEFINA T	Land	30,918
Assessee:	TALAVERA FELIPE T	Structure	55,656
Assessee:	TALAVERA YESENIA T	Full Value	86,574
Assessee:	TALAVERA ABRAN T	Total Net	86,574

Mail Address: 11224 BROMONT AVE

City, State Zip: PACOIMA CA 91331

Real Property Use Code: C1

Base Year 1999

Conveyance Number: 0482454

Conveyance (mm/yy): 11/1998

PUI: C110000

TRA: 98-044

Taxability Code: 0-00

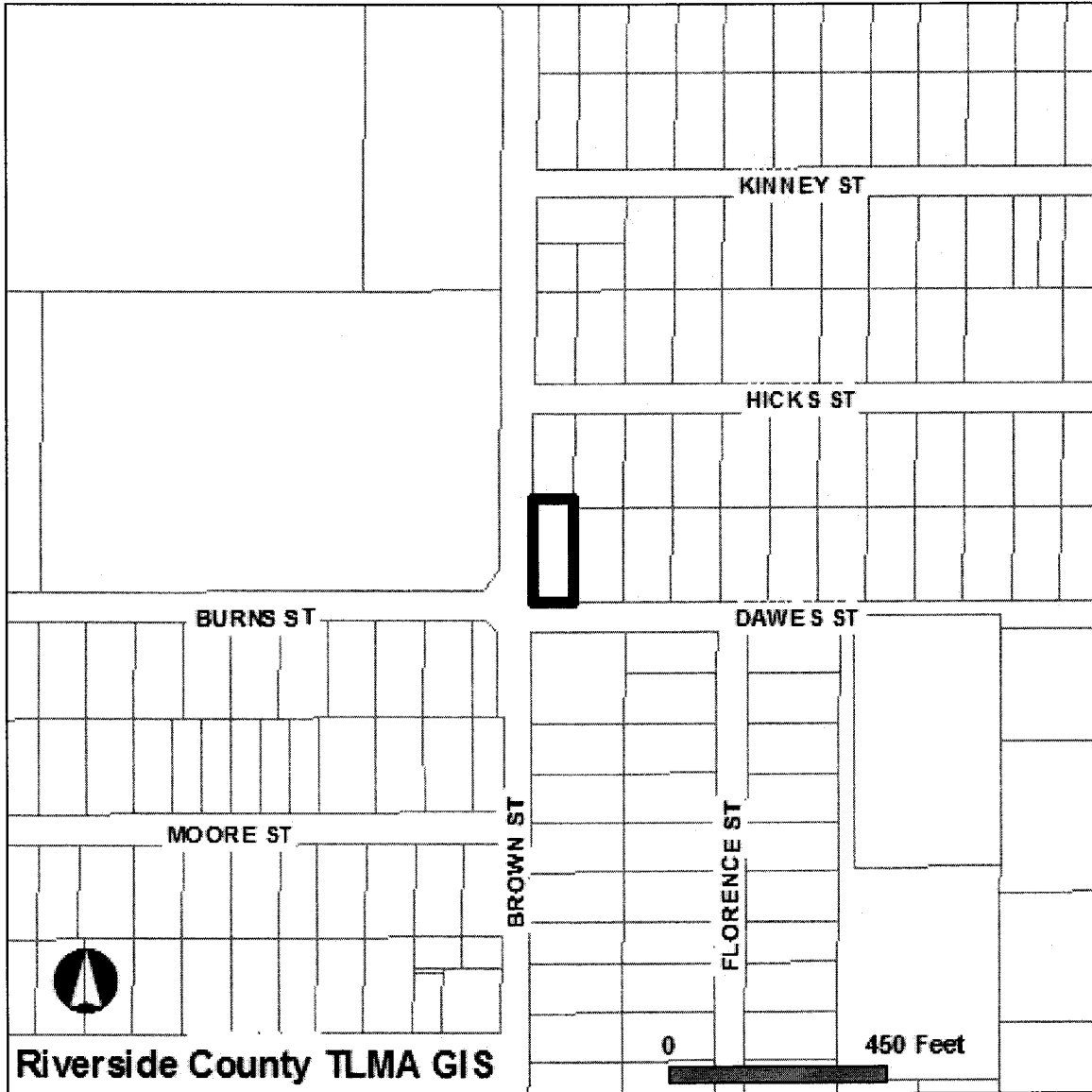
ID Data: Lot 105 MB 015/049
RESTHAVEN ACRES

