### **EXHIBIT "A"**

### **Santee Weed Abatement Program**

### **Cost Report and Account of Unpaid Weed Abatement Invoices**

### **Fiscal Year 2025-2026**

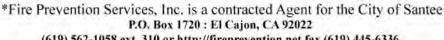
Parcel	Site Address	Assessed Amount	Owner	Prior Offender?
384-400-06-00	10331 Buena	\$743.66	Stirewalt,	Yes/No
	Vista Avenue		Michael	No
385-433-26-00	8714 Ruocco	\$2,707.36	Stevens,	Yes/No
	Drive		Kenneth & Cecilia	No
386-142-19-00	7934 Shantung	\$1,947.56	Burgess, Russel	Yes/No
	Drive		& Belle Trust	No
386-360-86-00	8516 Placid	\$1,048.50	Somo, Naseer &	Yes/No
	View Drive		Hanah, Nahla	No
Total Parcels	4			
101411410010	- <del>-</del>			
TOTAL	\$6,447.08			

### SUMMARY REPORT FOR APN 384-400-06-00

- 01/16/24 Initial inspection was made, property was found to be in violation.
- 01/17/24 Mailed 30 day courtesy notice to the owner.
- 03/05/24 Re-inspection was made, property was found to be in violation.
- 03/05/24 Posted property.
- 03/07/24 Verified ownership information with County of San Diego.
- 03/07/24 Mailed 10 day final notice to the owner, certified mail.
- 04/22/24 Final inspection was made, property was found to be in violation.
- 05/21/24 Work order authorization signed by City Official.
- 09/10/24 The owner was mailed an Administrative bill at our contracted rates.
- 09/25/24 The owner was mailed a final bill.
- 10/15/24 A Notice of Abatement was filed on the property.



### FIRE PREVENTION SERVICES, INC.\*





(619) 562-1058 ext. 310 or http://fireprevention.net fax (619) 445-6336

### NOTICE TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-1 APN: 3844000600 STIREWALT, MICHAEL 712792 Po Box SANTEE, CA 92072

Date: 01/17/2024

#### PROPERTY ADDRESS:

10331 Buena Vista Ave, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

This notice is to inform you that weeds or other material on your property violate the City of Santee's Municipal Code and constitute a public nuisance under Santee Municipal Code sections 1.10.030. This section declares the following to be a public nuisance:

- C. All weeds or dry grasses over four inches in height, dead shrubs, dead trees or tree limbs within 10 feet of a chimney, rubbish, or any material growing or discarded upon the streets, parking areas, sidewalks, or upon private property within the City which bear seeds of a wingy or downy nature or which by reason of their size, manner of growth and location constitute a fire hazard to any building, improvement, crops or other property, and weeds or grasses which, when dry, will in reasonable probability constitute such a fire hazard are hereby declared to be a public nuisance. Cultivated and useful grasses and pastures are not a public nuisance; provided, however, that if the Fire Chief determines it necessary to protect adjacent improved property from fire exposure, an adequate fire break may be required.
- G. Storage or scattering over the property of any of the following:
  - 1. Debris, rubbish, or trash not stored in trash receptacles;
  - 2. Abandoned, discarded, broken, wrecked, inoperable or discarded household furnishings, appliances, machines, vehicles, tools, or similar objects or equipment;
  - 3. Discarded building materials or machinery;
  - 4. Any rubble, asphalt, concrete, plaster, tile, rubbish, crate, carton, or metal or glass container that, by reason of its location and character materially hampers or interferes with the prevention or suspension or suppression of fire on any lot, property or premises.

During an inspection of the above identified parcels on 01/16/2024 the inspector made the following notes specific to the condition of your property:

You are receiving this notice because the most recent San Diego County property records show that you are the owner of the identified parcel (parcel number is the number above your name on this notice). If you do not own this property and have received this notice in error, please call Fire Prevention Services as soon as possible: 619-562-1058 ext. 310 or go to http://fireprevention.net. You may also contact the City directly at 619-258-4100 ext. 167, and speak with the City's Code Compliance Officer.

### WHAT DO I NEED TO DO?

Within 30 days from the date on this Notice, you must remove the vegetation or waste matter which is creating a nuisance. The work required to remove the fire hazard is described below. You may also go to the Fire Prevention Services' website for additional information.

Instructions for abatement: 1) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) 2) Please remove any tree branches and/or vegetation existing upon or touching rooftop.

If you have read the information available on the Fire Prevention Services' website and read the abatement instructions included with this Notice, but you remain unclear about what to do, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services can

work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

### WHAT HAPPENS IF I DO NOT CLEAR MY PROPERTY WITHIN 30 DAYS?

If you do not voluntarily clear the nuisance from your property within 30 days, you will be sent a final Notice of Intent to Abate, providing 10 days to abate the nuisance before the City initiates forced abatement procedures. If the City completes or causes another to complete the required work, you will be responsible for the costs incurred per Santee Municipal Code Chapter 1.10.

#### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 30 days from the date on this Notice, 01/17/2024 in accordance with the procedures set forth in Santee Municipal Code section 1.14.010.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances under Santee Municipal Code Chapter 1.10, The agreement between Fire Prevention Services Inc., and the City in on file at the City Clerk's office, 10601 Magnolia Avenue, Santee, CA 92071.

Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector 619-562-1058 ext. 310 or http://fireprevention.net rev. 03/27/06 rev. 05/19/06 rev. 07/13/07 rev. 07/11 rev. 05/12 rev.11/2021 rev.6/2022



## Photo Details Title: Initial **Date:** Jan 16, 2024 14:35 Uploaded by: Melanie Osborn Title: Initial **Date:** Jan 16, 2024 14:35 Uploaded by: Melanie Osborn

### CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

### If your property is abated by the Fire Department, the following fees will be charged.

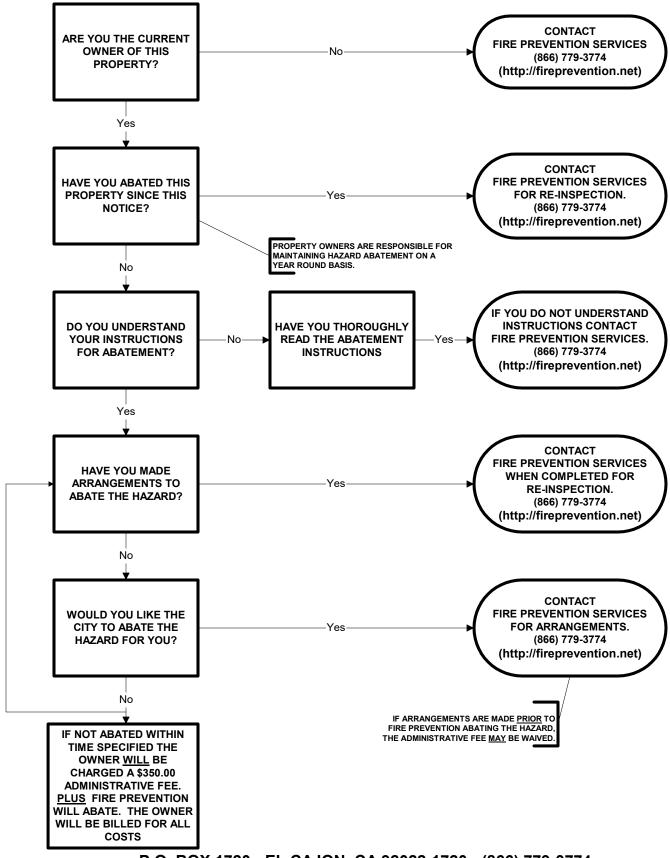
### **SCHEDULE OF FEES**

1.	<ul> <li>Tractor Mowing</li> <li>A. per parcel, sized 1 to 7,500 square feet</li> <li>B. per parcel, sized 7,501 to 15,000 square feet</li> <li>C. per parcel, sized 15,001 square feet to 30,000 square feet</li> <li>D. per parcel, sized 30,001 square feet to one acre</li> <li>E. Per square foot over one acre</li> </ul>	\$250.00 \$325.00 \$400.00 \$450.00 \$ 00.02
2.	Hand Labor A. per square foot of area abated	\$ 00.10
3.	Dozer Operation A. hourly rate B. move-on fee	\$150.00 \$150.00
4.	Debris Remediation (includes chipping, grinding, and/or shredding) A. per cubic yard of material prior to chipping, and or compact dump fees (reimbours)	<u> </u>
5.	Administrative Fee (failure to comply with final notice) A. per parcel	\$350.00
6.	Attorney Services A. per parcel, per hour	\$200.00
7.	Assessment Fees (includes preparing reports, attending hearings, A. Cost confirmations fee, per parcel	etc.) \$275.00
8.	Miscellaneous Fees  A. special inspection fee  B. abatement lien  C. Interest on lien (apr)  D release of abatement lien  E. public notary  F. File duplication fee  G. Unscheduled Labor per man hour  H. unscheduled fees (reimb	\$ 50.00 \$ 50.00 10% \$ 50.00 \$ 20.00 \$ 50.00 \$ 50.00 oursement of cost)

### FIRE PREVENTION SERVICES, INC.

**Contracted Agent for the City of Santee Fire Department** 

### **COMMON QUESTIONS AND ANSWERS**



P.O. BOX 1720 : EL CAJON, CA 92022-1720 : (866) 779-3774 http://fireprevention.net

### NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-1 APN: 3844000600 STIREWALT, MICHAEL Po Box 712792 SANTEE, CA 92072

Date: 03/07/2024

Owner: STIREWALT, MICHAEL

Location of Hazard/Nuisance: 10331 Buena Vista Ave, Santee, CA, 92071

### WHY AM I RECEIVING THIS NOTICE?

You are receiving this Notice of Intent to Abate Public Nuisance, because a reinspection of the property listed above on 03/07/2024, revealed a continuing public nuisance, as defined in Santee Municipal Code sections 1.10.030 and set forth in the Notice to Abate Public Nuisance, a copy of which is enclosed for your reference.

### WHAT DO I NEED TO DO?

Within 10 days from the date on this Notice of Intent, you must abate the nuisance as described in the included abatement instructions, in the first Notice to Abate Public Nuisance, and as documented on Fire Prevention Services, Inc.'s, website: http://fireprevention.net.

The inspector made the following specific notes regarding your property:

Abatement Instructions: 1) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) 2) Please remove any tree branches and/or vegetation existing upon or touching rooftop. 3) Please clear the entire property of all weeds (including pampas and fountain grasses), dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property.

If you have already cleared the property please inform Fire Prevention Services or the City within 10 days from the date of this Notice. If, after checking Fire Prevention Services' website for additional information, reviewing the first Notice to Abate Public Nuisance, and reading the abatement instructions, you remain unclear about what should be done, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services are able to work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

### WHAT HAPPENS IF I DO NOT ABATE THE PUBLIC NUISANCE?

If the nuisance is not abated within 10 days, a \$350 administrative fee will be charged and the case will be assigned to the City's Contractor for forced abatement. All costs of the forced abatement, costs for collections, attorney fees and administrative fees will be charged to the property owner per Santee Municipal Code Chapter 1.10. If the indicated fire hazard/nuisance is abated within 10 days of this Notice, please call 1-866-779-3774 ext. 310 or http://fireprevention.net to confirm that no further action is required.

### WHOM DO I CONTACT?

When the Hazard/Nuisance has been abated, or if you have any questions, please call 619-562-1058 ext. 310, fill out a contact form at http://fireprevention,net/inspfbsantee.htm or call the City of Santee, at 619-258-4100 ext. 167 to speak with the City's Code Compliance Officer.

### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 10 days from the date on this Notice, 03/07/2024 in accordance with the procedures set forth in Santee Municipal Code sections 1.10.100 and 1.14.030.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances pursuant to Santee Municipal Code Chapter 1.10.

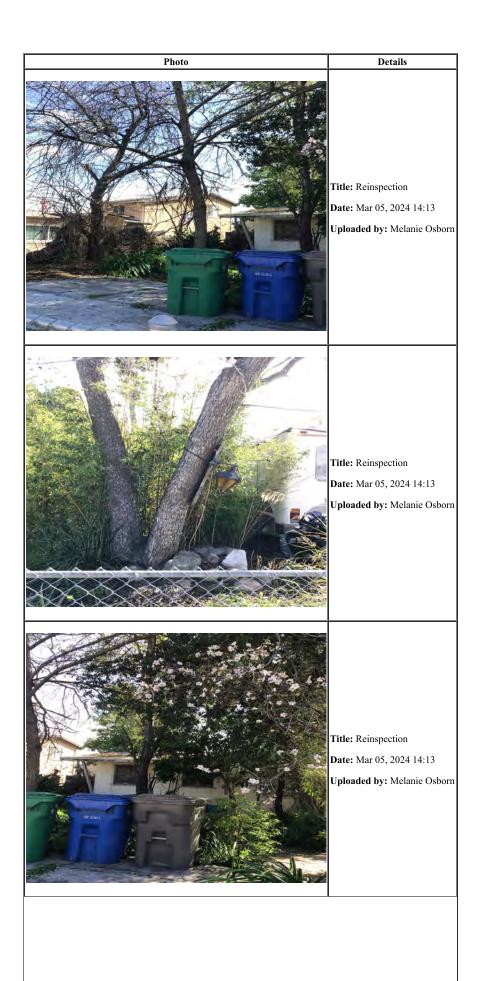
Thank you for your effort to maintain a fire safe community.

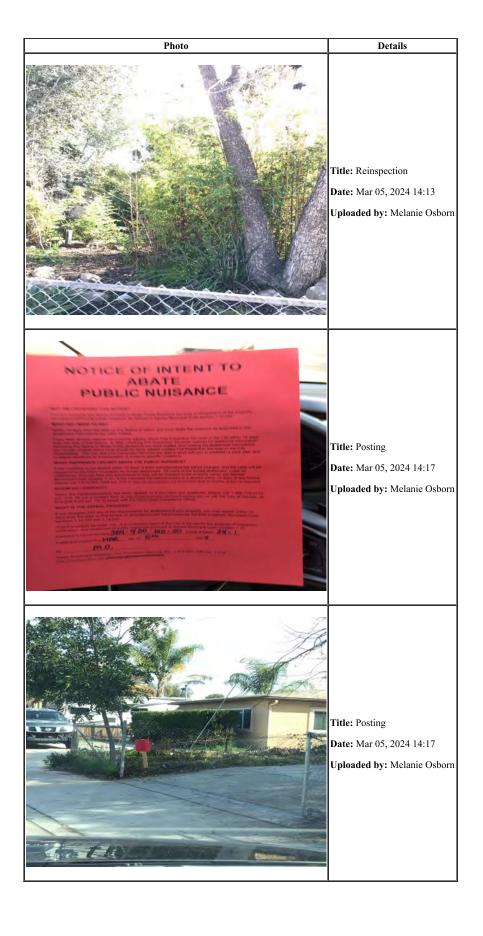
Weed Abatement Inspector

619-562-1058 ext, 310 or http://fireprevention.net

File # Sant-24-1

rev.03/27/06 rev.05/19/06 rev.07/13/07 rev.07/11 rev.10/11 rev.05/12 rev.1/22 rev 6/22





### U.S. Postal Service CERTIFIED MAIL® RECEIPT 8428 Domestic Mail Only For delivery information, visit our website at everyupps.com 0002 0681 EXTR SIEVICHO B FORW WARES History Recycl Protocols L'I Carttiet Mei Pertirent De CTANA Signature Palacine 0490 F. Actual Engrature Reservated Dell Pestation one Postage and Pass Stirewalt, P.O. Box 7/2792 intee, CA. 92072

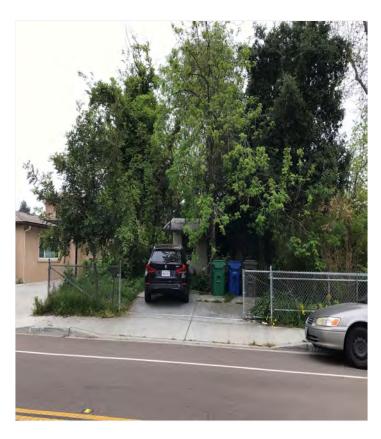
### **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-1

