

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

8063



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
February 15, 2012

**SUBJECT:** Statement of Abatement Costs [Case No. CV07-10390]  
Subject Property: 27611 Coyote Circle, Canyon Lake; MUNOZ  
APN: 335-030-025  
District Three / District 1

Departmental Concurrence

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

- 1) assess the reasonable costs of abatement of a public nuisance (grading without permits) in the above-referenced matter to be **eight hundred twenty-six dollars and sixty cents (US \$826.60)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

*[Signature]*

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

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

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

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

APPROVE

BY: *[Signature]*  
Tom Grande

County Executive Office Signature

Policy  Policy

Consent  Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavagione, Stone and Benoit  
Nays: None  
Absent: Ashley  
Date: February 28, 2012  
xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.: | District: 3 / 1 | Agenda Number:

9.4

Statement of Abatement Costs [Case No. CV07-10390]  
Subject Property: 27611 Coyote Circle, Canyon Lake; MUNOZ  
APN: 335-030-025  
District Three / District One  
Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation were issued. On or about July 16, 2009, the case was closed and transferred to the City of Menifee with the violation remaining. Accordingly, the County of Riverside Code Enforcement Department seeks to recover its costs associated with the handling of this matter.

The City of Menifee incorporated on October 1, 2008 and agreed to reimburse the County of Riverside for all code enforcement fees and costs incurred by the County of Riverside up to June 30, 2009.

A portion of funds received pursuant to the abatement lien and special assessment authorized herein may be repaid or credited to the City of Menifee, if applicable, for the cost of code enforcement services provided by the City of Menifee pursuant to California Government Code §57384(b).

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.

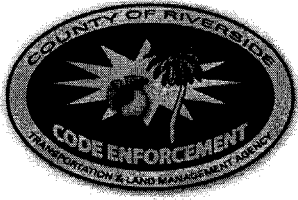
**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV07-10390]  
Subject Property: 27611 Coyote Circle, Canyon Lake; MUNOZ  
APN: 335-030-025  
District Three / District One

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

**Hearing Date: FEBRUARY 28, 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 11/12 And Geographic Information System, Jan. 24, 2012 ... . . . .	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

January 24, 2012

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

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

Subject Property: 27611 Coyote Circle, Canyon Lake  
Case No.: CV07-10390; MUNOZ  
APN: 335-030-025

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, February 28, 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 unapproved grading located on your real property commonly described as 27611 Coyote Circle, Canyon Lake, Riverside County, California and more particularly described as Assessor's Parcel Number 335-030-025.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **eight hundred twenty-six dollars and sixty cents, (US \$826.60)**. 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

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-8680

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
335030025 CANDELARIO MUNOZ 27611 COYOTE CIR CANYON LAKE, CA 92587

Date: 5/18/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/18/2011	CV0710390- INV #101445.	826.60	826.60
12/13/2007	CV0710390:A23823- INV #7779. A23823	100.00	926.60
01/29/2008	PMT #7143. A23823	-100.00	826.60
<b>Total Now Due</b>			<b>\$826.60</b>

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

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

  
Code Enforcement Department

EXHIBIT NO.     A<sup>2</sup>

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

335030025  
CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA 92587

Date	Invoice #
5/18/2011	101445

Case Number	District	Class
CV0710390	3	SOAC

<b>Property Address</b>	
335030025 CANDELARIO MUNOZ 27611 COYOTE CIR CANYON LAKE, CA 92587	

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

Date	Item	Description	Hours/Qty	Rate	Amount
2/25/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/6/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
3/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
5/28/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/20/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/18/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			361.30
5/18/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
12/18/2007	Lot/Title Report	Lot/Title Report	1	150.00	150.00
5/18/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00

<b>Subtotal</b>	\$826.60
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$826.60

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

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


  
Code Enforcement Department

EXHIBIT NO.           A<sup>3</sup>

# NOTICE LIST

Subject Property: 27611 Coyote Circle, Canyon Lake;  
Case No.: CV07-10390; APN: 335-030-025;  
District 3 / District 1

CANDELARIO MUNOZ  
27611 COYOTE CIRCLE  
CANYON LAKE CA 92587

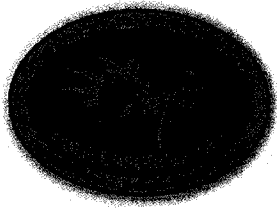
WASHINGTON MUTUAL BANK  
2210 ENTERPRISE DRIVE  
DOC OPS – MS SCO0140  
FLORENCE SC 29501