Situs Address: 19230 BROWN ST PERRIS
CA 92570

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
318-052-026

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

318-052-026-7

OWNER NAME / ADDRESS

JOSEFINA T TALAVERA
FELIPE T TALAVERA
YESENIA T TALAVERA
ABRAN T TALAVERA
19230 BROWN ST
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)

EXHIBIT NO. C2

11224 BROMONT AVE
PACOIMA CA. 91331

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 15/49
SUBDIVISION NAME: RESTHAVEN ACRES
LOT/PARCEL: 156, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 776 GRID: H2

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR4W SEC 10

ELEVATION RANGE

1656/1656 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R-1/2 (CZ 6312)

ZONING DISTRICTS AND ZONING AREAS

MEAD VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR

SUBAREA NAME: MEAD VALLEY

AMENDMENT NUMBER: 0

ADOPTION DATE: DEC. 23, 1986

ACREAGE: 2580 ACRES

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

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)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

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. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

58A

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

EMWD

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

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

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

VAL VERDE UNIFIED

COMMUNITIES

MEAD VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -

STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 41.63 MILES FROM MT. PALOMAR OBSERVATORY

042009

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

098044

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- PROJECT 5-MEAD VALLEY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

REPORT PRINTED ON...Wed Dec 28 11:02:45 2011
Version 111212



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

Lot Book Report

Order Number: **24430**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV08-03462/Angela Sarmiento

IN RE:

TALAVERA, JOSEFINA

Order Date: 7/5/2011

Dated as of: 6/28/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 19230 Brown Street

Perris

CA 92570

Assessor's Parcel No. : 318-052-026-7

Assessments:

Land Value:	\$30,918.00
Improvement Value:	\$55,656.00
Exemption Value:	\$0.00
Total Value:	\$86,574.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$947.26
Status: Paid through	PAID (PAID THRU 06/30/2011)

Property Vesting

The last recorded documents transferring title of said property

Dated 02/26/1998

Recorded 02/27/1998



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

Order Number: 24430

Reference: CV08-03462/Ange

Document No.	071853
D.T.T.	\$77.00
Grantor	Clyde Moss Executor of the Estate of Doris Moss Haywood
Grantee	Felipe L. Talavera and Josefina T. Talavera, husband and wife and Felipe T. Talavera, a single man and Yesenia T. Talavera, a single woman and Abran T. Talavera, a single man all as joint tenants
Dated	11/05/1998
Recorded	11/05/1998
Document No.	482454
D.T.T.	\$0.00
Grantor	Felipe L. Talavera
Grantee	Josefina T. Talavera, Felipe T. Talavera, Yesenia T. Talavera and Abrant T. Talavera
Property Now Vested as	Felipe L. Talavera and Josefina T. Talavera, husband and wife and Felipe T. Talavera, a single man and Yesenia T. Talavera, a single woman and Abran T. Talavera, a single man all as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Josefina T Talavera, Felipe T Talavera, Yesenia T Talavera and Abram T Talavera
Case No.	CV 00-3144
Recorded	11/29/2000
Document No.	2000-473366
Notice of Non-Compliance filed by	Riverside County Code Enforcement
In the matter of the property of	Josefina T and Felipe T Talavera, et al
Case No.	CV08-03462
Recorded	10/29/2010



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

Order Number: 24430

Reference: CV08-03462/Angel

Document No.

2010-0518833

Legal Description

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

PARCEL 1:

LOT 156 OF RESTHAVEN ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 49 OF MAPS, RECORDS OF SAID COUNTY RECORDER.

PARCEL 2:

THE SOUTH 20.00 FEET OF LOT 105 OF RESTHAVEN ACRES, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 49 OF MAPS, RECORDS OF SAID COUNTY RECORDER.



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

REVISED DEMAND FOR PAYMENT

December 05, 2011

Josefina Talavera / Felipe T. Talavera
Yesenia T. Talavera
11224 Bromont Ave.
Pacoima, CA 91331

Subject Property: 19230 Brown Street, Perris
Case No(s): CV00-3144, CV08-03462
APN No(s): 318-052-026

Dear Josefina & Felipe T. & Yesenia T. & Abran T. Talavera:

Thank you for contacting our office and sharing that your demand letter contained the incorrect property address within the body of the letter. This demand letter is being re-sent to correct the real property address within the body of this memorandum accordingly. Therefore, 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 Substandard Structure located on your real property commonly described as 19230 Brown Street, Perris and more particularly described as Assessor's Parcel Number 318-052-026.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **one thousand, four hundred thirty dollars and twenty cents (\$1,430.20)**.