LOCATION

TAX-25-26...10331 Buena Vista Ave, Santee, CA 92071

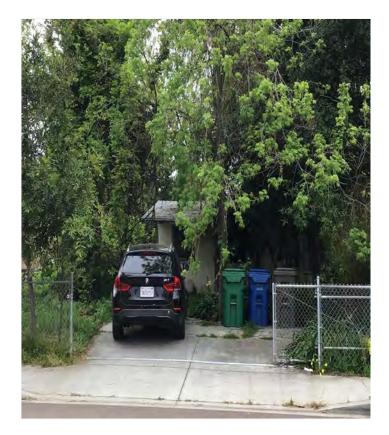
VIOLATIONS Weeds, Rubbish & Debris



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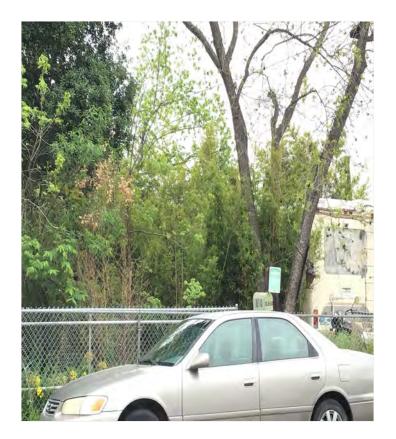
Name Final

Description N/A



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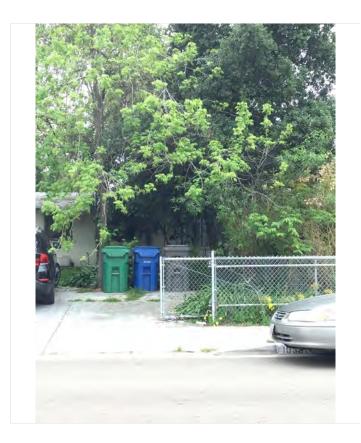
Name Final



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Name Final

Description N/A



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Name Final



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Name Final with Santee

Description N/A



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Name Final with santee



Uploaded on May 28, 2024 by Melanie Osborn IMG\_4316\_1716925466013.jpeg (3.3 MB)

Name final with santee

Description N/A



**Uploaded on May 28, 2024 by Melanie Osborn** IMG\_4314\_1716925466010.jpeg (3.6 MB)

Name Final with Santee

### CITY OF SANTEE

10501 Magnetta Ave : Santee - CA 92071

### WORK ORDER AUTHORIZATION

Authorization # Sant-24-1

OWDOOR STOUSWALL, MOLDHAEL

Address STIREWALT, MICHAEL, Po Box 712792

SANTEE, CA 92072

**ADMIN FEE** 

arcel #3544000600	Job location; 10331 Busina Vista Are, Santes, CA, 9207	1
Kov	en Maillet	
Lan	Mille - 512	21/24
	THIS DOCUMENT ALLOWS RIGHT OF	Widlife Hebitet Status  PASSAGE UNTO PRIVATE PROPERTY FOR THE PURIVISE OF FIRE SANCE REDUCTION OR REMOVAL.
	THIS DOCUMENT ALLOWS RIGHT OF HAZARD / PUBLIC NUL	PASSAGE ONTO PRIVATE PROPERTY FOR THE PURPOSE OF FIRE
	THIS DOCUMENT ALLOWS RIGHT OF HAZARD / PUBLIC NUL	PASSAGE ONTO PRIVATE PROPERTY FOR THE PURIVOSE OF FIRE SANCE REDUCTION OR REMOVAL.
	THIS DOCUMENT ALLOWS RIGHT OF HAZARD / PUBLIC NUL METI	PASSAGE ONTO PRIVATE PROPERTY FOR THE PURIVOSE OF FIRE SANCE REDUCTION OR REMOVAL. HOD OF CLEARING

### CREW INFORMATION

Crew		Date	
Nanc:			
Name.		24 - 24 - 24 - 24 - 24 - 24 - 24 - 24 -	
Name:	/		
Name:	5.7		
Name:			

Notes: 1) Please remove all tree branches that exist within 6 feet from the ground. (Eacluding maintained, irrigated landacapping, orchanis and groves.) 2) Please remove any tree branches and/or vegetation existing upon or touching rooftop. 3) Please clear the entire property of all weeds (lucluding pampas and fountain grasses), dead vegetation, trash, debris and aroundo. All piles of dead vegetation and debris must be removed from the property.



**DETAIL REPORT** 

Property Address: 10331 BUENA VISTA AVE SANTEE CA 92071-4441

### **Ownership**

Parcel# (APN): 384-400-06-00

Parcel Status: **ACTIVE** 

Owner Name: STIREWALT MICHAEL

Mailing Addr: P O BOX 712792 SANTEE CA 92072

Legal Description: TR 817 BLK 16\*LOT 1\*W 70 FT OF E 125 FT OF N 1/2 OF W 1/2 /EXC S 104 FT/

### **Assessment**

Total Value: \$224,470 Tax Rate Area: 016-065 PQ Zoning Code: IL Land Value: \$213,266 Year Assd: 2024 PQ Zoning Type:

Impr Value: \$11,204 Census Tract: 166.17/1 PQ Zoning Jdx: SANTEE

Other Value: Use Code: 11 PQ Zoning Descr: LIGHT INDUSTRIAL

% Improved: 4% Use Type: RESID. SINGLE

Exempt Amt: \$7,000 FAMILY

**Exempt Type: HOMEOWNERS** 

### **Sale History**

Sale1 Sale2 Sale3 Transfer

Recording Date: 11/06/2001 09/29/1995 11/06/2001
Recording Doc: 0810461 0435825 0810461

Doc Type: **GRANT DEED** 

Transfer Amount: \$155,000 \$40,000

Price/SqFt: **\$166.67** 

Seller (Grantor):

### **Property Characteristics**

Bedrooms: 1 Fireplace: Units: 1

Baths (Full): 1 A/C: Stories: Baths (Half): Heating: Quality:

Total Rooms: Pool: Building Class:

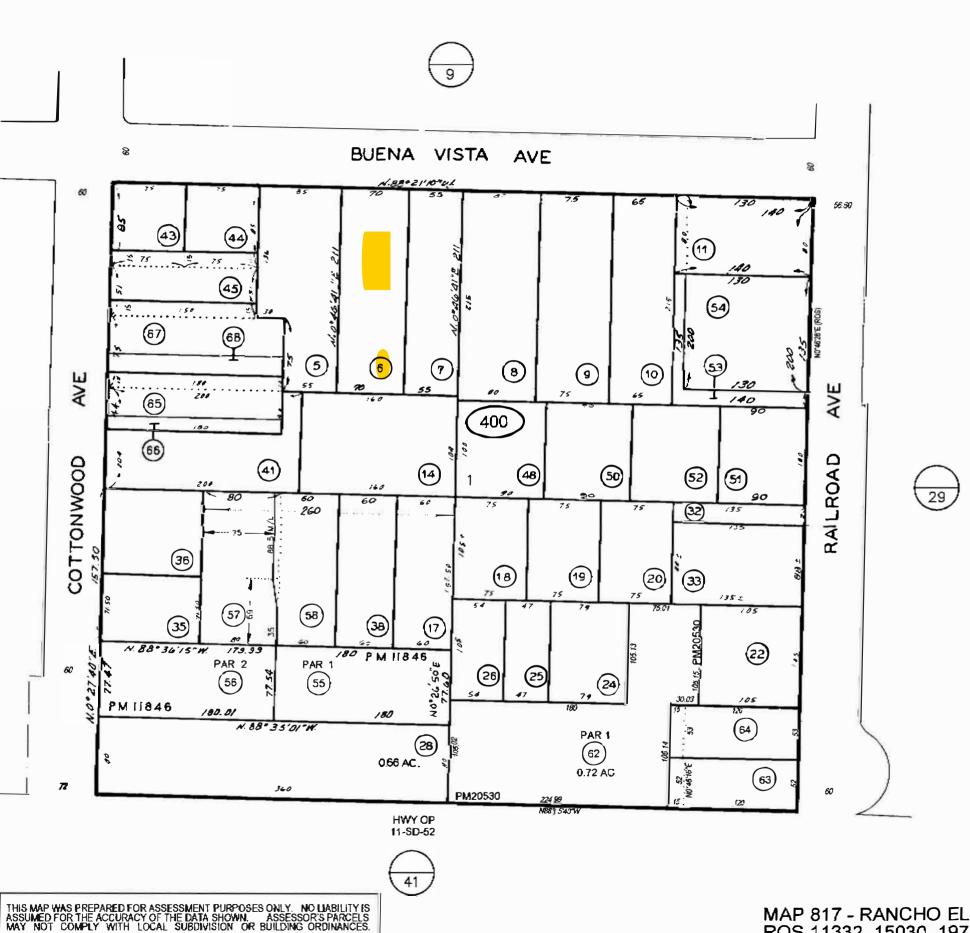
Bldg/Liv Area: 930 Park Type: Condition:

Lot Acres: Spaces: Site influence:

Lot SqFt: Garage SqFt: Timber Preserve:

Year Built: Bsmt SqFt: **N/A** Ag Preserve:

Effective Year: 1949



MAP 817 - RANCHO EL ROS 11332, 15030, 197



### FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



### ADMINISTRATIVE BILL

09/10/2024

Case #Sant-24-1 APN: 3844000600 STIREWALT, MICHAEL Po Box 712792 SANTEE, CA 92072

Location: 10331 Buena Vista Ave, Santee, CA, 92071

Dear STIREWALT, MICHAEL,

Fire Prevention Services has been contracted by the City of Santee to help reduce potential fire hazards / public nuisances, thus improving the safety of its citizens.

Your property was re-inspected and found to still be in violation of Santee Municipal Code Chapter 8.48. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

Due to the abatement not being completed by the deadline, you are being charged the administrative fee. Thus far your bill is \$350.00 and must be paid within fifteen (15) days of this notice.

Please note the above referenced property is still in violation and is subject to abatement and additional charges.

Please make check payable to **F.P.S.I.** and please include the Case #Sant-24-1 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the file number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at **(619) 562-1058**, or call the City of Santee Code Enforcement Officer at **(619) 258-4100** ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.05/19/06, rev. 11/18/21

### CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

		4			
Тгас	tor Mowing			quantity	sub tota
A.	per parcel, sized 1 to 7,500 square feet	- 1	\$250.00		
B.	per parcel, sized 7.501 to 15,000 square feet		\$325.00		
C.	per parcel, sized 15,001 square feet to 30,000 square	fect	\$400.00		
D.	per parcel, sized 30.001 square feet to one acre		\$450.00		
E.	per square foot over one acre		\$00.02	sq. ft.	
Han	dlabor				
A.	per square foot of area abated	1	\$0.10	sq. Ft.	-
Doz	er Operation				
A.	hourly rate	-	\$150.00		
B.	move-on fee		\$150.00	_	
Deb	ris Remediation (includes chipping, grinding, and/or si	hredding)			
A.	per cubic yard of material prior to chipping, and or co	ompacting	\$38.00 X	cu.yds	
B.	dump fees	(reimbursemen	t of cost)		
Adm	ninistrative Fee (failure to comply by deadline of notice)	)			
A.	per parcel	1	\$350.00	1	350.00
Atto	mev Services				
A.	per parcel, per hour	1	\$200.00		
Asso	essment Fees (includes preparing reports, attending hear	ings. etc.)			
A.	cost confirmation fee, per parcel		\$275.00		_
Misc	cellaneous Fees Per Parcel				
A.	special inspection fee	- 1	\$50.00		
B.	abatement lien		550.00		
C.	Interest on lien (apr)		10%		
D.	release of abatement lien		\$50.00		
	public notary		\$20.00		
E.	A CONTRACTOR OF THE CONTRACTOR		1 = 0 0 0		
	file duplication fee		\$50.00		
E. F. G.			\$50.00 \$50.00		



### FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



### FINAL BILL

09/25/2024

Case #Sant-24-1 APN: 3844000600 STIREWALT, MICHAEL Po Box 712792 SANTEE, CA 92072

Location: 10331 Buena Vista Ave, Santee, CA, 92071

Dear STIREWALT, MICHAEL,

You have failed to pay the bill dated 09/10/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$350.00 we will be forced to bring appropriate action to collect these monies.

The further action will include the filing of an abatement lien on the property in question, as well as the forwarding to our collection agency. Under state and local law the costs of these actions will be added to the amount referenced above.

To avoid this action, please pay now.

Make check payable to **F.P.S.I.** and please include the Case #Sant-24-1 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

RECORDING REQUESTED BY Fire Prevention Nurvices, INC PD Box 1720 El Cajon, CA 97022-1720 (610) 562-1058 fax (610) 445-6336

AND WHI N RECURDED MAIL TO Fire Presention Services, Inc., PU Box 1729 LECujoo, CA 92022-1730

For Payoff / Demand please submit to: payoff a fireprevention.net

### NOTICE OF ABATEMENT

### TO THE CURRENT OWNER OF RECORD AND ANY FUTURE OWNERS/PURCHASERS OF THE HEREIN DESCRIBED PROPERTY

WHEREAS it was determined that a violation of Santee Municipal Code Chapter 8.48 did exist, and

WHEREAS such violation was ordered ahated on 05/21/2024, and

WHEREAS representatives of the City of Santce abated the violation (s) on 09/10/2024, and

WHEREAS the charge for such ahatement amounted to \$420.00:

THEREFORE to it knows that an abatement obligation exists on the property regardless of owner until paid. The cutrent owner of the property is STIREWALT, MICHAEL at Po Box 712792. SANTEE, CA, 92072 described as follows:

APN # 38440101600 CASE # Sant-24-1 ADDRESS: 10331 Bueno Vista Ave. Santee, CA, 92071 LEGAL DESCRIPTION: LOTE BLK: 16 CITY:SANTEE SUBD:RANCHO EL CAJON TRO: 817 TR 817 BLK 16\*LOT 4\*W 70 FT OF E 125 FT OF N 1/2 OF W 1/2 /ENC S 104 FT/ MAP REF: 000817

This abatement obligation shall attach to the property, not the owner, not may not be extinguished by a tax sale under the California Revenue and Taxation Code Section 3712. After confirmation by the City it may become a special assessment on the property tax bill. If not paid pursuant to State Law and State Tax Lien Law, the property may be sold to satisfy that obligation. The amount of such claim shall be \$420.00 plus interest and other costs which may be reafter become due. This filing does not preclude the filing of legal action for collection. Should such actions by required or determined to be appropriate, reasonable legal fees will be incurred and added to said ubligation.

DATED: 10/15/2024

Ren Ordinen, Fire l'revention Services, Inc., Designes for City of Santos

### Certificate Of Acknowledgment

A notary patistic of other officer completing this certifies only the identity of the badvidual who signed the document, to which this certificate is uttached, and not the less that document.

Stale of California

County of San Diego

)

On 10/15/2024 before me, Carol A. Martinelli, Notary Public, personally appeared Ken Osburn, who 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(ies), 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official yeal,

Carof A Marlinelle

CAROL A. MARTINELLI COMM. #2394155 z Notary Public - California & San Diego County My Comm. Espires Feb. 16, 2006

(Seal)



# Recording Requested by (name): Fire Prevention Services When recorded mail to: Fire Prevention Services PO Box 1720 El Cajon, CA 92022-1720

DOC# 2024-0286964

Oct 22, 2024 01 12 PM
OFFICIAL RECORDS
JORDAN Z MARKS.
SAN DIEGO COUNTY RECORDER
FEES \$8 00 (\$82 Atkins \$0.00)

PAGES 2

Recorder's Use Only

### NOTICE OF ABATEMENT

#### Title of Document

Commencing January 1, 2018, and except as provided in paragraph (2) GC 27388.1, in addition to any other recording fees specified in this code, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225), "Real estate instrument, paper, or notice" means a document relating to real property, including. but not limited to, the following: deed, grant deed, trustee's deed, deed of trust, reconveyance, quit claim deed, licitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement. declaration of homestead, abandonment of homestead, notice of default, release or dischurge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic's lien, maps, and covenants, conditions, and restrictions. Pursuant to GC section 27388 I (2) the fee described in paragraph (1) shall not be imposed on any of the following documents Reason for Exemption: Any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax as defined in Section 11911 of the Revenue and Taxation Code. Any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

□ Any real estate instrument, paper, or notice executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
 ☑ Any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other

political subdivision of the state.

Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.

Exempt from fee per GC 27388.1 (a) (1); not related to real property.

I hereby declare under Penalty of Perjury that the information provided above is true and correct.

Executed this 15th day of October , 2024 at El Cajon , CA STATE

Ken Osborn PRINT NAME

COSTPLETE Documentary Transfer Tay Declaration ONLY when document is transferring title

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Documentary Transfer Tax: \$ \_\_\_\_\_\_ If exempt, enter R&T code: \_\_\_\_\_\_ 

Computed on full value of the property conveyed.

☐ Computed on full value less fiens & encumbrances remaining thereon at time of sale.

Unincorporated Area City of \_\_\_\_\_

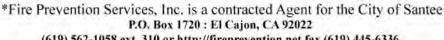
Signature of declarant or agent determining tax

### SUMMARY REPORT FOR APN 385-433-26-00

- 07/23/24 Initial inspection was made, property was found to be in violation.
- 07/25/24 Mailed 30 day courtesy notice to the owner.
- 09/03/24 Re-inspection was made, property was found to be in violation.
- 09/03/24 Posted property.
- 09/04/24 Verified ownership information with County of San Diego.
- 09/04/24 Mailed 10 day final notice to the owner, certified mail.
- 10/01/24 Received certified notice returned mail 'unclaimed'.
- 10/08/24 Final inspection was made, property was found to be in violation.
- 10/10/24 Work order authorization signed by City Official.
- 12/19/24 F.P.S.I. crews abated the property.
- 01/06/25 The owner was mailed a bill at our contracted rates.
- 01/21/25 The owner was mailed a final bill.
- 02/27/25 A Notice of Abatement was filed on the property.



### FIRE PREVENTION SERVICES, INC.\*





(619) 562-1058 ext. 310 or http://fireprevention.net fax (619) 445-6336

### NOTICE TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-80 APN: 3854332600 STEVENS, KENNETH M& CECILIA 8714 Ruocco Dr SANTEE, CA 92071

Date: 07/25/2024

#### PROPERTY ADDRESS:

8714 Ruocco Dr, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

This notice is to inform you that weeds or other material on your property violate the City of Santee's Municipal Code and constitute a public nuisance under Santee Municipal Code sections 1.10.030. This section declares the following to be a public nuisance:

- C. All weeds or dry grasses over four inches in height, dead shrubs, dead trees or tree limbs within 10 feet of a chimney, rubbish, or any material growing or discarded upon the streets, parking areas, sidewalks, or upon private property within the City which bear seeds of a wingy or downy nature or which by reason of their size, manner of growth and location constitute a fire hazard to any building, improvement, crops or other property, and weeds or grasses which, when dry, will in reasonable probability constitute such a fire hazard are hereby declared to be a public nuisance. Cultivated and useful grasses and pastures are not a public nuisance; provided, however, that if the Fire Chief determines it necessary to protect adjacent improved property from fire exposure, an adequate fire break may be required.
- G. Storage or scattering over the property of any of the following:
  - 1. Debris, rubbish, or trash not stored in trash receptacles;
  - 2. Abandoned, discarded, broken, wrecked, inoperable or discarded household furnishings, appliances, machines, vehicles, tools, or similar objects or equipment;
  - 3. Discarded building materials or machinery;
  - 4. Any rubble, asphalt, concrete, plaster, tile, rubbish, crate, carton, or metal or glass container that, by reason of its location and character materially hampers or interferes with the prevention or suspension or suppression of fire on any lot, property or premises.

During an inspection of the above identified parcels on 07/23/2024 the inspector made the following notes specific to the condition of your property: Dry dead weeds and vegetation

You are receiving this notice because the most recent San Diego County property records show that you are the owner of the identified parcel (parcel number is the number above your name on this notice). If you do not own this property and have received this notice in error, please call Fire Prevention Services as soon as possible: 619-562-1058 ext. 310 or go to http://fireprevention.net. You may also contact the City directly at 619-258-4100 ext. 167, and speak with the City's Code Compliance Officer.

### WHAT DO I NEED TO DO?

Within 30 days from the date on this Notice, you must remove the vegetation or waste matter which is creating a nuisance. The work required to remove the fire hazard is described below. You may also go to the Fire Prevention Services' website for additional information.

Instructions for abatement: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property.

If you have read the information available on the Fire Prevention Services' website and read the abatement instructions included with this Notice, but you remain unclear about what to do, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

### WHAT HAPPENS IF I DO NOT CLEAR MY PROPERTY WITHIN 30 DAYS?

If you do not voluntarily clear the nuisance from your property within 30 days, you will be sent a final Notice of Intent to Abate, providing 10 days to abate the nuisance before the City initiates forced abatement procedures. If the City completes or causes another to complete the required work, you will be responsible for the costs incurred per Santee Municipal Code Chapter 1.10.

### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 30 days from the date on this Notice, 07/25/2024 in accordance with the procedures set forth in Santee Municipal Code section 1.14.010.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances under Santee Municipal Code Chapter 1.10, The agreement between Fire Prevention Services Inc., and the City in on file at the City Clerk's office, 10601 Magnolia Avenue, Santee, CA 92071.

Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector
619-562-1058 ext. 310 or http://fireprevention.net
rev. 03/27/06 rev. 05/19/06 rev. 07/13/07 rev. 07/11 rev. 05/12 rev.11/2021 rev.6/2022

# Photo Details Title: Initial **Date:** Jul 23, 2024 16:24 Uploaded by: Melanie Osborn Title: Initial **Date:** Jul 23, 2024 16:24 **Uploaded by:** Melanie Osborn Title: Initial **Date:** Jul 23, 2024 16:24 Uploaded by: Melanie Osborn

### CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

### If your property is abated by the Fire Department, the following fees will be charged.

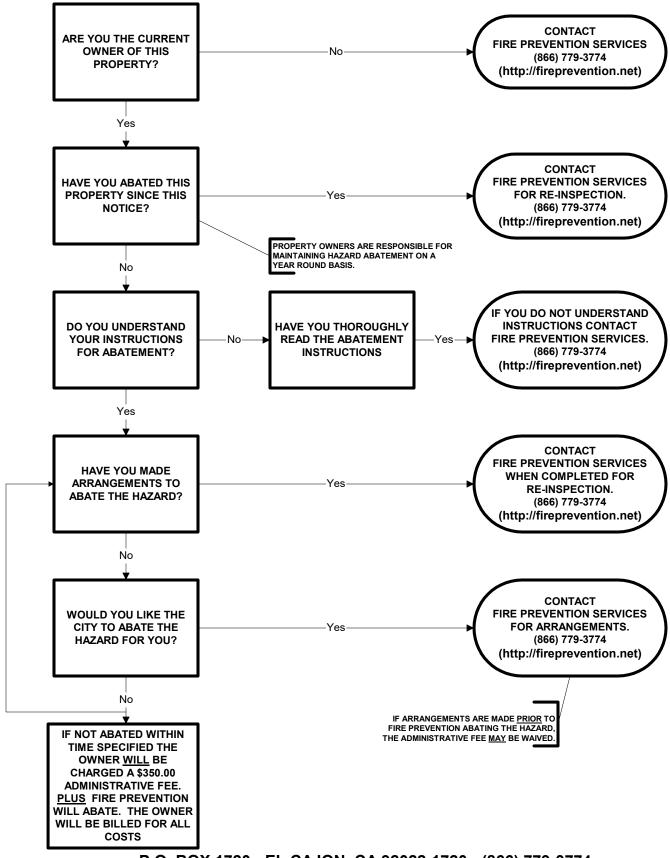
### **SCHEDULE OF FEES**

1.	<ul> <li>Tractor Mowing</li> <li>A. per parcel, sized 1 to 7,500 square feet</li> <li>B. per parcel, sized 7,501 to 15,000 square feet</li> <li>C. per parcel, sized 15,001 square feet to 30,000 square feet</li> <li>D. per parcel, sized 30,001 square feet to one acre</li> <li>E. Per square foot over one acre</li> </ul>	\$250.00 \$325.00 \$400.00 \$450.00 \$ 00.02
2.	Hand Labor A. per square foot of area abated	\$ 00.10
3.	Dozer Operation A. hourly rate B. move-on fee	\$150.00 \$150.00
4.	Debris Remediation (includes chipping, grinding, and/or shredding) A. per cubic yard of material prior to chipping, and or compact dump fees (reimbours)	<u> </u>
5.	Administrative Fee (failure to comply with final notice) A. per parcel	\$350.00
6.	Attorney Services A. per parcel, per hour	\$200.00
7.	Assessment Fees (includes preparing reports, attending hearings, A. Cost confirmations fee, per parcel	etc.) \$275.00
8.	Miscellaneous Fees  A. special inspection fee  B. abatement lien  C. Interest on lien (apr)  D release of abatement lien  E. public notary  F. File duplication fee  G. Unscheduled Labor per man hour  H. unscheduled fees (reimb	\$ 50.00 \$ 50.00 10% \$ 50.00 \$ 20.00 \$ 50.00 \$ 50.00 oursement of cost)

### FIRE PREVENTION SERVICES, INC.

**Contracted Agent for the City of Santee Fire Department** 

### **COMMON QUESTIONS AND ANSWERS**



P.O. BOX 1720 : EL CAJON, CA 92022-1720 : (866) 779-3774 http://fireprevention.net

### NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-80 APN: 3854332600 STEVENS, KENNETH M& CECILIA 8714 Ruocco Dr SANTEE, CA 92071

Date: 09/04/2024

Owner: STEVENS, KENNETH M& CECILIA

Location of Hazard/Nuisance: 8714 Ruocco Dr, Santee, CA, 92071

### WHY AM I RECEIVING THIS NOTICE?

You are receiving this Notice of Intent to Abate Public Nuisance, because a reinspection of the property listed above on 09/04/2024, revealed a continuing public nuisance, as defined in Santee Municipal Code sections 1.10.030 and set forth in the Notice to Abate Public Nuisance, a copy of which is enclosed for your reference.

### WHAT DO I NEED TO DO?

Within 10 days from the date on this Notice of Intent, you must abate the nuisance as described in the included abatement instructions, in the first Notice to Abate Public Nuisance, and as documented on Fire Prevention Services, Inc.'s, website: http://fireprevention.net.

The inspector made the following specific notes regarding your property: Dry dead weeds and vegetation

Abatement Instructions: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property.

If you have already cleared the property please inform Fire Prevention Services or the City within 10 days from the date of this Notice. If, after checking Fire Prevention Services' website for additional information, reviewing the first Notice to Abate Public Nuisance, and reading the abatement instructions, you remain unclear about what should be done, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services are able to work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

### WHAT HAPPENS IF I DO NOT ABATE THE PUBLIC NUISANCE?

If the nuisance is not abated within 10 days, a \$350 administrative fee will be charged and the case will be assigned to the City's Contractor for forced abatement. All costs of the forced abatement, costs for collections, attorney fees and administrative fees will be charged to the property owner per Santee Municipal Code Chapter 1.10. If the indicated fire hazard/nuisance is abated within 10 days of this Notice, please call 1-866-779-3774 ext. 310 or http://fireprevention.net to confirm that no further action is required.

### WHOM DO I CONTACT?

When the Hazard/Nuisance has been abated, or if you have any questions, please call 619-562-1058 ext. 310, fill out a contact form at http://fireprevention,net/inspfbsantee.htm or call the City of Santee, at 619-258-4100 ext. 167 to speak with the City's Code Compliance Officer.

### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 10 days from the date on this Notice, 09/04/2024 in accordance with the procedures set forth in Santee Municipal Code sections 1.10.100 and 1.14.030.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances pursuant to Santee Municipal Code Chapter 1.10.

Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector

619-562-1058 ext, 310 or http://fireprevention.net

File # Sant-24-80

rev.03/27/06 rev.05/19/06 rev.07/13/07 rev.07/11 rev.10/11 rev.05/12 rev.1/22 rev 6/22





### U.S. Postal Service" CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our viete in at www.ungs.com.

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# TY OF SANTEE Magnolia Avenue e. California 92071-1222





## RECEIVED

OCT 1 2024

Dept of Development Services City of Santes NK 75

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## **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-80

LOCATION
TAX-25-26...8714 Ruocco Dr, Santee, CA 92071

VIOLATIONS Weeds, Rubbish & Debris

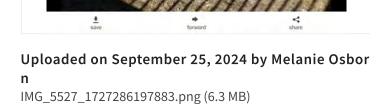


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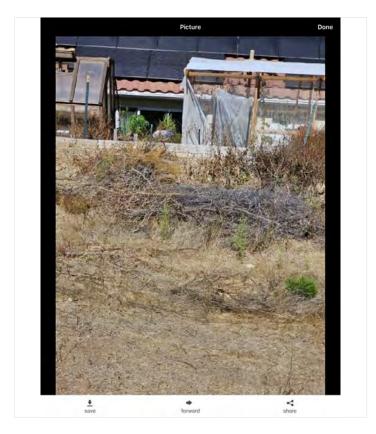
Name

Final

Description N/A



Name Final



Uploaded on September 25, 2024 by Melanie Osbor n

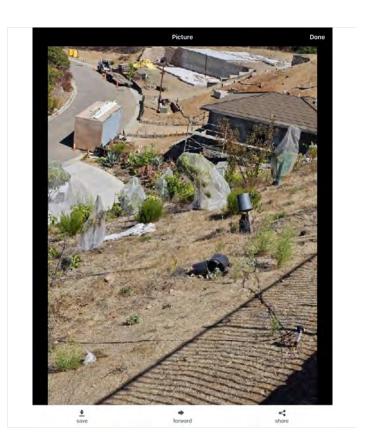
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Name

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Description

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Name

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Description

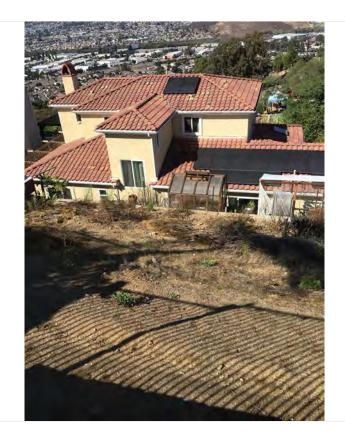
N/A



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Name Final with city

Description N/A



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Name Final with city

#### CITY OF SANTEE

10001 Magnotic Ave. Sames (CA 9207)

#### WORK ORDER AUTHORIZATION

Authorization \* Sanz C4-80

HARRY STEVENS, KENNETH MR CECILIA

ALGERS S EVENS LENNETH ME 1 - CIL IA ATIA SURCED DI SAKIEL CAMPLY

Parcel #3654332600

Job (cention: \$114 Ruocco Dt. Santec, CA. 9207)

Verified Address for mailing
10/8/2024
3.15pm
WI Miya & S.D. Tax collect
Office via priorieca

Authorized by Karen Maillet

Karen Mailee 1210 /24

WHEN SIGNED THIS DOCUMENT ALLOWS RIGHT OF PASSAGE ONTO PRIVATE PROPERTY FOR THE PURPOSE OF FIRE HAZARD / PUBLIC NEISANCE REDUCTION OR REMOVAL.

#### METHOD OF CLEARING

		Cyrcle One:	Entire Parcel Fire Break	
Hand Curung	9000	sql	Hauling:20.74	.cu vds.
Tractor Mowing:		sq. ft.	Discing	

#### CREW INFORMATION

	Crew	Date
Name:	Hand	12/19/24
Name	Remediation	12/19/24
Name.		
Name:		
Name:		

Notes. Please clear a 100 foot first modification zone from any structures or objected structures. (This is for weeds, brish native vegetation. sumac, bambuo/snindo and annual grisses, including pampas and fountain grasses) Clear a 30 four fuel modification zone along all roadways. drivenays or access made. All weeds (including pamper and fountain grasses), sumer, briefly dead vogetation, much, debris and princip much be cleared from these fire model callen zones. All piles of vegetation ment be removed from entire property.