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

A4







**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 26, 2012

RE CASE NO: CV0710390

I, Anita Bustillos, hereby declare:

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

That on 01/26/12 at 12:47 p.m., I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs at the property described as:

**Property Address:** 27611 COYOTE CIR, CANYON LAKE

**Assessor's Parcel Number:** 335-030-025

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

Executed on January 26, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
335030025 CANDELARIO MUNOZ 27611 COYOTE CIR CANYON LAKE, CA 92587

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<b>Total Now Due</b>			<b>\$826.60</b>

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

  
Code Enforcement Department

EXHIBIT NO.   B

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

335030025  
CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA 92587

Date	Invoice #
5/18/2011	101445

Case Number	District	Class
CV0710390	3	SOAC

Property Address
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5/18/2011	Lot Book Report			120.00	120.00
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				<b>Subtotal</b>	<b>\$826.60</b>

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<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$826.60</b>

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

*W. L. ...*

Code Enforcement Department

EXHIBIT NO. 32

**Vouchers**

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

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
<b>Fund 10000 -- General Fund</b>							
8/21/2008	TLARC-00191220	446-44612110	RIVCC-000006006	First American Title Company Inc	150.00	150.00	0.00
<b>Total General Fund</b>					<b>150.00</b>	<b>150.00</b>	<b>0.00</b>

EXHIBIT NO.     B<sup>3</sup>



# INVOICE

**Order Number:** 24334 **Order Date:** 6/15/2011

**Customer Information:**

**Acct No.** 1044

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

**Attn:** Brent Steele  
**REF:** CV07-10390 / Angela Sarmiento  
**IN RE:** MUNOZ, CANDELARIO

Product and/or Service ordered for Property known as:	
27611 Coyote Cir. Canyon Lake, CA 92587	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	\$120.00

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

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

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

B-4

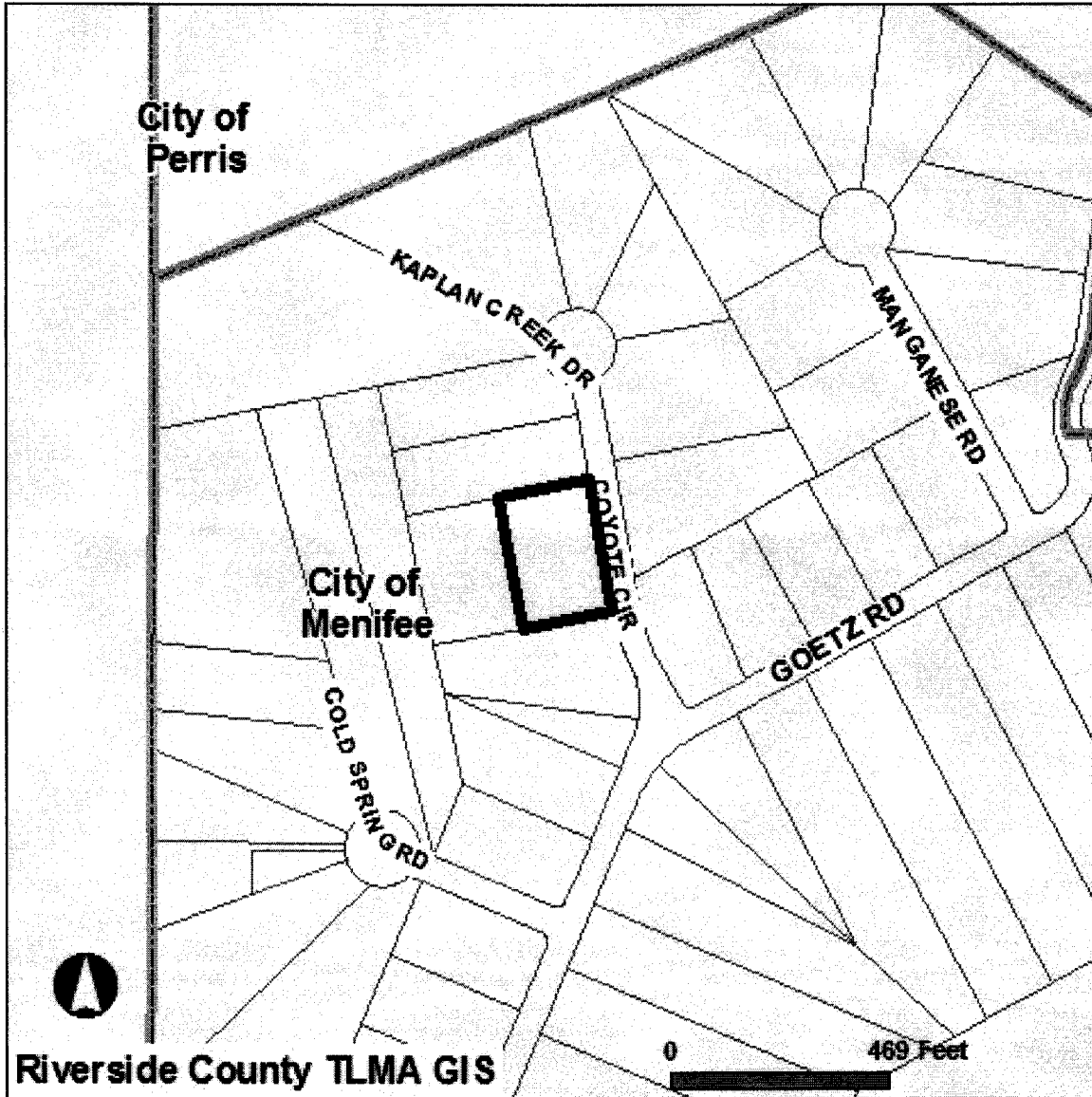
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #335030025-3		Parcel # 335030025-3	
<b>Assessee:</b>	MUNOZ CANDELARIO	<b>Land</b>	126,755
<b>Mail Address:</b>	27611 COYOTE CIR CANYON LAKE CA 92587	<b>Structure</b>	183,347
		<b>Full Value</b>	310,102
<b>Real Property Use Code:</b>	R2	<b>Total Net</b>	310,102
<b>Base Year</b>	2008		
<b>Conveyance Number:</b>	0058169		
<b>Conveyance (mm/yy):</b>	1/2007		
<b>PUI:</b>	R040000		
<b>TRA:</b>	26-165		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 41 RS 015/099		
<b>Situs Address:</b>	27611 COYOTE CIR CANYON LAKE CA 92587		