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

Carol Lynn Anderson
Administrative Service Officer

EXHIBIT NO. E

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

Josefina Talavera / Felipe T. Talavera
Yesenia T. Talavera
11224 Bromont Ave.
Pacoima, CA 91331

Subject Property: 19230 Brown Street, Perris
Case No(s): CV00-3144, CV08-03462
APN No(s): 318-052-026

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CVO 8 -
CASE NO.: 63462 APN 318-052-026

THE PROPERTY AT 19230 Brown St., Perris
WAS INSPECTED AT 2:00 am/pm ON 5/7/08
BY J. Cole #108

(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE RCC SECTION 15.16.020
Substandard Structure

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
Obtain necessary permits to rehabilitate
structure, or demolish the structure

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 6/7/08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

J. Cole
SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

POSTED 3 DATE: 5/7/08
E
METER NO. _____



Code Enforcement Department
County Of Riverside
Lake Elsinore District Office
117 S. Langstaff Street
Lake Elsinore, California 92530
(951) 245-3186 – Fax (951) 245-3205

Jay E. Orr
DIRECTOR

May 19, 2008

SEE ATTACHED NOTICE LIST

NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.: CV08-03462**
Subject Property: 19230 BROWN STREET, PERRIS; APN: 318-052-026

TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY

An inspection was made of the above referenced subject property on in response to complaints received by this office. The structure(s) were found to be substandard and a public nuisance in violation of Riverside County Code Section(s) 15.16, and as such was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects" which sets forth the conditions which render the building unsafe for human habitation.

THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects," or demolition and removal of the structure(s). **ALL PARTIES WITH INTEREST** in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) period.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject properties for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a statement of expense associated with the abatement of such nuisance.

PLEASE BE ADVISED that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

CODE ENFORCEMENT DEPARTMENT

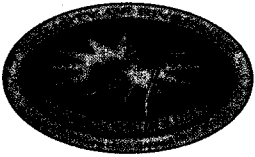


J. COLE, Code Enforcement Officer

Enclosure: Notice of Defects (1)

NOV.20 – Code Enforcement 10.07

EXHIBIT NO. **E4**



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA ABRAN T TALAVERA 11224 BROMONT AVE PACOIMA CA. 91331

Date: 6/3/2011

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
06/03/2011	CV003144- INV #101728. Orig. Amount \$380.00.	380.00	380.00
05/31/2011	CV0803462- INV #101654. Orig. Amount \$800.20.	800.20	1,180.20
08/18/2010	CV0803462:A37031- INV #A37031. Orig. Amount \$500.00. A37031	250.00	1,430.20
		Total Now Due	\$1,430.20

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

RECEIVED TO: 

**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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
6/3/2011	101728

Case Number	District	Class
CV003144	1	SOAC

Property Address

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
19230 BROWN ST
PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
11/21/2000	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
3/22/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
3/27/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/6/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
6/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			380.00

Subtotal	\$380.00
Payments/Credits	\$0.00
Total Now Due	\$380.00

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.

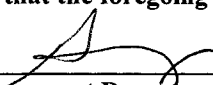

Code Enforcement Department

EXHIBIT NO. *E4*

**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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Date	Invoice #
5/31/2011	101654

Case Number	District	Class
CV0803462	1	SOAC

Property Address
318052026 JOSEFINA, FELIPE, YESENIA TALAVERA & ABRAN T TALAVERA 19230 BROWN ST PERRIS, CA 92570

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/7/2008	Officer Hours	Labor Charges - Officer Time	1.2	109.00	130.80
10/28/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/28/2010	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
7/14/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/18/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/20/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/17/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/31/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			364.90
5/31/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
11/30/2010	Lot/Title Report	Lot/Title Report	1	120.00	120.00
5/31/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			240.00

Subtotal \$800.20

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 \$800.20

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

E7



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

318052026
JOSEFINA, FELIPE, YESENIA TALAVERA
& ABRAN T TALAVERA
11224 BROMONT AVE
PACOIMA CA. 91331

Citation Issue Date	Billing Date
8/18/2010	5/31/2011

Citation Number	District	Class
A37031	1	SOAC

Property Address 318052026 JOSEFINA, FELIPE, YESENIA TALAVERA & ABRAN T TALAVERA 19230 BROWN ST PERRIS, CA 92570
--

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37031-CV0803462	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$-250.00
Total	\$250.00

E⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

RESPONSIBLE PARTIES

December 5, 2011

OWNER

JOSEFINA T TALAVERA / FELIPE T TALAVERA / YESENIA T TALAVERA
11224 BROMONT AVE
PACOIMA, CA 91331

— **PROPERTY LOCATION**

OCCUPANT

19230 BROWN ST
PERRIS, CA 92570

REVISION NO. E9



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV00-3144, CV08-03462

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 at the footer of this notice.