#### **DETAIL REPORT**

Property Address: 8714 RUOCCO DR SANTEE CA 92071-5673

#### Ownership

Parcel# (APN): 385-433-26-00

Parcel Status: **ACTIVE** 

Owner Name: STEVENS KENNETH M & CECILIA

Mailing Addr: 8714 RUOCCO DR SANTEE CA 92071

Legal Description: TR 15646 LOT 218

#### **Assessment**

Total Value: \$1,099,348 Tax Rate Area: 016-007 PQ Zoning Code: R1

Land Value: \$620,836 Year Assd: 2024 PQ Zoning Type:

Impr Value: \$478,512 Census Tract: 167.04/3 PQ Zoning Jdx: SANTEE

Other Value: Use Code: 11 PQ Zoning Descr: LOW DENSITY

% Improved: 43% Use Type: RESID. SINGLE RESIDENTIAL (2-4

Exempt Amt: FAMILY DWELLING UNITS/GROSS

ACRE)

Exempt Type:

#### **Sale History**

Sale1 Sale2 Sale3 Transfer

Recording Date: 07/19/2016 05/03/2023
Recording Doc: 0360952 0115052

Doc Type: **GRANT DEED**Transfer Amount: **\$772,000** 

Price/SqFt: **\$275.71** 

Seller (Grantor):

#### **Property Characteristics**

Bedrooms: 3 Fireplace: Units: 1

Baths (Full): 3 A/C: Stories: Baths (Half): Heating: Quality:

Total Rooms: Pool: Building Class:

Bldg/Liv Area: **2,800** Park Type: Condition:

Lot Acres: Spaces: 2 Site influence: VIEW

Lot SqFt: Garage SqFt: Timber Preserve: Year Built: Bsmt SqFt: N/A Ag Preserve:

Effective Year: 2016

Work space for classams and amount of work done Total Removal Cu. Yds.: 20.74 Hand 50 St. 9,000 Tractor Sc. Pt.: Dump Charge: Dumb ticket: Hand Cat 50x 180 - 9,000 Aveceo house 3714 Vile 4x7×10=560 20.74

Case# Sant-24-80

## **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-80

LOCATION
TAX-25-26...8714 Ruocco Dr, Santee, CA 92071

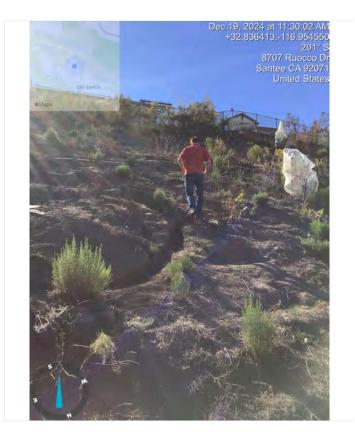
VIOLATIONS Weeds, Rubbish & Debris



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Name SANT-24-80 CREW BEFORE 20241219\_192952052\_iO S\_1736181835683.jpg

Description N/A



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Name

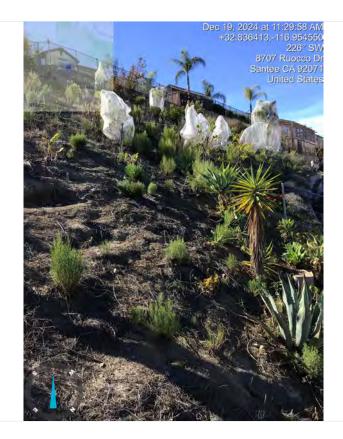
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Description N/A



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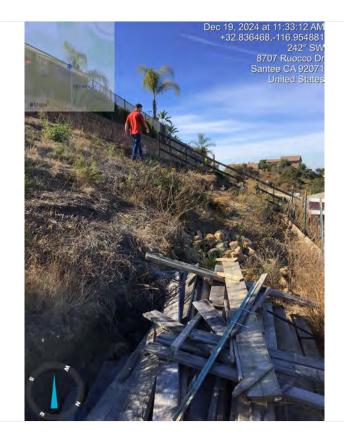
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Description N/A



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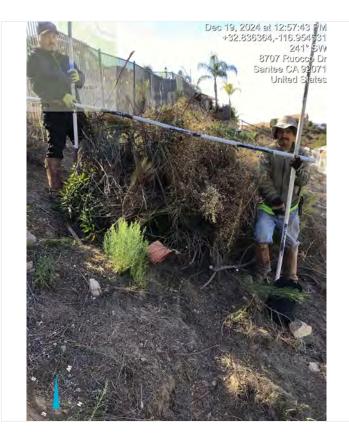
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Description N/A



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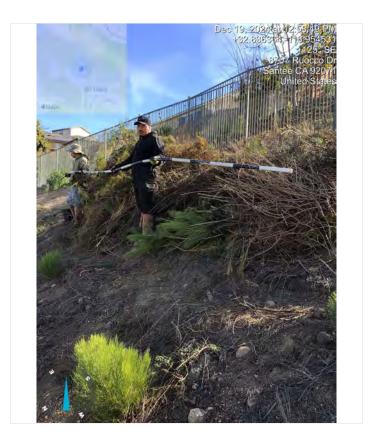
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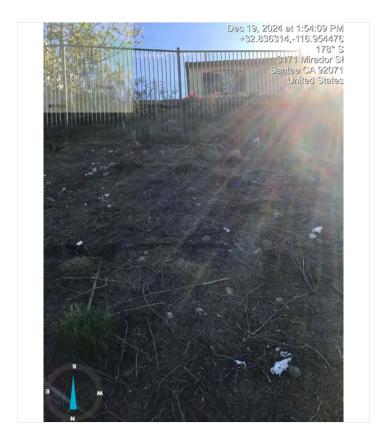
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Description N/A



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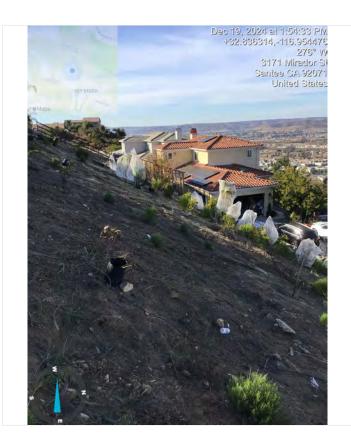
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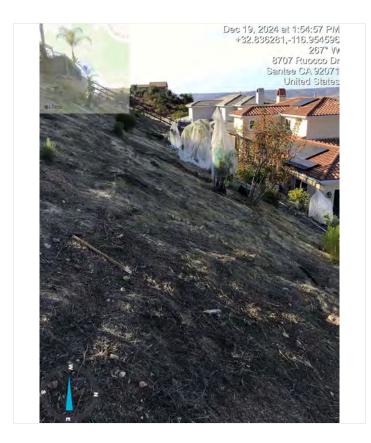
Description N/A



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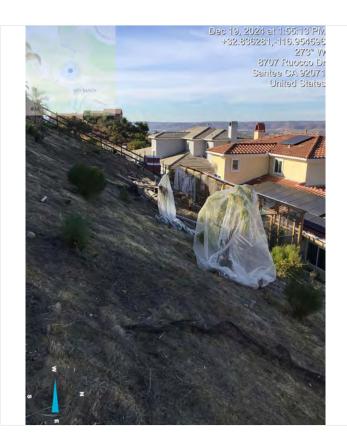
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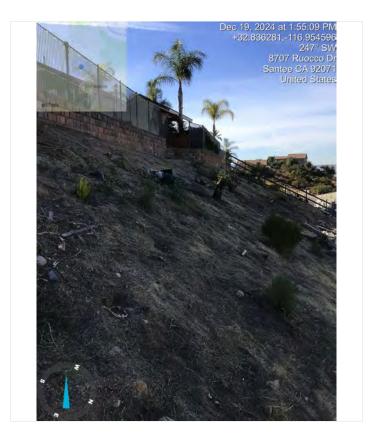
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Name

SANT-24-80 CREW AFTER 20241219\_215513022\_iOS\_ 1736182354256.jpg



**Uploaded on January 6, 2025 by Carol Martinelli** 20241219\_215509731\_iOS\_1736182354255.jpg (2.3 MB)

Name SANT-24-80 CREW AFTER 20241219\_215509731\_iOS\_ 1736182354255.jpg

Description N/A



Uploaded on January 6, 2025 by Carol Martinelli 20241219\_215450317\_iOS\_1736182354254.jpg (2.7 MB)

Name

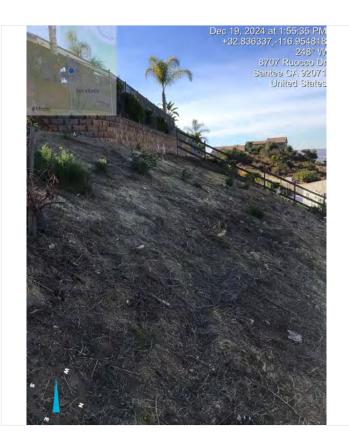
SNT-24-80 CREW AFTER 20241219\_215450317\_iOS\_1 736182354254.jpg



**Uploaded on January 6, 2025 by Carol Martinelli** 20241219\_215526450\_iOS\_1736182354256.jpg (2.1 MB)

Name SANT-24-80 CREW AFTER 20241219\_215526450\_iOS\_ 1736182354256.jpg

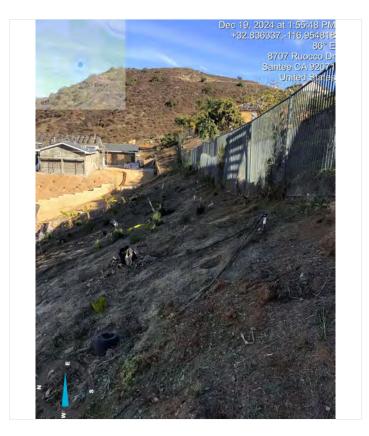
Description N/A



**Uploaded on January 6, 2025 by Carol Martinelli** 20241219\_215535022\_iOS\_1736182450176.jpg (2.5 MB)

Name

SANT-24-80 CREW AFTER 20241219\_215535022\_iOS\_ 1736182450176.jpg



**Uploaded on January 6, 2025 by Carol Martinelli** 20241219\_215548352\_iOS\_1736182450179.jpg (2.5 MB)

Name SANT-24-80 CREW AFTER 20241219\_215548352\_iOS\_ 1736182450179.jpg



## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



Sant-24-80 STEVENS, KENNETH M& CECILIA 8714 Ruocco Dr SANTEE, CA 92071

Location: 8714 Ruocco Dr, Santee, CA, 92071

Dear STEVENS, KENNETH M& CECILIA,

This letter is to inform you that the Violation on the above referenced property has been abated per the Santee Fire Departments order, and prior notices to abate.

Fire Prevention Services has been contracted by the City of Santee to help reduce potential fire hazards thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per Santee Municipal Code Chapter 8.48. The charges thus far total \$2038.12 and if paid within fifteen (15) days of this notice no further costs will be incurred by you.

Please make check payable to **F.P.S.I.** and please include the Case #Sant-24-80 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

## CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

Ime	or Mowing		quantity	sub total
A.	per parcel, sized 1 to 7.500 square feet	\$250.00		
B	per parcel, sized 7,501 to 15,000 square feet	\$325,00		
C	per parcel, sized 15.001 square feet to 30.000 square feet	\$400.00		
1).	per parcel, sized 30,001 square feet to one acre	\$450.00		
E.	per square fuot over one acre	\$00.02		
Hand	Labor			
A.	per square foot of area abated	\$0.10	2.000 sq. Ft	9(11,00
-				
Juzo	r Operation			
1	hourly rate	\$150.00	_	
B	move-on lee	\$150.00		_
De <u>b</u> r	is Remediation (includes chipping, grinding, and/or shredding	<b>ug</b> )		
Α.	per cubic yard of material prior to chipping, and or compact	x 00,882 gnd	20.24 cu.) ds	- 78812
B.	dump fees (reimb	irsement of cost)	-	_
Adm	inistrative Fee (failure to comply by deadline of notice)			
۸.	per parcel	\$350.00	1	350.00
Attor	ney Services			
Λ.	per parcel, per hour	\$200.00		_
4550	sment Fees (includes preparing reports, attending hearings, c	te.)		
1.	cost confirmation fee, per parcel	\$275.00	-	
45	ellaneous Fees Per Parcel			
A.	special inspection fee	\$50.00		
3.	abatement lien	\$50.00		-
), ,	Interest on lien (apr)	10%	-	-
)	release of abatement lien	\$50.00	-	
:	public notary	\$20.00		
7	fite duplication fee	\$50,00	-	-
ī.	unscheduled Labor per man hour	\$50.00	_	
	BUSCHEUDIEU LADOI DEI HAH HUUL	320.00		

APN # 385-433-26-00

TOTAL

2.038.12

FH.E # Sunt-24-80

## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



#### FINAL BILL

Sant-24-80 STEVENS, KENNETH M& CECILIA 8714 Ruocco Dr SANTEE, CA 92071

Case #Sant-24-80 APN: 3854332600 Date: 01/21/2025

Location: 8714 Ruocco Dr, Santee, CA, 92071

Dear STEVENS, KENNETH M& CECILIA,

You have failed to pay the bill dated 01/06/2025, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$2038.12 we will be forced to bring appropriate action to collect these monies.

The further action will include the filing of an abatement lien on the property in question, as well as the forwarding to our collection agency. Under state and local law the costs of these actions will be added to the amount referenced above.

To avoid this action, please pay now.

Make check payable to F.P.S.I. and please include the Case #Sant-24-80 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

RECURDING REQUESTED BY Fire Presention Services Inc. 20 Box 1720 (14 Cajon, CA 02022-1728 (619) 662-1050 Fee (628) 445-6336

AND WHEN RECORDED MAIL TO Fin Prevenues Services, Inc. PO Box 1720 11 Chior, CA 92022-1720

For Payoff Demand please submit to: payoff@fireprevention.net

#### NOTICE OF ABATEMENT

## TO THE CURRENT OWNER OF RECORD AND ANY FULL RE OWNERS PURCHASERS OF THE HEREIN DESCRIBED PROPERTY

WHEREAS it was determined that a violation of Santee Municipal Code Chapter 8.48 did exist, and

WHEREAS such violation was ordered abated on 10 10/2024, and

WHEREAS representatives of the City of Santee abated the violation (5) on 12/19/2024, and

WHEREAS the charge for such abatement amounted to \$2108,12;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is STEVENS, KENNETH M& CFCIL IAat 8714 Ruocco Dr. SANTEE, CA, 92071 described as follows:

APN # 3854332600 CAS1 # Sant-24-80
ADDRESS: 8714 Ruocco Dr. Santec, CA. 92071
LEGAL DESCRIPTION: LOT:218 CITY:SANTEE SUBD:SKY RANCH UNIT 2 TR#: 15646 TR 15646 LOT 218 MAP
REF:015646

This abatement obligation shall attach to the property, not the owner, and may not be extinguished by a tax sale under the California Revenue and Taxation Code Section 3712. After confirmation by the City it may become a special assessment on the property tax hill. If not paid pursuant to State Law and State Tax Lien Law, the property may be sold to satisfy that obligation. The amount of such claim shall be \$2108.12 plus interest and other costs which may hereafter become due. This filing does not preclude the filing of legal action for collection. Should such actions be required or determined to be appropriate, reasonable legal feex will be incurred and added to said obligation.

DATED: 2/27/2025

Art Osborn, Ping Prosecution Services, Inc.
Deutypes for City of Sunter

#### Certificate Of Acknowledgment

A adding public or either officer complicate complicate and nor the truth energy, and that the documents to which this devided is established not the truth energy, according to that documents.