**View Parcel Map**

**EXHIBIT NO.**     C

RIVERSIDE COUNTY GIS



Selected parcel(s):  
335-030-025

**\*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**

335-030-025-3

**OWNER NAME / ADDRESS**

CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA. 92587

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

EXHIBIT NO.     C2

RECORDED BOOK/PAGE: RS 15/99  
SUBDIVISION NAME: QUAIL VALLEY RANCHOS TR NO 2  
LOT/PARCEL: 42, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.46 ACRES

**PROPERTY CHARACTERISTICS**

335-030-025  
CONCRETE BLOCK THROUGHOUT, 750 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONSTD 1952COMPOSITION, ROOF

335-030-025  
WOOD FRAME, 816 SQFT., 2 BDRM/ 0.75 BATH, 1 STORY, CONSTD 1972COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 837 GRID: F5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR3W SEC 19

**ELEVATION RANGE**

1696/1744 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**

Consult with the city for land use information.

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SUN CITY / MENIFEE VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

See the city for more information

**ZONING DISTRICTS AND ZONING AREAS**

QUAIL 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: QUAIL VALLEY  
AMENDMENT NUMBER: 1  
ADOPTION DATE: APR. 25, 2006  
ACREAGE: 1937 ACRES

**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)**  
DEVELOPED/DISTURBED LAND

**FIRE**

**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**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.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SUN CITY/MENIFEE

**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

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

**ROAD BOOK PAGE**  
66

**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**  
SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
WITHIN A 1/2 MILE OF  
FAULT IN BASEMENT ROCKS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

**MISCELLANEOUS**

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

**COMMUNITIES**  
QUAIL VALLEY

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
QUAIL VALLEY #86 -  
ROAD MAINTAINANCE  
POLICE

**LIGHTING (ORD. 655)**  
ZONE B, 32.99 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042718

OTHER LANDS

**TAX RATE AREAS**

- 026165
- CITY OF MENIFEE
- COUNTY FREE LIBRARY
- CSA 152
- EASTERN MUN WATER IMP DIST 9
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- MENIFEE FIRE PROTECTION
- MENIFEE SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SERVICE AREA # 145-MENIFEE
- SERVICE AREA # 33 -MENIFEE
- SERVICE AREA # 86 -MENIFEE
- SUN CITY/QUAIL VL AB1290
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

REPORT PRINTED ON...Tue Jan 24 11:51:43 2012  
Version 120118



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

## Lot Book Report

Order Number: **24334**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV07-10390 / Angela Sarmiento

IN RE:

MUNOZ, CANDELARIO

Order Date: 6/15/2011

Dated as of: 6/13/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 27611 Coyote Cir.

