

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



907B

FROM:

TLMA -

Code Enforcement Department

June 11, 2013

SUBJECT:

Statement of Abatement Costs [Case No. CV 06-7740]

Subject Property: 28770 Highway 79, Hemet; CORONADO

APN: 463-120-027

District 3 / 3

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

- (1)assess the reasonable costs of abatement of a public nuisance (excessive outside storage) in the above-referenced matter to be seven hundred ninety-five dollars and seventy cents (US \$795.70);
- assess the costs of abatement against the above-described subject property; (2)
- (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.

JUAN PEREZ, TLMA Director

FINANCIAL DATA	Current F.Y. Net County Cost:	\$ N/A \$ N/A	Budget Adjustmen	•	
DATA	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A	A
SOURCE OF FU	NDS:			Positions To Be Deleted Per A-30	
				Requires 4/5 Vote	
C.E.O. RECOMN	MENDATION:	APPROVE	17		
		N.O.	A. 10. 0		

Policy **Policy** 

Consent Consent

Dep't Recomm.: Exec. Ofc. Per

#### MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Tavaglione, Stone, Benoit and Ashley

Nays:

None

Absent:

None

**County Executive Office Signature** 

Date:

June 25, 2013

XC:

celaro riaceride county Rx vocard de supera sods

Prev. Agn. Ref.:

District:

Agenda Number:

Kecia Harper-Ihem

Statement of Abatement Costs [Case No. CV06-7740]

Subject Property: 28770 Highway 79, Hemet; CORONADO

APN: 463-120-027

District: 3/3

Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 348 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 and Administrative Citations were issued. Subsequently, the property was brought into compliance.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM:

TLMA -

Code Enforcement Department

SUBJECT: Statement of Abatement Costs [Case No. CV06-7740]

Subject Property: 28770 Highway 79, Hemet; CORONADO

APN: 463-120-027

District 3 / 3

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

Hearing Date: June , 2013

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 Tax Year 2012/2013 And Geographic Information System, 11/29/2012	Exhibit C
Lot Book Report and/or DataQuick	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Request for Hearing	Exhibit F

# EXHIBIT "A"



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Juan C. Perez Interim Director

May 20, 2013

## NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

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

Subject Property: 28770 Highway 79, Hemet

Case No.: CV06-7740; CORONADO

APN: 463-120-027

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on Tuesday, June 25, 2013, at 9:30 a.m. in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved Excessive Outside Storage located on your real property commonly described as 28770 Highway 79, Hemet, Riverside County, California and more particularly described as Assessor's Parcel Number 463-120-027.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **seven hundred ninety-five dollars and seventy cents**, **(US \$795.70)**. 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 Senior Officer Michelle Cervantes 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.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please checkin with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

JUAN C. PEREZ

INTERIM DIRECTOR

Mary Overholt

Supervising Code Enforcement Officer
Enclosure: Statement of Abatement Costs

## RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 28770 Highway 79, Hemet; Case No.: CV06-7740 APN: 463-120-027; District 3 / 3

OWNER
JUANITA CORONADO
P O BOX 654
WINCHESTER, CA 92596

SITUS OCCUPANT 28770 HIGHWAY 79 HEMET, CA 92545



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

Date: 11/29/2012

463120027 JUANITA CORONADO P O BOX 654 WINCHESTER, CA 92596

# Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance
11/29/2012	CV067740- INV #105456. Orig. Amount \$595.70.	595.70	595.70
05/29/2007	CV067740:A21403- INV #9687. Orig. Amount \$200.00. A21403	200.00	795.70
<del></del>		Total Now Due	\$795.70

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

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

Code Enforcement Department

### **County of Riverside Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680



# **Statement of Abatement Costs**

463120027 JUANITA CORONADO P O BOX 654 **WINCHESTER, CA 92596** 

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Date	Invoice #
11/29/2012	105456

**Property Address** 

463120027

JUANITA CORONADO 28770 HIGHWAY 79 **HEMET, CA 92545** 

Case Number	District	Class
CV067740	3	SOAC

You are liable to the County for the following abatement

Date	Item	Description	Hours/Qty	Rate	Amount
5/29/2007	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
6/1/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
7/16/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/27/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/2/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
10/13/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/13/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
11/29/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			381.10
Tanan kanan sa					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
11/29/2012	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
11/29/2012	DetaOutale	Daniel Finds Daniel & Townskin Daniel		19.30	19.30
11/29/2012	DataQuick	Property Finder Reports & Transaction Report Subtotal Contractor Costs		19.30	19.30
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		<u> </u>	<u> </u>		<u> </u>
			Subtot	al	\$595.70

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.