State of California

County of San Diego

On 2/27/2025 before mr. Crivil A. Martinelli, Notacy Public, personally appeared Ken Osborn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ore 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 alguarances) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Garol A martinelle

CAROL A. MARTINELLI
COMM. #2394155
Notary Public - California San Diego County
My Comm. Expires Feb. 16, 2026

(Scal)

## Recording Requested by (name): the Prevention Services When recorded mail to: Fire Prevention Services PO Box 1720 El Cason, CA 92022-3720 puvoffur firepresention ner

DOC# 2025-0059317 TANA SERIE TERBETAK TUKAN ALI AMPER SERIA AK

Mar 07, 2025 03-08 PM OFFICIAL RECORDS JORDAN Z MARKS SAH DIEGO COUNTY RECORDER FEES 50 GO (982 Alams \$0 00)

PAGES 2

Recordol's Use Dilly

#### NOTICE OF ABATEMENT

#### l'itle of Document

Commercing January 1, 2018, and except as provided in paragraph (2) GC 27388.1, in addition to any other recording fees specified in this cude, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument. paper, or notice required or permitted by law to be recorded, except those expressly exempted from resymptol of recording fors, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred

twenty-five dollars (\$225). "Real estate instrument, paper, or nonce" means a document relating to real property, including, but not limited to, the following deed, grant deed, trustees deed, deed of trust, reconveyance, quit claim deed, firstlema deed of trust, assignment of deed of trust, request for nonce of default, abstract of indument, subordination agreement declaration to differential, abundanment of homestead, notice of default, release or discharge, essement, notice of trustees sale, notice of completion, U.C. thrancing statement, mechanic's lien, maps, and coverants, conditions, and restrictions. Pursuant to GC section 27388,1 (2) the fee described in paragraph (1) shall not be imposed on any of the following documents:				
Reason for Exemption:				
Any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax as defined in Section 11911 of the Revenue and Taxation Unde.				
Any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-necupier.				
Any real estate instrument, paper, or nonce executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act (Title Tournmenting with Section 2100) of Part 4 of the Cede of Civil Procedures.				
Any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state				
Exempt from fee per GC 27388.1 (a) (1): fee cup of \$225.00 reached.				
☐ Exempt from fee per GC 27388.1 (a)(1), not related to real property.				
I hereby declare under Penalty of Perjary that the information provided above is true and correct.				
Executed this 27th day of February 2025 at ELCajon CITY STATE :				
Ken Osborn Hell				
PRINT RAND				

#### COMPLETE Documentary Transfer Tux Declaration ONLY when document is transferring title.

120	comentary Transfer Tax.	5	If example outer R&T code
D	Combuted on full value	of the property con	veyed_
U	Computed on full value	less liens & encumi	hrances remaining thereon at time of sale
	Unincorporated Area	City of	

Signature of declarant or agent determining tax

## SUMMARY REPORT FOR APN 386-142-19-00

10/07/24 Initial inspection was made, property was found to be in violation.

10/08/24 Mailed 30 day courtesy notice to the owner.

11/13/24 Re-inspection was made, property was found to be in violation.

11/13/24 Posted property.

11/13/24 Verified ownership information with County of San Diego.

11/13/24 Mailed 10 day final notice to the owner, certified mail.

12/02/24 Final inspection was made, property was found to be in violation.

12/17/24 Work order authorization signed by City Official.

12/19/24 F.P.S.I. crews abated the property.

01/06/25 The owner was mailed a bill at our contracted rates.

01/21/25 The owner was mailed a final bill.

02/27/25 A Notice of Abatement was filed on the property.



## FIRE PREVENTION SERVICES, INC.\*

\*Fire Prevention Services, Inc. is a contracted Agent for the City of Santee P.O. Box 1720 : El Cajon, CA 92022 (619) 562-1058 ext. 310 or http://fireprevention.net fax (619) 445-6336



NOTICE TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Sant-24-122 BURGESS RUSSELL&BELLE TRUST 08-04-94 6447 Lake Atlin Ave SAN DIEGO, CA 92119

Case #Sant-24-122 APN: 3861421900 Date: 10/08/2024

PROPERTY ADDRESS: 7934 Shantung Dr, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

This notice is to inform you that weeds or other material on your property violate the City of Santee's Municipal Code and constitute a public nuisance under Santee Municipal Code sections 1.10.030. This section declares the following to be a public nuisance:

- C. All weeds or dry grasses over four inches in height, dead shrubs, dead trees or tree limbs within 10 feet of a chimney, rubbish, or any material growing or discarded upon the streets, parking areas, sidewalks, or upon private property within the City which bear seeds of a wingy or downy nature or which by reason of their size, manner of growth and location constitute a fire hazard to any building, improvement, crops or other property, and weeds or grasses which, when dry, will in reasonable probability constitute such a fire hazard are hereby declared to be a public nuisance. Cultivated and useful grasses and pastures are not a public nuisance; provided, however, that if the Fire Chief determines it necessary to protect adjacent improved property from fire exposure, an adequate fire break may be required.
- G. Storage or scattering over the property of any of the following:
  - 1. Debris, rubbish, or trash not stored in trash receptacles;
  - 2. Abandoned, discarded, broken, wrecked, inoperable or discarded household furnishings, appliances, machines, vehicles, tools, or similar objects or equipment;
  - 3. Discarded building materials or machinery;
  - 4. Any rubble, asphalt, concrete, plaster, tile, rubbish, crate, carton, or metal or glass container that, by reason of its location and character materially hampers or interferes with the prevention or suppression of fire on any lot, property or premises.

During an inspection of the above identified parcels on 10/07/2024 the inspector made the following notes specific to the condition of your property: Tall dead weeds and vegetation

You are receiving this notice because the most recent San Diego County property records show that you are the owner of the identified parcel (parcel number is the number above your name on this notice). If you do not own this property and have received this notice in error, please call Fire Prevention Services as soon as possible: 619-562-1058 ext. 310 or go to http://fireprevention.net. You may also contact the City directly at 619-258-4100 ext. 167, and speak with the City's Code Compliance Officer.

#### WHAT DO I NEED TO DO?

Within 30 days from the date on this Notice, you must remove the vegetation or waste matter which is creating a nuisance. The work required to remove the fire hazard is described below. You may also go to the Fire Prevention Services' website for additional information.

Instructions for abatement: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property

If you have read the information available on the Fire Prevention Services' website and read the abatement instructions included with this Notice, but you remain unclear about what to do, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

#### WHAT HAPPENS IF I DO NOT CLEAR MY PROPERTY WITHIN 30 DAYS?

If you do not voluntarily clear the nuisance from your property within 30 days, you will be sent a final Notice of Intent to Abate, providing 10 days to abate the nuisance before the City initiates forced abatement procedures. If the City completes or causes another to complete the required work, you will be responsible for the costs incurred per Santee Municipal Code Chapter 1.10.

#### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 30 days from the date on this Notice, 10/08/2024 in accordance with the procedures set forth in Santee Municipal Code section 1.14.010.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances under Santee Municipal Code Chapter 1.10, The agreement between Fire Prevention Services Inc., and the City in on file at the City Clerk's office, 10601 Magnolia Avenue, Santee, CA 92071.

Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector
619-562-1058 ext. 310 or http://fireprevention.net
rev. 03/27/06 rev. 05/19/06 rev. 07/13/07 rev. 07/11 rev. 05/12 rev.11/2021 rev.6/2022

# Photo Details **Title:** Initial **Date:** Oct 07, 2024 15:44 Uploaded by: Melanie Osborn **Title:** Initial **Date:** Oct 07, 2024 15:44 Uploaded by: Melanie Osborn

## CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

#### If your property is abated by the Fire Department, the following fees will be charged.

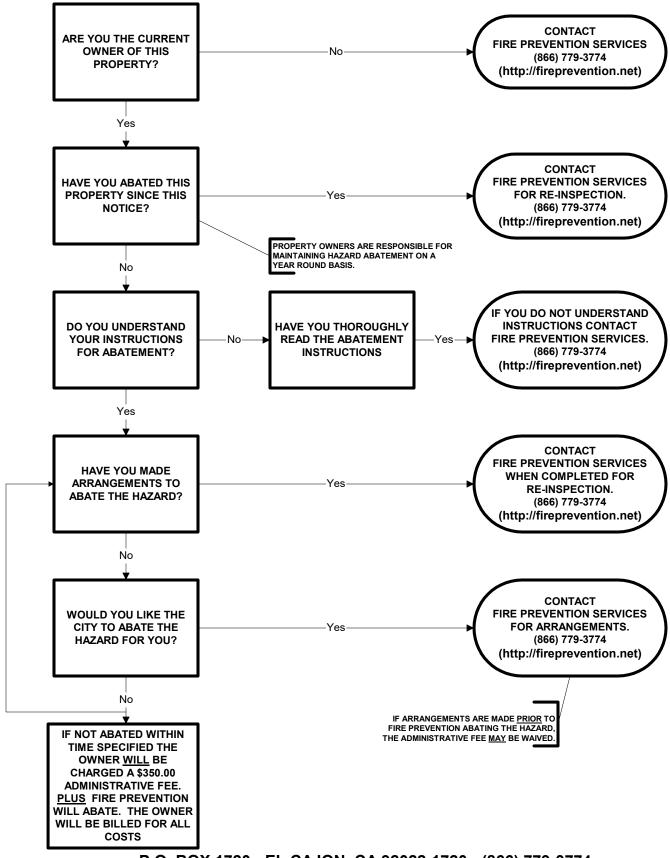
#### **SCHEDULE OF FEES**

1.	<ul> <li>Tractor Mowing</li> <li>A. per parcel, sized 1 to 7,500 square feet</li> <li>B. per parcel, sized 7,501 to 15,000 square feet</li> <li>C. per parcel, sized 15,001 square feet to 30,000 square feet</li> <li>D. per parcel, sized 30,001 square feet to one acre</li> <li>E. Per square foot over one acre</li> </ul>	\$250.00 \$325.00 \$400.00 \$450.00 \$ 00.02
2.	Hand Labor A. per square foot of area abated	\$ 00.10
3.	Dozer Operation A. hourly rate B. move-on fee	\$150.00 \$150.00
4.	Debris Remediation (includes chipping, grinding, and/or shredding) A. per cubic yard of material prior to chipping, and or compact dump fees (reimbours)	<u> </u>
5.	Administrative Fee (failure to comply with final notice) A. per parcel	\$350.00
6.	Attorney Services A. per parcel, per hour	\$200.00
7.	Assessment Fees (includes preparing reports, attending hearings, A. Cost confirmations fee, per parcel	etc.) \$275.00
8.	Miscellaneous Fees  A. special inspection fee  B. abatement lien  C. Interest on lien (apr)  D release of abatement lien  E. public notary  F. File duplication fee  G. Unscheduled Labor per man hour  H. unscheduled fees (reimb	\$ 50.00 \$ 50.00 10% \$ 50.00 \$ 20.00 \$ 50.00 \$ 50.00 oursement of cost)

## FIRE PREVENTION SERVICES, INC.

**Contracted Agent for the City of Santee Fire Department** 

#### **COMMON QUESTIONS AND ANSWERS**



P.O. BOX 1720 : EL CAJON, CA 92022-1720 : (866) 779-3774 http://fireprevention.net

### NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Sant-24-122 BURGESS RUSSELL&BELLE TRUST 08-04-94 6447 Lake Atlin Ave SAN DIEGO, CA 92119

Owner: BURGESS RUSSELL&BELLE TRUST 08-04-94

Case #Sant-24-122 APN: 3861421900 Date: 11/13/2024

Location of Hazard/Nuisance: 7934 Shantung Dr, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

You are receiving this Notice of Intent to Abate Public Nuisance, because a reinspection of the property listed above on 11/13/2024, revealed a continuing public nuisance, as defined in Santee Municipal Code sections 1.10.030 and set forth in the Notice to Abate Public Nuisance, a copy of which is enclosed for your reference.

#### WHAT DO I NEED TO DO?

Within 10 days from the date on this Notice of Intent, you must abate the nuisance as described in the included abatement instructions, in the first Notice to Abate Public Nuisance, and as documented on Fire Prevention Services, Inc.'s, website: http://fireprevention.net.

The inspector made the following specific notes regarding your property: Tall dead weeds and vegetation

Abatement Instructions: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property

If you have already cleared the property please inform Fire Prevention Services or the City within 10 days from the date of this Notice. If, after checking Fire Prevention Services' website for additional information, reviewing the first Notice to Abate Public Nuisance, and reading the abatement instructions, you remain unclear about what should be done, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services are able to work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

#### WHAT HAPPENS IF I DO NOT ABATE THE PUBLIC NUISANCE?

If the nuisance is not abated within 10 days, a \$350 administrative fee will be charged and the case will be assigned to the City's Contractor for forced abatement. All costs of the forced abatement, costs for collections, attorney fees and administrative fees will be charged to the property owner per Santee Municipal Code Chapter 1.10. If the indicated fire hazard/nuisance is abated within 10 days of this Notice, please call 1-866-779-3774 ext. 310 or http://fireprevention.net to confirm that no further action is required.

#### WHOM DO I CONTACT?

When the Hazard/Nuisance has been abated, or if you have any questions, please call 619-562-1058 ext. 310, fill out a contact form at http://fireprevention,net/inspfbsantee.htm or call the City of Santee, at 619-258-4100 ext. 167 to speak with the City's Code Compliance Officer.

#### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 10 days from the date on this Notice, 11/13/2024 in accordance with the procedures set forth in Santee Municipal Code sections 1.10.100 and 1.14.030.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances pursuant to Santee Municipal Code Chapter 1.10.

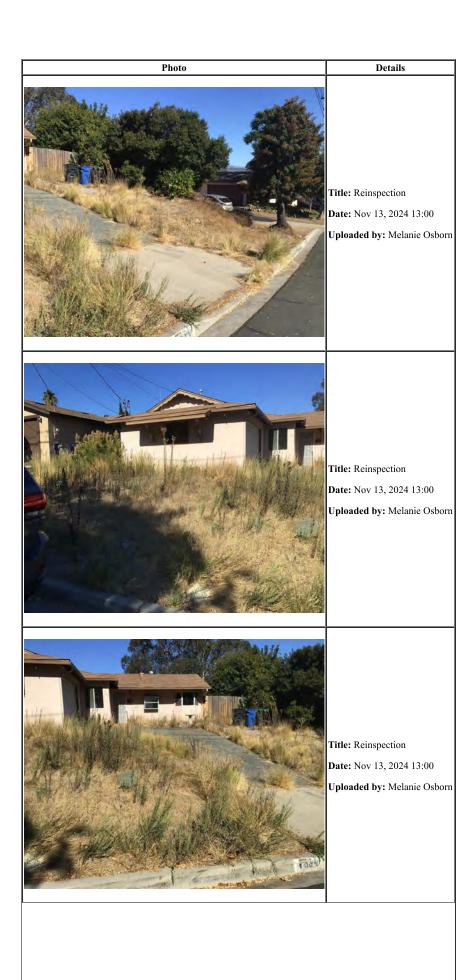
Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector

619-562-1058 ext, 310 or http://fireprevention.net

File # Sant-24-122

rev.03/27/06 rev.05/19/06 rev.07/13/07 rev.07/11 rev.10/11 rev.05/12 rev.1/22 rev 6/22







## **Case Summary**

AGENCY NAME FPS - Santee, CA

LOCATION
TAX-25-26...7934 Shantung Dr, Santee, CA 92071

VIOLATIONS Weeds, Rubbish & Debris CASE ID Sant-24-122



Uploaded on December 2, 2024 by Melanie Osborn IMG\_5755\_1733174977995.jpeg (1.7 MB)

Name Final insp

Description N/A



Uploaded on December 2, 2024 by Melanie Osborn IMG\_5754\_1733174978027.jpeg (2.3 MB)

Name Final insp



Uploaded on December 2, 2024 by Melanie Osborn IMG\_5753\_1733174978031.jpeg (2.5 MB)

Name Final inspection

# CITY OF SANTEE

WORK ORDERAUTHORIZATION Authorization a Sent-24-122

Owner: BURGESS RESSELLABELLE TRUST 08-04-94 Address BURGESS RUSSELLABELLE TRUST 08-04-94
6447 Lake Asim Ave
SAN DIEGO, CA 92119

Parcel #3861421900

Signature Have Maillet

Signature Have Marco Maillet

Duc 12.17.24

WHEN SIGNED THIS DOCUMENT ALLOWS RIGHT OF PASSAGE ONTO PRIVATE PROPERTY FOR THE PURPOSE OF FIRE HAZARD / PUBLIC NUISANCE REDUCTION OR REMOVAL.