Canyon Lake

CA 92587

Assessor's Parcel No. : 335-030-025-3

**Assessments:**

Land Value:	\$125,808.00
Improvement Value:	\$181,978.00
Exemption Value:	\$0.00
Total Value:	\$307,786.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$3,429.60
Status: Paid through	PAID (PAID THRU 06/30/2011)

## Property Vesting

The last recorded document transferring title of said property

Dated 12/20/2006

Recorded 01/25/2007

EXHIBIT NO.     D



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

Order Number: 24334

Reference: CV07-10390 / Ang

---

Document No.	2007-0058169
D.T.T.	\$0.00
Grantor	Candelario Munoz, a married man, as his sole and separate property and Omar Castellon, a single man, as joint tenants
Grantee	Candelario Munoz, a married man as his sole and separate property

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	01/18/2007
Recorded	01/25/2007
Document No.	2007-0058170
Amount	\$280,000.00
Trustor	Candelario Munoz, a married man as his sole and separate property
Trustee	California Reconveyance Company, a California Corporation
Beneficiary	Washington Mutual Bank

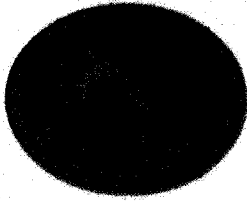
## Additional Information

Notice of Non-Compliance filed by	County of Riverside
In the matter of the property of	Candelario Munoz
Case No.	CV07-10390
Recorded	01/07/2008
Document No.	2008-0007298

## Legal Description

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

THE EAST ONE-HALF OF LOT 41 AND EAST ONE-HALF OF LOT 42 OF QUAIL VALLEY RANCHOS TRACT NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY LICENSED SURVEYOR'S MAP RECORDED IN BOOK 15, PAGE 99 OF MAPS, RECORDS FROM 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**

December 21, 2011

Candelario Munoz  
27611 Coyote Cir  
Canyon Lake, CA 92587

Subject Property: 27611 Coyote Cir., Canyon Lake  
Case No(s): CV07-10390  
APN No(s): 335-030-025

Dear Candelario Munoz:

**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 Grading Without Permit located on your real property commonly described as 27611 Coyote Cir., Canyon Lake and more particularly described as Assessor's Parcel Number 335-030-025.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **eight hundred twenty-six dollars and sixty cents (\$826.60)**.

**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**

Candelario Munoz  
27611 Coyote Cir  
Canyon Lake, CA 92587

Subject Property: 27611 Coyote Cir., Canyon Lake  
Case No(s): CV07-10390  
APN No(s): 335-030-025

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.**       E<sup>2</sup>



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
335030025 CANDELARIO MUNOZ 27611 COYOTE CIR CANYON LAKE, CA 92587

Date: 5/18/2011

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/18/2011	CV0710390- INV #101445.	826.60	826.60
12/13/2007	CV0710390:A23823- INV #7779. A23823	100.00	926.60
01/29/2008	PMT #7143. A23823	-100.00	826.60
		<b>Total Now Due</b>	<b>\$826.60</b>

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

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

  
Code Enforcement Department

EXHIBIT NO.     E<sup>3</sup>



**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

335030025  
CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA 92587

Date	Invoice #
5/18/2011	101445

Case Number	District	Class
CV0710390	3	SOAC

Property Address
335030025 CANDELARIO MUNOZ 27611 COYOTE CIR CANYON LAKE, CA 92587

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

Date	Item	Description	Hours/Qty	Rate	Amount
2/25/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/6/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
3/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
5/28/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/20/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/18/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			361.30
5/18/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
12/18/2007	Lot/Title Report	Lot/Title Report	1	150.00	150.00
5/18/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			270.00

**Subtotal** \$826.60

**Payments/Credits** \$0.00

**Total Now Due** \$826.60

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.