Cubtotal	\$575.70
Payments/Credits	\$0.00

**Total Now Due** 

\$595.70

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

Code Enforcement Department



# County of Riverside Code Enforcement Department

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

# **Administrative Citation**

463120027 JUANITA CORONADO P O BOX 654 WINCHESTER, CA 92596

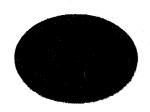
Billing Date
11/29/2012

Citation Number	District	Class	
A21403	3	SOAC	

463120027 JUANITA CORONADO 28770 HIGHWAY 79 HEMET, CA 92545

**Property Address** 

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV067740:A21403	. 1	200.00	200.00
				# 
			Subtotal	\$200.00
			Payments/Cre	dits \$0.00
			Total	\$200.00



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

JUANITA CORONADO / MARTIN CORONADO P.O Box 654 Winchester, Ca 92545				
Subject Property: 28770 HIGHWAY 79, HEMET Case No(s): CV06-7740 APN No(s): 463-120-027				
Supervisors (Please PRINT your name here) regarding case number(s)	request a public he	earing before the	Board of	
I request notice of the Board of Supervisors hearing days from the submission of this request) to be mailed	ate, time, and locati to me at the follow	on (which shall r ing address:	ot be less tha	an 10
Return Mailing Address: 10. Box 654	4 92591	Pla	ease se	e back
Signed: (Please SIGN your name here)	Date:	17-78.	-12	
Print: Martin Coronals (Please PRINT your name here)				
You may contact me at the following daytime phone no	umber: <u>951</u>	-634-	014	
IMPC	ORTANT			

Keep a copy of this form and mail the original to: Riverside County Code Enforcement Department P.O. BOX 1469

Riverside, CA 92502-1469

#### PROOF OF SERVICE Case No. CV06-7740

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, 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 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on May 20, 2013, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- SUMMARY STATEMENT OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS
- RESPONSIBLE PARTIES / NOTICE LIST

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

# OWNERS OR INTERESTED PARTIES (SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)

- XX BY FIRST CLASS MAIL. I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.
- BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).
- XX STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.
- \_\_ FEDERAL I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

EXECUTED ON May 20, 2013, at Riverside, California.

Stacy Baumgartner

# EXHIBIT "B"



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

Date: 11/29/2012

463120027 JUANITA CORONADO P O BOX 654 WINCHESTER, CA 92596

# Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance
11/29/2012	CV067740- INV #105456. Orig. Amount \$595.70.	595.70	595.70
05/29/2007	CV067740:A21403- INV #9687. Orig. Amount \$200.00. A21403	200.00	795.70

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

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

Code Enforcement Department

# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680



## **Statement of Abatement Costs**

463120027 JUANITA CORONADO P O BOX 654 WINCHESTER, CA 92596

Date	Invoice #
11/29/2012	105456

**Property Address** 

463120027 JUANITA CORONADO 28770 HIGHWAY 79 HEMET, CA 92545

Case Number	District	Class
CV067740	3	SOAC

You are liable to the County for the following abatement

costs:

Date	ltem	Description	Hours/Qty	Rate	Amount	
5/29/2007	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.6	
6/1/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.5	
7/16/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.5	
9/27/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.7	
10/2/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.4	
0/13/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.8	
0/13/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.6	
1/29/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.0	
		Subtotal Code Enforcement Costs			381.1	
1/29/2012	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.5	
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.	
		Subtotal County Counsel Costs			195.3	
1/29/2012	DataQuick	Property Finder Reports & Transaction Report Subtotal Contractor Costs		19.30	19.3 19.3	
		:				