## METHOD OF CLEARING

Hand Cutting:	9,860	Circle One:	Entire Parcel	Fire Break	
	3,000	sq. ft.	Hauling		0.00
Tractor Mowing:		sq. ft.	Discine		cu, yds.
			Discing		eq.ft.

#### CREW INFORMATION

	Crew	Date
Name:	Hand	12/19/24
Name:		12/13/11
Name:		
Name:		
Name:		

case clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or add. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these actions are along all pules of vegetation must be removed from entire property



## **DETAIL REPORT**

Property Address: 7934 SHANTUNG DR SANTEE CA 92071-3431

## Ownership

Parcel# (APN): 386-142-19-00

Parcel Status: **ACTIVE** 

Owner Name: BURGESS RUSSELL & BELLE TRUST 08-04-94
Mailing Addr: 6447 LAKE ATLIN AVE SAN DIEGO CA 92119

Legal Description: TR 4344 LOT 146\*

#### Assessment

Total Value: \$514,653 Tax Rate Area: 016-017 PQ Zoning Code: R2

Land Value: \$375,269 Year Assd: 2024 PQ Zoning Type:

Impr Value: \$139,384 Census Tract: 166.18/2 PQ Zoning Jdx: SANTEE

Other Value: Use Code: 11 PQ Zoning Descr: LOW MEDIUM DENSITY

% Improved: 27% Use Type: RESID. SINGLE RESIDENTIAL (TWO TO

FAMILY FIVE DWELLING

Exempt Amt: FAMILY UNITS/ACRE)

Exempt Type:

## Sale History

Sale1 Sale2 Sale3 Transfer

Recording Date: 07/26/2011 01/31/2020
Recording Doc: 0377711 0906989

Recording Doc: 0377711

Doc Type: GRANT DEED

Transfer Amount: \$260,000

Price/SqFt: **\$211.73** 

Seller (Grantor):

## **Property Characteristics**

Bedrooms: 4 Fireplace: Units: 1

Baths (Full): 2 A/C: Stories:

Baths (Half): Heating: Quality:

Total Rooms: Pool: Building Class: Bldg/Liv Area: 1,228 Park Type: Condition:

Lot Acres: 0.280 Spaces: 2 Site influence: VIEW

Lot SqFt: 12,200 Garage SqFt: Timber Preserve:

Year Built: Bsmt SqFt: **N/A** Ag Preserve:

Effective Year: 1961



MAP 4344 - FANITA TERRACE UNIT NO. ROS 11252

Work space for diagrams and amount of work done Total Remova Cu. Yds Hamo 50. 53. 9,860 Tractor \$q. Pt.: Dump Charge: Dump ticketi\_ Harden 60× 120 = 7,200 30× 50 = 1,500/ 29 × 40 = 1160 Shantung

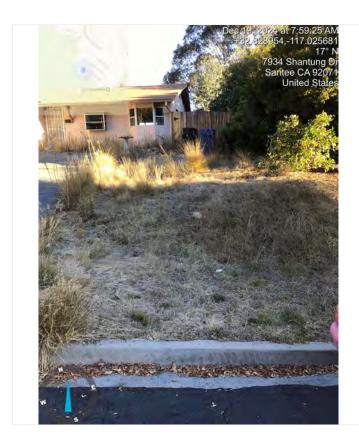
## **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-122

LOCATION

TAX-25-26...7934 Shantung Dr, Santee, CA 92071

VIOLATIONS
Weeds, Rubbish & Debris



**Uploaded on January 6, 2025 by Carol Martinelli** 20241219\_155925531\_iOS\_1736187461143.jpg (2.7 MB)

Name SANT-24-122 CREW BEFORE 20241219\_155925531\_i OS\_1736187461143.jpg

Description N/A



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Name

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Description N/A



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Name

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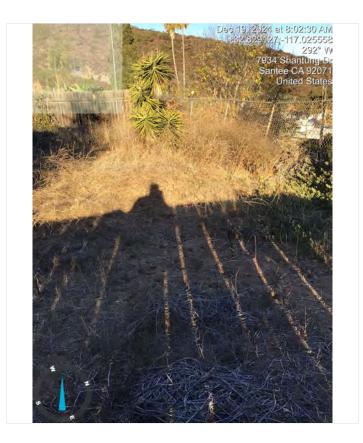
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Name

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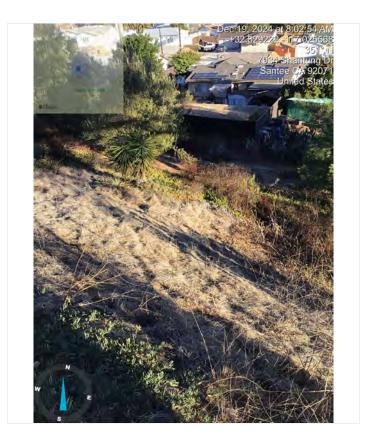
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Name

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Description N/A



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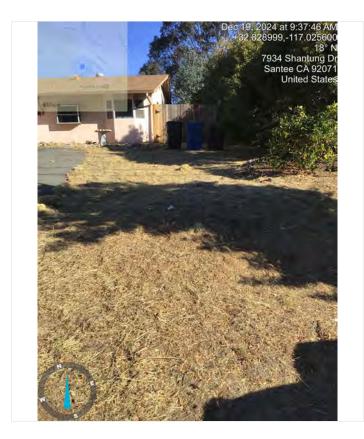
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Name

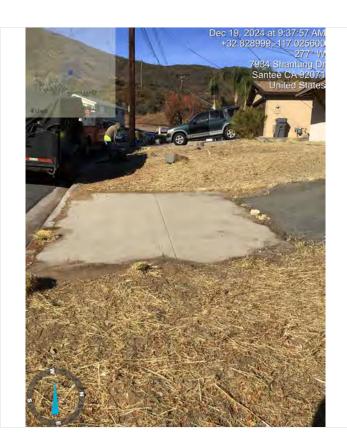
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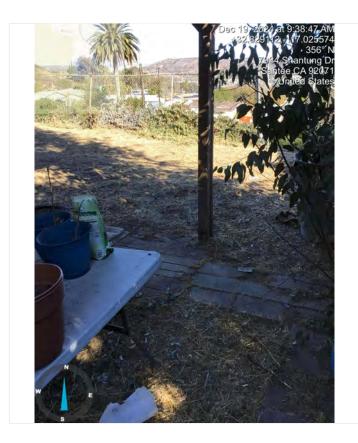
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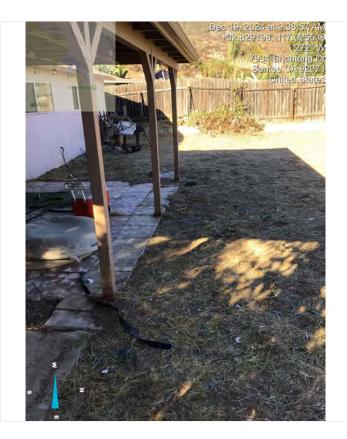
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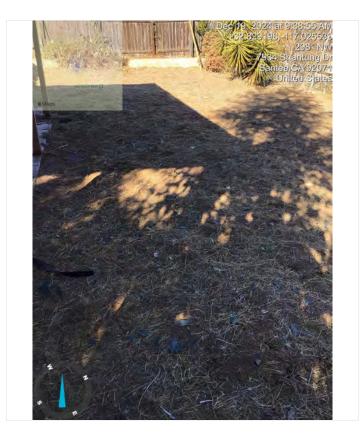
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Description N/A



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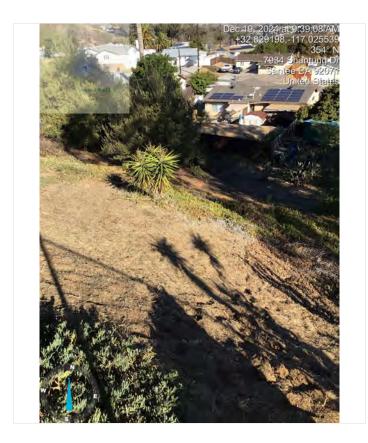
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Description N/A



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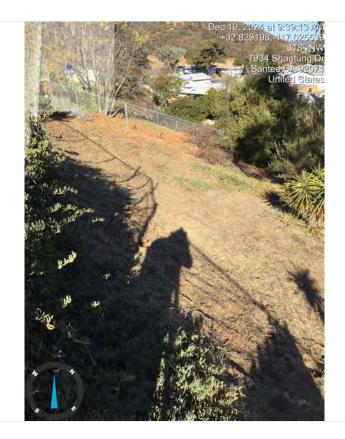
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Description N/A



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Name SANT-24-122 CREW AFTER 20241219\_173913021\_iOS \_1736187923403.jpg



## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



Sant-24-122 BURGESS RUSSELL&BELLE TRUST 08-04-94 6447 Lake Atlin Ave SAN DIEGO, CA 92119

Case #Sant-24-122 APN: 3861421900 Date: 01/06/2025

Location: 7934 Shantung Dr, Santee, CA, 92071

Dear BURGESS RUSSELL&BELLE TRUST 08-04-94,

This letter is to inform you that the Violation on the above referenced property has been abated per the Santee Fire Departments order, and prior notices to abate.

Fire Prevention Services has been contracted by the City of Santee to help reduce potential fire hazards thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per Santee Municipal Code Chapter 8.48. The charges thus far total \$1336.00 and if paid within fifteen (15) days of this notice no further costs will be incurred by you.

Please make check payable to **F.P.S.I.** and please include the Case #**Sant-24-122** on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

## CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

Trac	tor Mowing		quantity	sub total
A.	per purcel, sized 1 to 7,500 square feet	\$250.00	41	0.000
B.	per parcel, sized 7,501 to 15,000 square feet	\$325.00		
C.	per parcel, sized 15,001 square feet to 30,000 square t	feet \$400.00		
D.	per parcel, sized 30,001 square feet to one acre	\$450.00		
E,	per square foot over one acre	\$00.02	sq. ft.	
Han	d Labor			
Λ.	per square foot of area abated	\$0.10	9,860 sq. Ft.	986.00
Doze	er Operation			
Α.	hourly rate	\$150,00		
B.	move-on fee	\$150.00		
Deb	ris Remediation (includes chipping, grinding, and/or sh	redding)		
A.	per cubic yard of material prior to chipping, and or co	mpacting \$38.00 X	cu.yds	
B.	dump fees	reimbursement of cost)		_
Adn	unistrative Fee (failure to comply by deadline of notice)			
A.	per parcel	\$350.00	1	350,00
Λtto	rney Services			
1	per parcel, per hour	\$200.00		-
Asse	ssment Fees (includes preparing reports, attending heari	ngs, etc.)		
A.	cost confirmation fee, per parcel	\$275.00		
Misc	rellaneous Fees Per Parcel			
A.	special inspection fee	\$50.00	0	_
B.	abatement lien	\$50.00		_
C.	Interest on lien (apr)	10%		
D.	release of abatement lien	\$50.00	-	_
E.	public notary	\$20.00		
F.	file duplication fee	\$50,00		
G.	unscheduled Labor per man hour	\$50,00	6	
H	unscheduled fees	reimbursement of cost)		_
-				
FULL	# Sant-24-122 APN # 386-142-19-00	TOT	ALS 1,336.00	

## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



## FINAL BILL

Sant-24-122 BURGESS RUSSELL&BELLE TRUST 08-04-94 6447 Lake Atlin Ave SAN DIEGO, CA 92119

Case #Sant-24-122 APN: 3861421900 Date: 01/21/2025

Location: 7934 Shantung Dr, Santee, CA, 92071

Dear BURGESS RUSSELL&BELLE TRUST 08-04-94,

You have failed to pay the bill dated 01/06/2025, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$1336.00 we will be forced to bring appropriate action to collect these monies.

The further action will include the filing of an abatement lien on the property in question, as well as the forwarding to our collection agency. Under state and local law the costs of these actions will be added to the amount referenced above.

To avoid this action, please pay now.

Make check payable to **F.P.S.I.** and please include the Case #Sant-24-122 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

HECONDING REQUESTED BY Fire Presenting Services, Inc. PO Box 1720 K1 Cajon, CA 92022-1720 (819) 562-1088 fax (619) 445-6336

AND WHEN RECORDED MAIL TO Fire Prevention Services, Inc. PO Box 1779 El Cajon, CA 92022-1720

For Payoff Demand please submit to: payoff@fireprevention.net

## NOTICE OF ABATEMENT

# TO THE CURRENT OWNER OF RECORD AND ANY FUTURE OWNERS/PURCHASERS OF THE HEREIN DESCRIBED PROPERTY

WHEREAS it was determined that a violation of Santee Municipal Code Chapter 8.48 did exist, and

WHEREAS such violation was ordered abated on 12/17/2024, and

WHEREAS representatives of the City of Santee abated the violation (s) on 12/19/2024, and

WHEREAS the charge for such abatement amounted to \$1406.00;

artinellio

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is BURGESS RUSSELL&BELLE TRUST 08-04-94nt 6447 Lake Atlin Ave, SAN DIEGO, CA, 92119 described as follows:

APN # 3861421900 CASE # Sant-24-122 ADDRESS: 7934 Shantung Dr. Santee, CA, 92071 LEGAL DESCRIPTION: LOT:146 CITY:SANTEE SUBD:FANITA TERRACE UNIT #2 TR#:4344 TR 4344 LOT 146\* MAP REF:004344

This abatement obligation shall attach to the property, not the owner, and may not be extinguished by a tax sale under the California Revenue and Taxation Code Section 3712. After confirmation by the City it may become a special assessment on the property tax bill. If not paid pursuant to State Law and State Tax Lien Law, the property may be sold to satisfy that obligation. The amount of such claim shall be \$1406.00 plus interest and other costs which may hereafter become due. This filing does not preclude the filing of legal action for collection. Should such actions be required or determined to be appropriate, reasonable legal fees will be incurred and added to said obligation.

DATED: 02/27/2025

Ken Osbern, Fire Prevention Services, Inc.

Designee for City of Santer

#### Certificate Of Acknowledgment

A outery public or other officer completing this corridors verifies only the identity of the individual who signed the document, to which this certificate it attached, and not the truthfulness, sectoracy, or validity of that document.

State of California

County of San Diego

Carol 1

On 02/27/2025 before me, Carol A. Martinelli. Notary Public, personally appeared Ken Osborn, who 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(ies), and (hat 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

# Recording Requested by (name): Fire Prevention Services When recorded mail to: Fire Prevention Services PO Box 1720 L1 Caron, CA 92022-1720 payoff of frepreventionands

DOC# 2025-0059318

Mar 07 2025 03:08 PM
OFFICIAL RECORDS
JORDAN Z MARKS
SAN DIEGO COUNTY RECORDER
FEES: 50:00 (SB2 Atkins: \$0:00)

PAGES. 2

assessment Day Circles

#### NOTICE OF ABATEMENT

#### Title of Document

Commencing January 1, 2018, and except as provided in paragraph (2) GC 27388.1, in addition to any other recording fees specified in this code, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225). "Real estate instrument, paper, or notice" means a document relating to real property, including, but not limited to, the following: deed, grant deed, trustee's deed, deed of trust, reconveyance, quit claim deed, fictitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement, declaration of homestead, abandonment of homestead, notice of default, release or discharge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic's lien, maps, and covenants, conditions, and restrictions. Pursuant to GC section 27388.1 (2) the fee described in paragraph (1) shall not be imposed on any of the following documents:

documents:								
document Any real residents Any real the Unifi Procedure Any real political Exempt	estate inst estate inst al dwelling estate inst orm Feder cl. estate inst subdivision from fee p	fer tax as of strument, g to an ow trument, p ral Lien R rument, p on of the st er GC 27:	leffined in Section paper, or notice transper, or notice transpers, or notice transpe	on 11911 of the last recorded in so executed or reco- (Title 7(commen	Revenue and connection warded by the cing with So ded by the st reached.	d Taxation ith a trans federal go sciion 2100	Code, for of real proverument in of Part 4 of	e imposition of a roperty that is a accordance with the Code of Civil reipality, or other
I hereby decle	ire under	Penalty o	Perjury that the	te information p	provided abo	ove is true	and correct.	
Executed this Ken Osborn	27th	_ day of	February MONTH	2025 YEAR	at EIC	ajon'		\$140.
PRINT NAME					SHISKATURE			

COMPLETE Documentary Transfer Tax Declaration ONLY when document is transferring title.