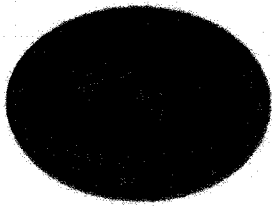
  
Code Enforcement Department

EXHIBIT NO. EA



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

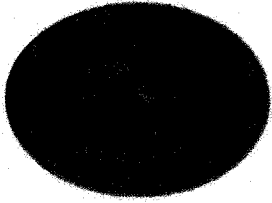
**RESPONSIBLE PARTIES**

December 21, 2011

OWNER  
CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA 92587

WASHINGTON MUTUAL BANK  
2210 ENTERPRISE DRIVE  
FLORANCE, SC 29501

*ES*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE  
Director**

**PROOF OF SERVICE**

Case No. CV07-10390

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 21, 2011, I served the following document(s):

**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:

CANDELARIO MUNOZ 27611 COYOTE CIR, CANYON LAKE, CA 92587  
WASHINGTON MUTUAL BANK 2210 ENTERPRISE DRIVE, FLORANCE, SC 29501

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 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ericka Edwards, OAHII

*E<sup>6</sup>*

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 28, 2011

RE CASE NO: CV0710390

I, Anita Bustillos, hereby declare:

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

That on 12/28/2011 at 10:07 a.m., 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:** 27611 COYOTE CIR, CANYON LAKE

**Assessor's Parcel Number:** 335-030-025

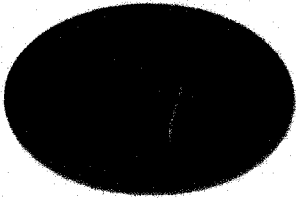
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on December 28, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Anita Bustillos, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

January 12, 2012

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

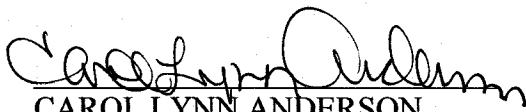
To: Owner(s) or Interested Parties  
(See Attached Proof of Service  
and Notice List)

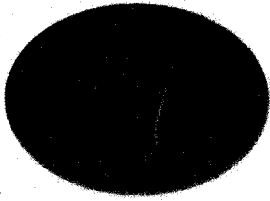
Subject Property: 27611 Coyote Cir., Canyon Lake  
Case No.: CV07-10390; MUNOZ  
APN: 335-030-025

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, February 7, 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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

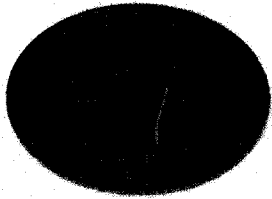
**RESPONSIBLE PARTIES**

January 12, 2012

OWNER  
CANDELARIO MUNOZ  
27611 COYOTE CIR  
CANYON LAKE, CA 92587

WASHINGTON MUTUAL BANK  
2210 ENTERPRISE DRIVE  
FLORANCE, SC 29501

F2



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV07-10390

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 January 12, 2012, 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:

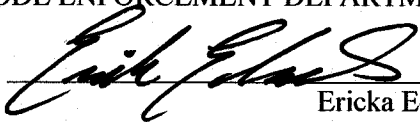
CANDELARIO MUNOZ 27611 COYOTE CIR, CANYON LAKE, CA 92587  
WASHINGTON MUTUAL BANK 2210 ENTERPRISE DRIVE, FLORANCE, SC 29501

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.

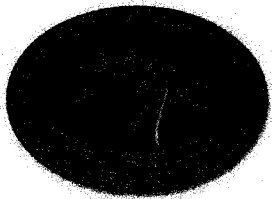
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON January 12, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
Ericka Edwards, OAIII

F<sup>3</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE  
Director**

**AFFIDAVIT OF POSTING OF NOTICES**

January 17, 2012

RE CASE NO: CV0710390

I, Ariana Meza, hereby declare:

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

That on 01/17/2012 at 10:20am, 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:** 27611 COYOTE CIR, CANYON LAKE

**Assessor's Parcel Number:** 335-030-025

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

Executed on January 17, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

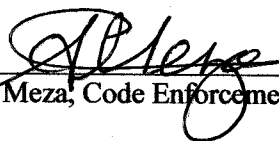
  
By: Ariana Meza, Code Enforcement Technician

EXHIBIT NO.       F4      

305  
4 27



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

Candelario Munoz  
27611 Coyote Cir  
Canyon Lake, CA 92587

Subject Property: 27611 Coyote Cir., Canyon Lake  
Case No(s): CV07-10390  
APN No(s): 335-030-025

I, Candelario Muñoz, 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: 27611 Coyote  
Menifee Ca. 92587

Signed: Candelario Muñoz Date: 12-31-201  
(Please SIGN your name here)

Print: Candelario Muñoz  
(Please PRINT your name here)

You may contact me at the following daytime phone number: (951) 244-6328

**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. 6

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RECEIVED JAN - 9 2012

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Gema Castellon-Muñoz

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** (951) 244 6328

**Date:** 2/27/12 **Agenda #** 9.4

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_