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** 

Subtotal

\$595.70

\$595.70

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

Code Enforcement Department



# County of Riverside Code Enforcement Department

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

# **Administrative Citation**

463120027 JUANITA CORONADO P O BOX 654 WINCHESTER, CA 92596

Citation Issue Date	Billing Date
5/29/2007	11/29/2012

Citation Number	District	Class
A21403	3	SOAC

463120027 JUANITA CORONADO 28770 HIGHWAY 79 HEMET, CA 92545

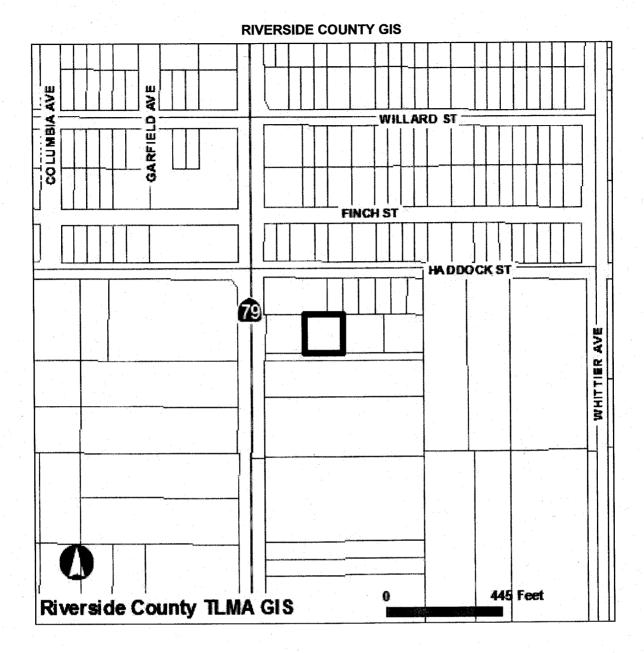
**Property Address** 

ltem	Description	Hours/Qty	Rate	Amount	
Administrative Citations	CV067740:A21403	1	200.00	200.00	
		A CONTRACTOR			
·					
V (1997)					
		• .			
	. <del></del>		Subtotal	\$200.00	
			Payments/Cre	dits \$0.00	
			Total	\$200.00	
		<b>L</b>		<u> </u>	

# EXHIBIT "C"

Assessment Roll For the 2012-2013 Tax Year as of January 1,2012

Assessment #463120027	7-9	Parcel # 463120027-9	
Assessee:	CORONADO JUANITA	Land	26,381
Mail Address:	P O BOX 654	Structure	3,215
City, State Zip:	WINCHESTER CA 92596	Full Value	29,596
Real Property Use Code:	MR	Total Net	29,596
Base Year	1982	rotar Net	25,550
Conveyance Number:	0243573		
Conveyance (mm/yy):	4/2004	View Parcel Map	
PUI:	M010012		
TRA:	71-045		
Taxability Code:	0-00		
ID Data:	Lot 27 MB 002/011 TOWN OF WINCHESTER		
Situs Address:	28770 HIGHWAY 79 HEMET CA 92545		



#### Selected parcel(s): 463-120-027

#### \*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**

463-120-027-9

#### **OWNER NAME / ADDRESS**

JUANITA CORONADO 28770 HIGHWAY 79 HEMET, CA. 92545

MAILING ADDRESS (SEE OWNER) P O BOX 654 WINCHESTER CA. 92596

#### **LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 2/11 SUBDIVISION NAME: TOWN OF WINCHESTER LOT/PARCEL: 27. BLOCK: NOT AVAILABLE Por TRACT NUMBER: NOT AVAILABLE

#### **LOT SIZE**

RECORDED LOT SIZE IS 0.5 ACRES

#### **PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

#### **THOMAS BROS. MAPS PAGE/GRID**

PAGE: 839 GRID: F6, F7

#### **CITY BOUNDARY/SPHERE**

**NOT WITHIN A CITY NOT WITHIN A CITY SPHERE** ANNEXATION DATE: NOT APPLICABLE NO LAFCO CASE # AVAILABLE NO PROPOSALS

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

#### **INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

**JEFF STONE, DISTRICT 3** 

#### **SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

**JEFF STONE, DISTRICT 3** 

#### **TOWNSHIP/RANGE**

T5SR2W SEC 27

#### **ELEVATION RANGE**

865 FEET

#### PREVIOUS APN

463-120-020

#### **PLANNING**

#### **LAND USE DESIGNATIONS**

#### SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

#### AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

#### **COMMUNITY ADVISORY COUNCILS**

WINCHESTER (MAC)