That on December 5, 2011, I served the following documents(s):

**NOTICE RE: NOTICE OF HEARING RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX
ASSESSMENT REQUEST FOR PUBLIC HEARING ON STATEMENT OF
ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT NOTICE LIST**

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

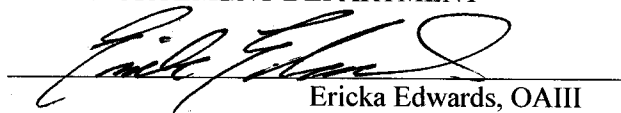
JOSEFINA T TALAVERA / FELIPE T TALAVERA / YESENIA T TALAVERA 11224 BROMONT AVE, PACOIMA,
CA 91331
OCCUPANT 19230 BROWN ST, PERRIS, CA 92570

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 with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON December 5, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


Ericka Edwards, OAIH

RECEIVED
E10



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 7, 2011

RE CASE NO: CV003144

I, Marco Diaz, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 12/07/2011 at 8:26am, I securely and conspicuously posted a REVISED DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT at the property described as:


Property Address: 19230 BROWN ST, PERRIS

Assessor's Parcel Number: 318-052-026

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

Executed on December 7, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Marco Diaz, Code Enforcement Technician

E''



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 7, 2011

RE CASE NO: CV0803462

I, Marco Diaz, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 12/07/2011 at 8:26am, I securely and conspicuously posted a REVISED DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT at the property described as:

Property Address: 19230 BROWN ST, PERRIS

Assessor's Parcel Number: 318-052-026

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

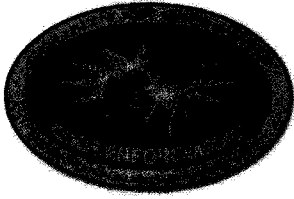
Executed on December 7, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Marco Diaz, Code Enforcement Technician

EXHIBIT 10

E-12



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

December 22, 2011

**NOTICE OF HEARING
RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS
NOTICE OF SPECIAL TAX ASSESSMENT**

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

Subject Property: 19230 Brown Street, Perris
Case No.: CV00-3144, CV08-03462; TALAVERA
APN: 318-052-026

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, January 10, 2012, at 9:00 A.M.** at 4080 Lemon Street, 12th Floor, 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.

If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Hearing, the DEPARTMENT shall seek an order from the Administrative Hearing Officer 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 Administrative Hearing Officer for their final consideration and deliberation of this matter.


CAROL LYNN ANDERSON
Administrative Services Officer

EXHIBIT NO. F



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

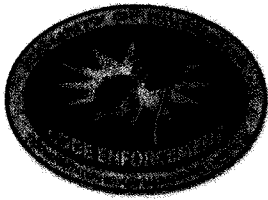
RESPONSIBLE PARTIES

December 22, 2011

JOSEFINA T TALAVERA / FELIPE T TALAVERA
YESENIA T TALAVERA
11224 BROMONT AVE
PACOIMA, CA 91331

JOSEFINA T TALAVERA / FELIPE T TALAVERA
YESENIA T TALAVERA
19230 BROWN ST
PERRIS, CA 92570

EXHIBIT NO. F²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV00-3144, CV08-03462

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 at the footer of this notice.

That on December 22, 2011, I served the following documents(s):

**NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF
ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT**

NOTICE LIST

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

JOSEFINA T TALAVERA / FELIPE T TALAVERA / YESENIA T TALAVERA 11224 BROMONT AVE, PACOIMA,
CA 91331
OCCUPANT 19230 BROWN ST, PERRIS, CA 92570

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 with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON December 22, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ericka Edwards, OAIH

ENCLOSURE

F3

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

Josefina Talavera / Felipe T. Talavera
Yesenia T. Talavera
11224 Bromont Ave.
Pacoima, CA 91331

Subject Property: 19230 Brown Street, Perris
Case No(s): CV00-3144, CV08-03462
APN No(s): 318-052-026

I, Felipe T. Talavera, Josefina Talavera, Yesenia Talavera, hereby request a public hearing before the Administrative
(Please PRINT your name here)
Hearing Officer regarding case number(s) CV00-3144, CV08-03462.

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: 11224 Bromont Ave
Pacoima, Ca 91331

Signed: Yesenia Talavera
(Please SIGN your name here)

Date: 12-08-2011

Print: Yesenia Talavera
(Please PRINT your name here)

You may contact me at the following daytime phone number: (818) 899-0724

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

RECEIVED DEC 12 2011

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