Documentary Transfer Tax: \$	If exempt, enter R&T code;
☐ Computed on full value of the pro	
<ul> <li>Computed on full value less liens</li> </ul>	& encumbrances remaining thereon at time of sale.
☐ Unincorporated Area City of	

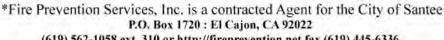
Signature of declarant or agent determining tax

## SUMMARY REPORT FOR APN 386-360-86-00

- 07/02/24 Initial inspection was made, property was found to be in violation.
- 07/08/24 Mailed 30 day courtesy notice to the owner.
- 08/12/24 Re-inspection was made, property was found to be in violation.
- 08/13/24 Posted property.
- 08/14/24 Verified ownership information with County of San Diego.
- 08/14/24 Mailed 10 day final notice to the owner, certified mail.
- 09/24/24 Final inspection was made, property was found to be in violation.
- 10/10/24 Work order authorization signed by City Official.
- 12/06/24 F.P.S.I. crews abated the property.
- 12/12/24 The owner was mailed a bill at our contracted rates.
- 12/30/24 The owner was mailed a final bill.
- 01/15/25 A Notice of Abatement was filed on the property.



## FIRE PREVENTION SERVICES, INC.\*





(619) 562-1058 ext. 310 or http://fireprevention.net fax (619) 445-6336

## NOTICE TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-59 APN: 3863608600 SOMO NASEER&HANAH NAHLA 8516 Placid View Dr SANTEE, CA 92071

Date: 07/08/2024

#### PROPERTY ADDRESS:

8516 Placid View Dr, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

This notice is to inform you that weeds or other material on your property violate the City of Santee's Municipal Code and constitute a public nuisance under Santee Municipal Code sections 1.10.030. This section declares the following to be a public nuisance:

- C. All weeds or dry grasses over four inches in height, dead shrubs, dead trees or tree limbs within 10 feet of a chimney, rubbish, or any material growing or discarded upon the streets, parking areas, sidewalks, or upon private property within the City which bear seeds of a wingy or downy nature or which by reason of their size, manner of growth and location constitute a fire hazard to any building, improvement, crops or other property, and weeds or grasses which, when dry, will in reasonable probability constitute such a fire hazard are hereby declared to be a public nuisance. Cultivated and useful grasses and pastures are not a public nuisance; provided, however, that if the Fire Chief determines it necessary to protect adjacent improved property from fire exposure, an adequate fire break may be required.
- G. Storage or scattering over the property of any of the following:
  - 1. Debris, rubbish, or trash not stored in trash receptacles;
  - 2. Abandoned, discarded, broken, wrecked, inoperable or discarded household furnishings, appliances, machines, vehicles, tools, or similar objects or equipment;
  - 3. Discarded building materials or machinery;
  - 4. Any rubble, asphalt, concrete, plaster, tile, rubbish, crate, carton, or metal or glass container that, by reason of its location and character materially hampers or interferes with the prevention or suspension or suppression of fire on any lot, property or premises.

During an inspection of the above identified parcels on 07/02/2024 the inspector made the following notes specific to the condition of your property: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property.

You are receiving this notice because the most recent San Diego County property records show that you are the owner of the identified parcel (parcel number is the number above your name on this notice). If you do not own this property and have received this notice in error, please call Fire Prevention Services as soon as possible: 619-562-1058 ext. 310 or go to http://fireprevention.net. You may also contact the City directly at 619-258-4100 ext. 167, and speak with the City's Code Compliance Officer.

#### WHAT DO I NEED TO DO?

Within 30 days from the date on this Notice, you must remove the vegetation or waste matter which is creating a nuisance. The work required to remove the fire hazard is described below. You may also go to the Fire Prevention Services' website for additional information.

Instructions for abatement:

If you have read the information available on the Fire Prevention Services' website and read the abatement instructions included with this Notice, but you remain unclear about what to do, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

#### WHAT HAPPENS IF I DO NOT CLEAR MY PROPERTY WITHIN 30 DAYS?

If you do not voluntarily clear the nuisance from your property within 30 days, you will be sent a final Notice of Intent to Abate, providing 10 days to abate the nuisance before the City initiates forced abatement procedures. If the City completes or causes another to complete the required work, you will be responsible for the costs incurred per Santee Municipal Code Chapter 1.10.

#### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 30 days from the date on this Notice, 07/08/2024 in accordance with the procedures set forth in Santee Municipal Code section 1.14.010.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances under Santee Municipal Code Chapter 1.10, The agreement between Fire Prevention Services Inc., and the City in on file at the City Clerk's office, 10601 Magnolia Avenue, Santee, CA 92071.

Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector
619-562-1058 ext. 310 or http://fireprevention.net
rev. 03/27/06 rev. 05/19/06 rev. 07/13/07 rev. 07/11 rev. 05/12 rev.11/2021 rev.6/2022





# CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

## If your property is abated by the Fire Department, the following fees will be charged.

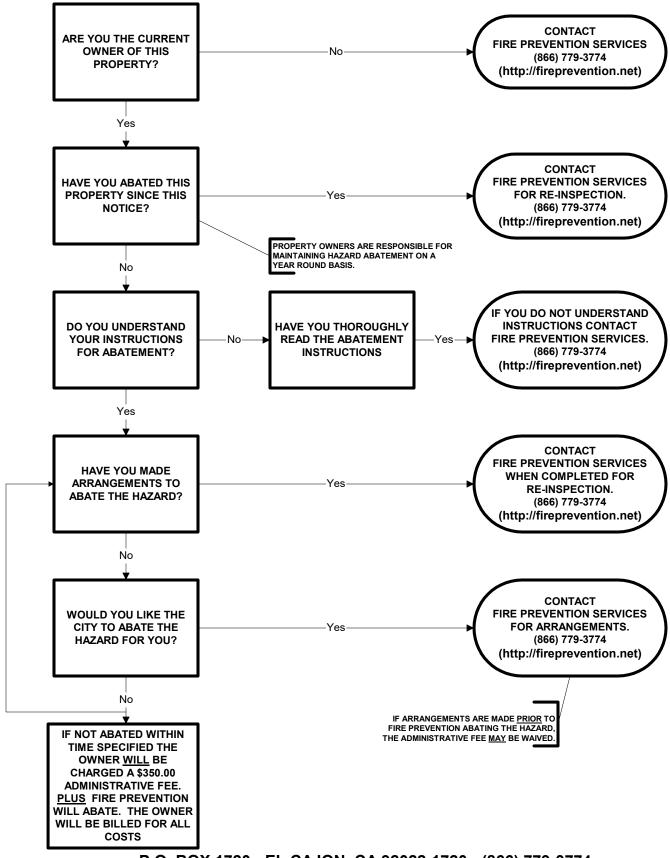
## **SCHEDULE OF FEES**

1.	<ul> <li>Tractor Mowing</li> <li>A. per parcel, sized 1 to 7,500 square feet</li> <li>B. per parcel, sized 7,501 to 15,000 square feet</li> <li>C. per parcel, sized 15,001 square feet to 30,000 square feet</li> <li>D. per parcel, sized 30,001 square feet to one acre</li> <li>E. Per square foot over one acre</li> </ul>	\$250.00 \$325.00 \$400.00 \$450.00 \$ 00.02
2.	Hand Labor A. per square foot of area abated	\$ 00.10
3.	Dozer Operation A. hourly rate B. move-on fee	\$150.00 \$150.00
4.	Debris Remediation (includes chipping, grinding, and/or shredding) A. per cubic yard of material prior to chipping, and or compact dump fees (reimbours)	<u> </u>
5.	Administrative Fee (failure to comply with final notice) A. per parcel	\$350.00
6.	Attorney Services A. per parcel, per hour	\$200.00
7.	Assessment Fees (includes preparing reports, attending hearings, A. Cost confirmations fee, per parcel	etc.) \$275.00
8.	Miscellaneous Fees  A. special inspection fee  B. abatement lien  C. Interest on lien (apr)  D release of abatement lien  E. public notary  F. File duplication fee  G. Unscheduled Labor per man hour  H. unscheduled fees (reimb	\$ 50.00 \$ 50.00 10% \$ 50.00 \$ 20.00 \$ 50.00 \$ 50.00 oursement of cost)

## FIRE PREVENTION SERVICES, INC.

**Contracted Agent for the City of Santee Fire Department** 

## **COMMON QUESTIONS AND ANSWERS**



P.O. BOX 1720 : EL CAJON, CA 92022-1720 : (866) 779-3774 http://fireprevention.net

## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Santee Municipal Code. § 1.10.040

Case #Sant-24-59 APN: 3863608600 SOMO NASEER&HANAH NAHLA 8516 Placid View Dr SANTEE, CA 92071

Date: 08/14/2024

Owner: SOMO NASEER&HANAH NAHLA

Location of Hazard/Nuisance: 8516 Placid View Dr, Santee, CA, 92071

#### WHY AM I RECEIVING THIS NOTICE?

You are receiving this Notice of Intent to Abate Public Nuisance, because a reinspection of the property listed above on 08/14/2024, revealed a continuing public nuisance, as defined in Santee Municipal Code sections 1.10.030 and set forth in the Notice to Abate Public Nuisance, a copy of which is enclosed for your reference.

## WHAT DO I NEED TO DO?

Within 10 days from the date on this Notice of Intent, you must abate the nuisance as described in the included abatement instructions, in the first Notice to Abate Public Nuisance, and as documented on Fire Prevention Services, Inc.'s, website: http://fireprevention.net.

The inspector made the following specific notes regarding your property: Please clear a 100 foot fuel modification zone from any structures or adjacent structures. (This is for weeds, brush, native vegetation, sumac, bamboo/arundo and annual grasses, including pampas and fountain grasses) Clear a 30 foot fuel modification zone along all roadways, driveways or access roads. All weeds (including pampas and fountain grasses), sumac, brush, dead vegetation, trash, debris and arundo must be cleared from these fuel modification zones. All piles of vegetation must be removed from entire property.

#### Abatement Instructions:

If you have already cleared the property please inform Fire Prevention Services or the City within 10 days from the date of this Notice. If, after checking Fire Prevention Services' website for additional information, reviewing the first Notice to Abate Public Nuisance, and reading the abatement instructions, you remain unclear about what should be done, please contact Fire Prevention Services or the City immediately. The City and Fire Prevention Services are able to work with you to establish a work plan and to adjust deadlines in consideration of property-specific conditions.

#### WHAT HAPPENS IF I DO NOT ABATE THE PUBLIC NUISANCE?

If the nuisance is not abated within 10 days, a \$350 administrative fee will be charged and the case will be assigned to the City's Contractor for forced abatement. All costs of the forced abatement, costs for collections, attorney fees and administrative fees will be charged to the property owner per Santee Municipal Code Chapter 1.10. If the indicated fire hazard/nuisance is abated within 10 days of this Notice, please call 1-866-779-3774

ext. 310 or http://fireprevention.net to confirm that no further action is required.

## WHOM DO I CONTACT?

When the Hazard/Nuisance has been abated, or if you have any questions, please call 619-562-1058 ext. 310, fill out a contact form at http://fireprevention,net/inspfbsantee.htm or call the City of Santee, at 619-258-4100 ext. 167 to speak with the City's Code Compliance Officer.

#### WHAT IS THE APPEAL PROCESS?

If you disagree with any of the requirements for abatement of your property, you may appeal within 10 days from the date on this Notice, 08/14/2024 in accordance with the procedures set forth in Santee Municipal Code sections 1.10.100 and 1.14.030.

\*Fire Prevention Services, Inc., is a contracted agent of the City of Santee for the purpose of inspection, notification and abatement of public nuisances pursuant to Santee Municipal Code Chapter 1.10.

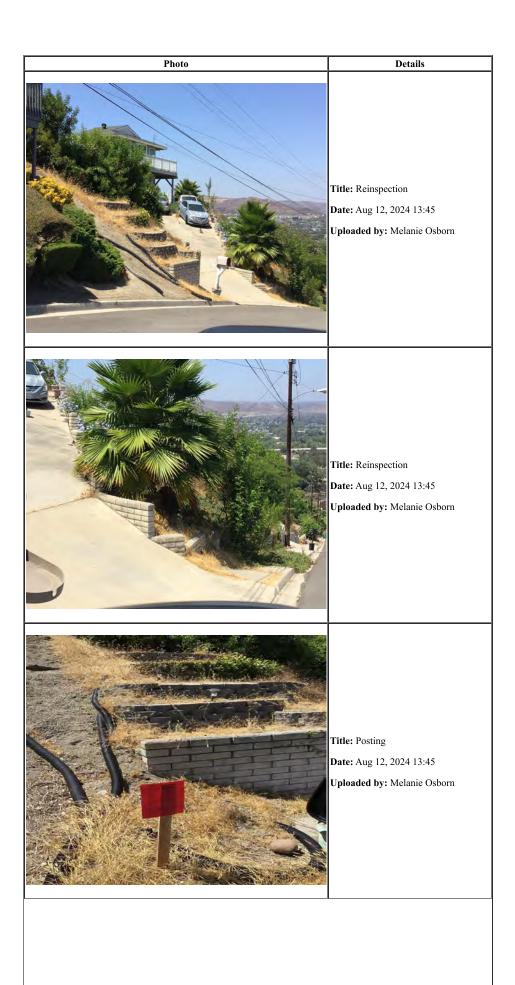
Thank you for your effort to maintain a fire safe community.