#### **GENERAL PLAN POLICY OVERLAYS**

COMMUNITY CENTER

#### **GENERAL PLAN POLICY AREAS**

HIGHWAY 79 POLICY AREA WINCHESTER POLICY AREA

#### **ZONING CLASSIFICATIONS (ORD. 348)**

#### **ZONING DISTRICTS AND ZONING AREAS**

WINCHESTER AREA

#### **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** NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS** NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBLITY ZONES** NOT IN AN AIRPORT COMPATIBILTY 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)

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

#### **FIRE**

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

**FIRE RESPONSIBLITY 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 SAN JACINTO

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

**HIGHWAY 74/79 CORRIDOR** 

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

**DEVELOPMENT AGREEMENTS** 

NOT IN A DEVELOPMENT AGREEMENT AREA

#### TRANSPORTATION

#### **CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

#### **ROAD BOOK PAGE**

114

#### 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**

NOT WITHIN A 1/2 MILE OF A FAULT

#### **LIQUEFACTION POTENTIAL**

HIGH

#### **SUBSIDENCE**

SUSCEPTIBLE

#### PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

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

#### **MISCELLANEOUS**

#### **SCHOOL DISTRICT**

HEMET UNIFIED

#### **COMMUNITIES**

WINCHESTER

#### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 STREET LIGHTING
LIBRARY

#### LIGHTING (ORD. 655)

ZONE B, 27.01 MILES FROM MT. PALOMAR OBSERVATORY

#### **2000 CENSUS TRACT**

042722

#### **FARMLAND**

URBAN-BUILT UP LAND

#### **TAX RATE AREAS**

071045

- •COUNTY FREE LIBRARY
  •COUNTY STRUCTURE FIRE PROTECTION
  •COUNTY WASTE RESOURCE MGMT DIST
- •CSA 146 •CSA 152
- •EASTERN MUN WATER IMP DIST 12
- •EASTERN MUN WATER IMP DIST 12
  •EASTERN MUNICIPAL WATER
  •FLOOD CONTROL ADMINISTRATION
  •FLOOD CONTROL ZONE 4
  •GENERAL
  •GENERAL
  •GENERAL PURPOSE
  •HEMET UNIFIED SCHOOL
  •METRO WATER EAST 1301999
  •MT SAN JACINTO HUNDOR COLLEGE

- •METRO WATER EAST 1301999
  •MT SAN JACINTO JUNIOR COLLEGE
  •RIV CO REG PARK & OPEN SPACE
  •RIV. CO. OFFICE OF EDUCATION
  •SAN JACINTO BASIN RESOURCE CONS
  •SAN JACINTO VALLEY CEMETERY
  •VALLEY HEALTH SYSTEM HOSP DIST
  •VALLEY WIDE REC & PARK

<u>SPECIAL NOTES</u>
PROPOSED STATE ROUTE 79 REALINGMENT CORRIDOR. PLEASE CONTACT FARAH KHORASHADI AT (951) 955-2091.

**CODE COMPLAINTS** 

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

REPORT PRINTED ON...Thu Nov 29 16:34:23 2012 Version 121101

# EXHIBIT "D"



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

### **Lot Book Report**

Order Number:

Order Date: 1/23/2013 Dated as of: 1/16/2013

County Name: Riverside

Report: \$120.00

FEE(s):

28098

**Customer:** 

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

**Brent Steele** 

Reference:

CV06-7740/Dean V. Deines Jr.

IN RE:

CORONADO, JUANITA

Property Address: 28770 Highway 79

Hemet

92545

Assessor's Parcel No.: 463-120-027-9

Assessments:

Land Value:

\$26,381.00

Improvement Value:

\$3,215.00

**Exemption Value:** 

\$0.00

**Total Value:** 

\$29,596.00

## **Tax Information**

Property Taxes for the Fiscal Year

2012-2013

First Installment

\$181.25

Penalty

\$0.00

**Status** 

PAID (Paid thru 01/31/2013)

Second Installment

\$181.25

Penalty

\$0.00

**Status** 

OPEN NOT-PAID (Due date 04/10/2013)



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

Order Number: 28098

Reference: CV06-7740/Dean

## **Property Vesting**

The last recorded documents transferring title of said

property

Dated 03/09/1981

Recorded 04/02/1981

Document No. 58863

D.T.T. \$12.65

Grantor Raul Coronado and Bertha Coronado, husband and wife

Grantee Martin Coronado and Juanita Coronado, husband and

wife as joint tenants

Dated 02/26/2004

Recorded 04/06/2004

Document No. 2004-0243573

D.T.T. \$0.00

Grantor Martin Coronado

Grantee Juanita Coronado, an unmarried woman

Property Now Vested as Juanita Coronado, an unmarried woman

### **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 Juanita Coronado

Case No. CV04-0275

Recorded 12/29/2005

Document No. 2005-1074254



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

Order Number: 28098

Reference: CV06-7740/Dean

## **Legal Description**

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

THE EASTERLY 150 OF THE WESTERLY 310 FEET OF THE SOUTHERLY 175 FEET OF LOT 27 OF THE TOWN OF WINCHESTER, AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THE SOUTHERLY 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE SOUTHERLY 30 FEET OF THE WESTERLY 310 FEET OF THE SOUTHERLY 175 FEET OF LOT 27 OF THE TOWN OF WINCHESTER AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Order No. nil Escrow No. nil Loan No. nil

WHEN RECORDED MAIL TO:

Of Mr. and Mrs. Martin Coronado

Of P.O. Box 86

San Jacinto, Ca. 92383

Dec. Transfer Tax
DOWALD D. SULUNAN
RIV CO. RECORDER
RECEIVED FOR RECORD
RECORD FOR RECORD FOR RECORD
RECORD FOR RECORD

SPACE ABOVE THIS LINE FOR SECORDER'S US

MAIL TAX STATEMENTS TO:

DOCLMENTARY TRANSFER TAX \$ 12.65

..... Computed on the consideration or value of property conveyed; OR ...... Computed on the consideration or value less liens or encumbrances

Signature of Declarent or Agent determining tex - Firm Name

#### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RAUL CORONADO and BERTHA CORONADO, husband and wife

hereby GRANTISI to MARTIN CORONADO and JUANITA CORONADO, husband and wife as joint tenants,

the real property in the City of County of Riverside

HATTER OF PARTY ATTER

. State of California, described as

The Easterly 150 feet of the Westerly 310 feet of the Southerly 175 feet of Lot 27 of the Town of Winchester, as shown by Map on file in Book 2 page 11 of Maps, Records of Riverside County, California;

EXCEPTING the Southerly 30 feet thereof.

Together with an easement for ingress and egress and for public utilities over the Souther.y 30 feet of the Westerly 310 feet of the Southerly 175 feet of Lot 27 of the Town of Winchester as shown by Map on file in Book 2 page 11 of Maps, records of Riverside County California.

Dated

March 9, 1981

STATE OF XXXXXXXXXXX TEXAS COUNTY OF RIdalgo

on 23rd of March
before me, the undersigned, a Notary Public in and for saki
State, personally appeared
Raul Coronado, and Bertha Coronado

known to me to be the person S whose name S are subscribed to the within instrument and acknowledged that executed the same.

Signature War Que 30, 1984

My Commission expires June 30, 1984

(This area for official notarial sea

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Raul Coronado

Bertha Coronado

1002 (10/69)

### END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

Public Record

Order: Non-Order Search Doc: RV:1981 00058863

## 2004-0243573

04/06/2004 08:00A Fee:7.00 Page 1 of 1 Recorded in Official Records

County of Riverside Gary L. Orso



RECORDING REQUESTED BY THE UNDERSIGNED

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO

NAME

JUANITA CORONADO

**ADDRESS** 

28770 WINCHESTER ROAD

CITY

WINCHESTER, CA 92596 STATE & ZIP

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TRA: DID TITLE ORDER NO.

**GRANT DEED** 

ESCROW NO.

APN NO

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ SPOUSAL TRANSFER, NO CONSIDERATION GIVEN.

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: City of

SAN JACINTO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

#### MARTIN CORONADO

hereby GRANT(s) to JUANITA CORONADO, an unmarried woman

all that real property situated in the City of SAN JACINTO, County of Riverside State of California:

The Easterly 150 feet of the Westerly 310 feet of the Southerly 175 feet of Lot 27 of the Town of Winchester, as shown by Map on file in Book 2 page 11 of Maps, Records of Riverside County, California;

EXCEPTING the Southerly 30 feet thereof.

Together with an easement for ingress and egress and for public utilities over the Southerly 30 feet of the Westerly 310 feet of the Southerly 175 feet of Lot 27 of the Town of Winchester as shown by Map on file in Book 2 page 11 of Maps, records of Riverside County, California.

Dated: February 26, 2004

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

} S.S.

before me. , personally appeared

MARTIN CORONADO , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS mynand a alai seal Signature(

C. AGUILAR COMM. #1384494 NOTARY PUBLIC-CALIFOR

Public Record

When recorded please mail to: Mail Stop# 5155

DOC # 2005-1074254 12/29/2005 08:00A Fee:NC Page 1 of 2

orded in Official Records County of Riverside Larry W. Ward

Qssessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

in the matter of the Property of JUANITA CORONADO

Case No.: CV04-0275

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, Section 5.1, (RCC Title 17.16.010) described as EXCESSIVE OUTSIDE STORAGE. Such proceedings are based upon the noncompliance of such real property, located at 28770 HIGHWAY 79, WINCHESTER, CALIFORNIA 92596 and more particularly described as Assessment Parcel No. 463-120-027 and having a legal description of .50 ACRES M/L IN POR LOT 27 MB 002/011 TOWN OF WINCHESTER, RECORDS

> ANITA BUSTILLOS Commission # 1611038 Notary Public - California

Riverside County My Comm. Expires Oct 3, 200

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer WAYNE DURANT.

OF RIVERSIDE COUNTY, with the requirements of Ordinance No. 348 (RCC Title 17.16.010).

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

> COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY

Brian Black, Supervising Code Enforcement Officer

Code Enforcement DI

ACKNOWLEDGMENT

State of California County of Riverside

On Nov. 16 05 before me, Anita Bustillos, Notary Public, personally appeared Brian Black, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Seal of Notary)

Public Record



# LARRY W. WARD COUNTY OF RIVERSIDE ASSESSOR-COUNTY CLERK-RECORDER

Recorder P.O. Box 751 Riverside, CA 92502-0751 (951) 486-7000

http://riverside.asrelkree.com

#### **CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Notice of Noncompliance



Date:

Signature:

Print Name:

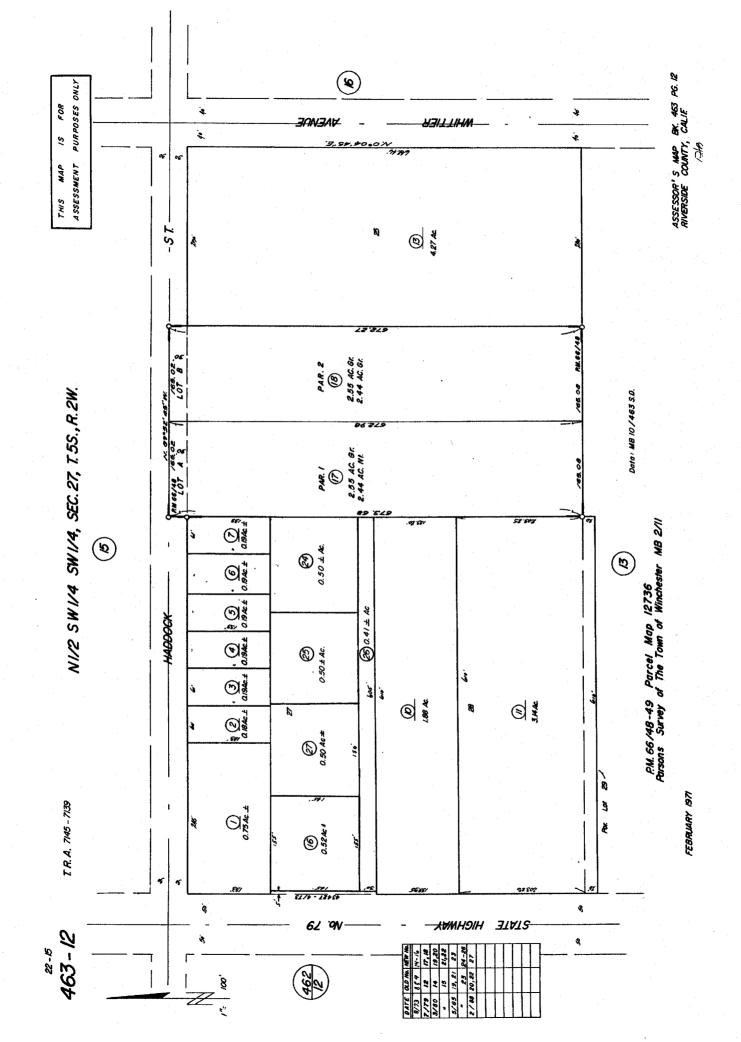
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CAMP

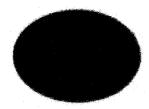
ANTA BUSTIUS

ACR 601P-AS4RE0 (Rev. 01/2005)

Public Record



# EXHIBIT "E"



# 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

April 9, 2013

JUANITA CORONADO / MARTIN CORONADO P.O Box 654 Winchester. Ca 92596

Subject Property: 28770 HIGHWAY 79, HEMET

Case No(s): CV06-7740 APN No(s): 463-120-027

Dear Juanita Coronado / Martin Coronado:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Excessive outside storage located on your real property commonly described as 28770 HIGHWAY 79, HEMET, and more particularly described as Assessor's Parcel Number 463-120-027.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Seven Hundred Ninety Five Dollars and Seventy Cents (\$795.70)**.

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 BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. 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 before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

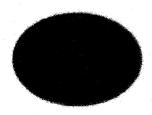
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact Senior Officer Michelle Cervantes at (951) 955-2004.

Code Enforcement Department

Michelle Cervantes

Senior Code Enforcement Officer



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

JUANITA CORONADO / MARTIN CORONADO P.O Box 654 Winchester, Ca 92596

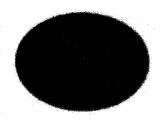
Subject Property: 28770 HIGHWAY 79, HEMET

Case No(s): CV06-7740 APN No(s): 463-120-027

l,		, hereby reques	t a public hearing	before the Board of
Supervisors	(Please PRINT your name	here)		
regarding case nu	ımber(s)	<del></del>		<b></b>
	f the Board of Supervis mission of this request			hich shall not be less than 1 ddress:
Return Mailing Ad	ldress:			
	***			
Signed:	Please SIGN your name here)	· · · · · · · · · · · · · · · · · · ·	Date:	
. (F	riease Sign your name nere)			
Print:				
(F	Please PRINT your name here			
You may contact	me at the following day	time 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



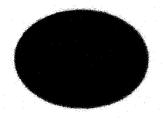
# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### **RESPONSIBLE PARTIES**

April 9, 2013

JUANITA CORONADO / MARTIN CORONADO P.O Box 654 Winchester, Ca 92596

Juanita Coronado 28770 HIGHWAY 79 HEMET, CA 92545



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

#### PROOF OF SERVICE

Case No. CV067740

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Dean Deines</u>, 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 April 9, 2013, I served the following documents(s):

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

#### **Invoices**

#### **Notice List**

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

JUANITA CORONADO / MARTIN CORONADO P.O Box 654, Winchester, Ca 92596 OCCUPANT 28770 HIGHWAY 79, HEMET, CA 92545

- 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 April 9, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Dean Deines, Code Enforcement Aide



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### **AFFIDAVIT OF POSTING OF NOTICES**

April 12, 2013

RE CASE NO: CV067740

I, Anita Bustillos, 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 Mail Stop #1012.

That on <u>04/12/2013</u> at <u>11:07 a.m.</u>, 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: 28770 HIGHWAY 79, HEMET

Assessor's Parcel Number: 463-120-027

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

Executed on April 12, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anità Bustillos, Code Enforcement Technician

# EXHIBIT "F"



# **CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE**

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

P.O Box 654
Winchester, Ca 92545
Subject Property: 28770 HIGHWAY 79, HEMET Case No(s): CV06-7740 APN No(s): 463-120-027
I, Juanta Colonal of, hereby request a public hearing before the Board of Supervisors (Please PRINT your name here)  regarding case number(s)
I request notice of the Board of Supervisors 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:
Winchester, CA 92596 Please see back
Signed: Date: 13-17-11 Date:
Print: Martin Coronals (Please PRINT your name here)
You may contact me at the following daytime phone number: 951-634-7410

**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

-See Other Side

T, Martin Coronalo Dr., will also be helping my mam Couanita Coronalo Din this matter.