Weed Abatement Inspector

619-562-1058 ext, 310 or http://fireprevention.net

File # Sant-24-59

rev.03/27/06 rev.05/19/06 rev.07/13/07 rev.07/11 rev.10/11 rev.05/12 rev.1/22 rev 6/22





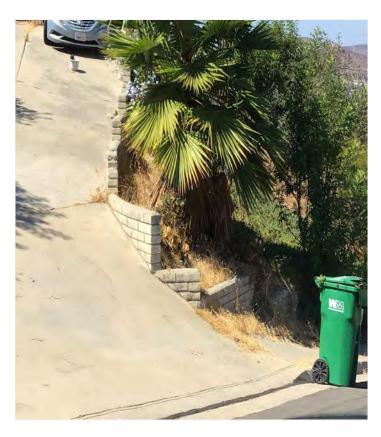
## **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-59

LOCATION

TAX-25-26...8516 Placid View Dr, Santee, CA 92071

VIOLATIONS Weeds, Rubbish & Debris



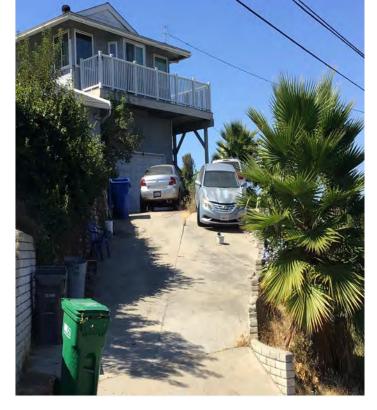
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Name Final

Description

N/A



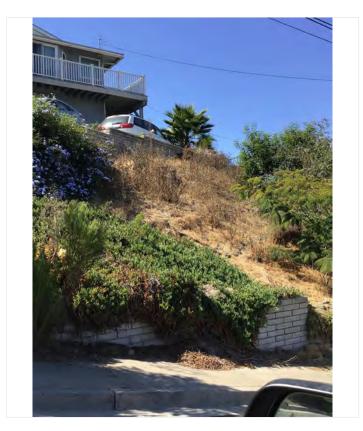
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Name Final

Description

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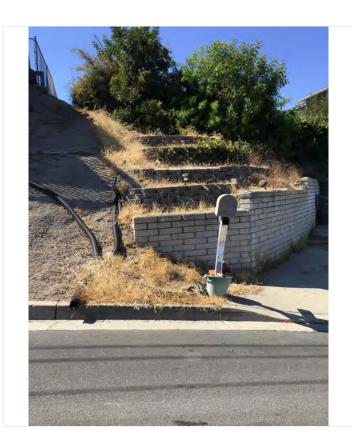


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Name Final

Description N/A



Uploaded on September 24, 2024 by Melanie Osbor n

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Name Final



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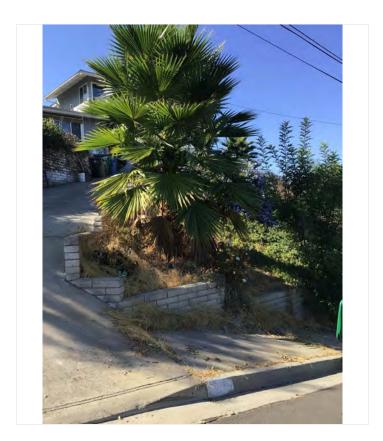
Name Final with city

Description N/A



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Name Final with city



Uploaded on October 14, 2024 by Melanie Osborn IMG\_5647\_1728943938596.jpeg (2.8 MB)

Name Final with city

## U.S. Postal Service" CERTIFIED MAIL® RECEIPT Damestic Mail Only

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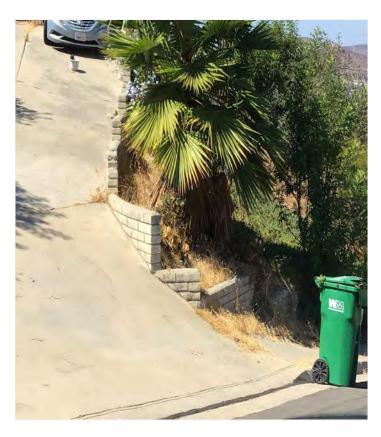
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AGENCY NAME FPS - Santee, CA CASE ID Sant-24-59

LOCATION

TAX-25-26...8516 Placid View Dr, Santee, CA 92071

VIOLATIONS Weeds, Rubbish & Debris



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Description

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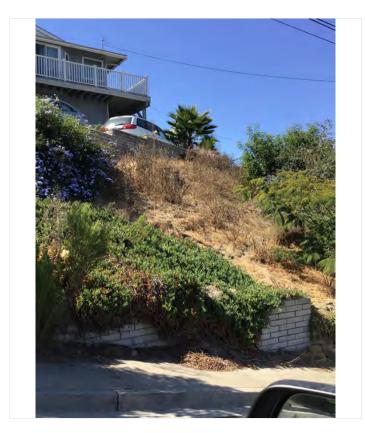
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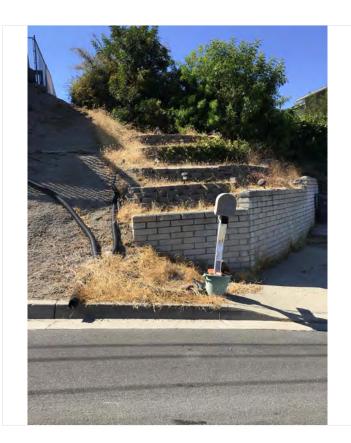
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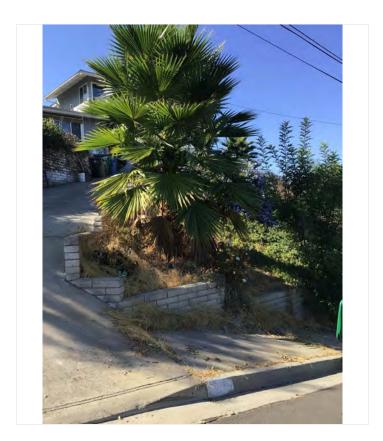
Name Final with city

Description N/A



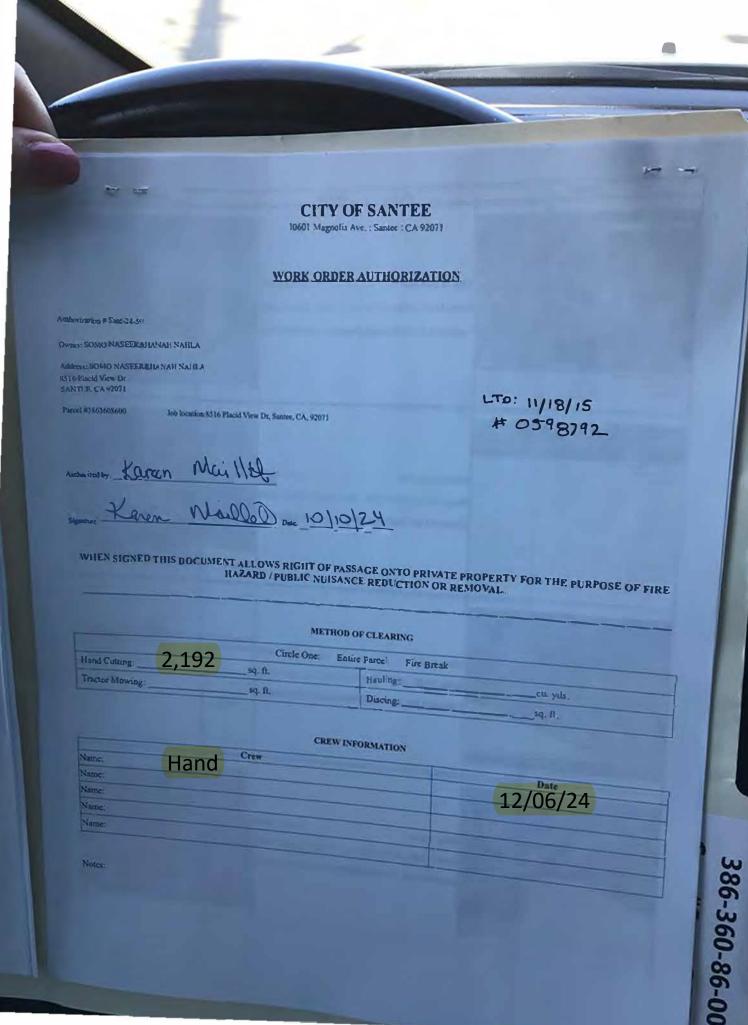
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Name Final with city



Uploaded on October 14, 2024 by Melanie Osborn IMG\_5647\_1728943938596.jpeg (2.8 MB)

Name Final with city



**RESIDENTIAL (TWO TO** 



## **DETAIL REPORT**

Property Address: 8516 PLACID VIEW DR SANTEE CA 92071-3913

## Ownership

Parcel# (APN): 386-360-86-00

Parcel Status: **ACTIVE** 

Owner Name: SOMO NASEER & HANAH NAHLA

Mailing Addr: 8516 PLACID VIEW DR SANTEE CA 92071

Legal Description: PM08746 PAR 2\*(EX ST)

### Assessment

Total Value: \$539,663 Tax Rate Area: 016-017 PQ Zoning Code: R2

Land Value: \$172,489 Year Assd: 2024 PQ Zoning Type:

Impr Value: \$367,174 Census Tract: 166.19/2 PQ Zoning Jdx: SANTEE

Other Value: Use Code: 11 PQ Zoning Descr: LOW MEDIUM DENSITY

% Improved: **68%** Use Type: **RESID. SINGLE** 

o improved. 66% ose type. Resid: Sirede

FAMILY FIVE DWELLING UNITS/ACRE)

Exempt Amt: Exempt Type:

## **Sale History**

Sale1 Sale2 Sale3 Transfer

Recording Date: 11/18/2015 09/04/1998 12/12/1986 11/18/2015
Recording Doc: 0598792 0567193 0584247 0598792

Doc Type: GRANT DEED GRANT DEED GRANT DEED
Transfer Amount: \$465,000 \$219,000 \$120,000

Price/SqFt: **\$223.56** 

Seller (Grantor):

### **Property Characteristics**

Bedrooms: 3 Fireplace: Units: 1

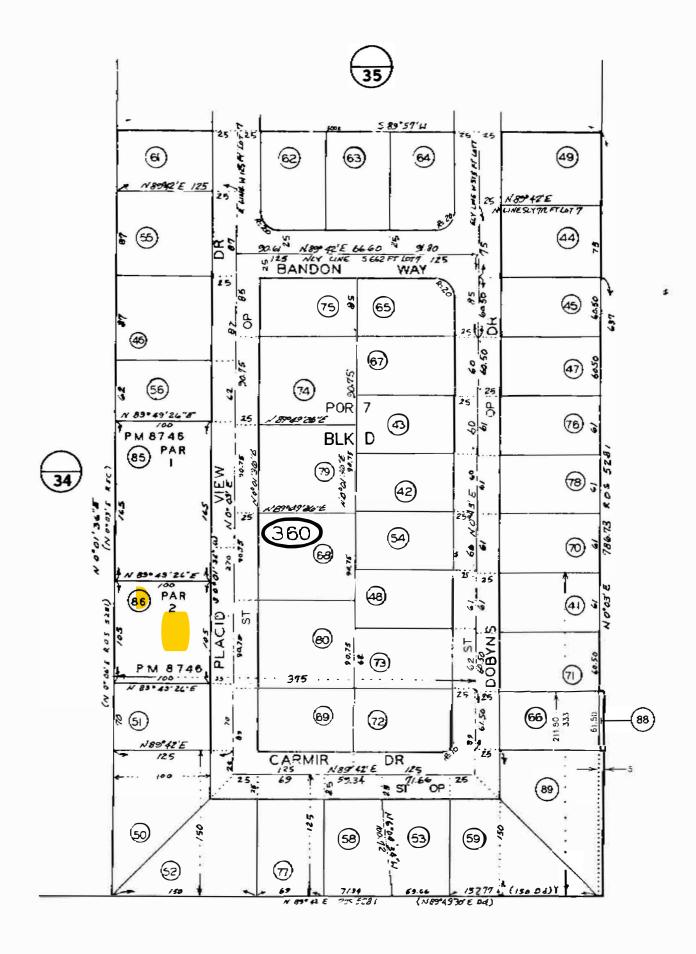
Baths (Full):1A/C:Stories:Baths (Half):1Heating:Quality:Total Rooms:Pool:Building Class:

Bldg/Liv Area: **2,080** Park Type: Condition:

Lot Acres: Spaces: 2 Site influence: VIEW

Lot SqFt: Garage SqFt: Timber Preserve: Year Built: Bsmt SqFt: N/A Ag Preserve:

Effective Year: 1986



MAP 688 - FAI ROS 5812,137 Hand Sq. Ft.: 2/92 Total Removal Cu. Yes. Tractor Sq. Ft. Dump Charge: \_\_ Dump ticketi \_\_

Work space for diagrams and amount of work done

Sant-24-59

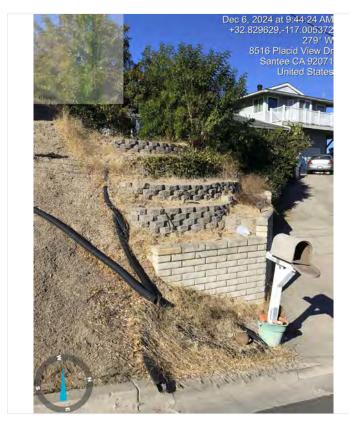
## **Case Summary**

AGENCY NAME FPS - Santee, CA CASE ID Sant-24-59

LOCATION

TAX-25-26...8516 Placid View Dr, Santee, CA 92071

VIOLATIONS Weeds, Rubbish & Debris



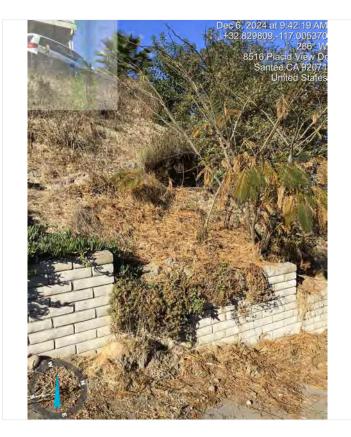
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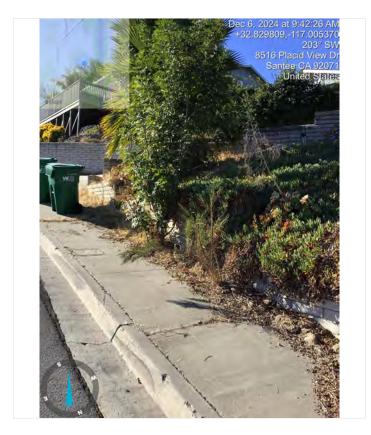


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Description N/A



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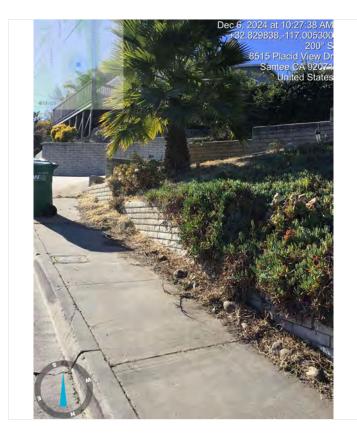
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Description N/A



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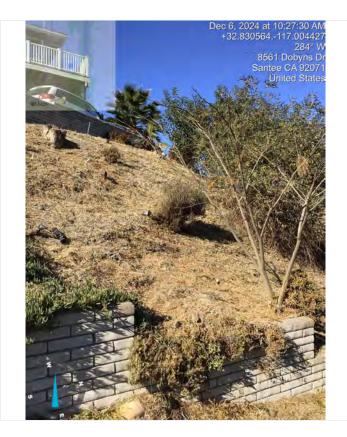
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Description N/A

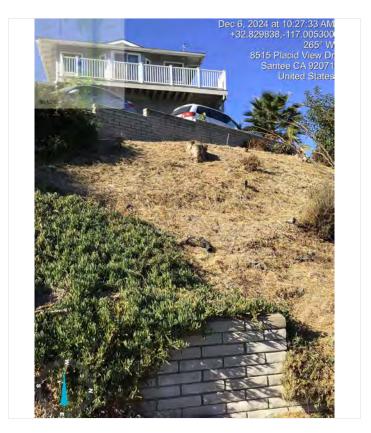


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Name SANT-24-59 CREW AFTER 20241206\_182733647\_iOS\_ 1734017292631.jpg



## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



Sant-24-59 SOMO NASEER&HANAH NAHLA 8516 Placid View Dr SANTEE, CA 92071

Case #Sant-24-59 APN: 3863608600 Date: 12/12/2024

Location: 8516 Placid View Dr, Santee, CA, 92071

Dear SOMO NASEER&HANAH NAHLA,

This letter is to inform you that the Violation on the above referenced property has been abated per the Santee Fire Departments order, and prior notices to abate.

Fire Prevention Services has been contracted by the City of Santee to help reduce potential fire hazards thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per Santee Municipal Code Chapter 8.48. The charges thus far total \$569.20 and if paid within fifteen (15) days of this notice no further costs will be incurred by you.

Please make check payable to F.P.S.I. and please include the Case #Sant-24-59 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

# CITY OF SANTEE FIRE DEPARTMENT CONTRACTED ABATEMENT FEES

lrac	tor Mowing		quantity	sub tota
Λ.	per parcel, sized 1 to 7,500 square feet	\$250,00		
B.	per parcel, sized 7,501 to 15,000 square feet	\$325.00		
C.	per parcel, sized 15,001 square feet to 30,000 square t	leet \$400.00		
1).	per parcel, sized 30,001 square feet to one were	\$450.00		
E	per square foot over one acre	\$00.02	<u></u>	
Нари	I tabor			
A.	per square foot of area abated	\$0.10	2,192 sq. Ft.	219.20
Doze	er Operation			
A,	hourly rate	\$150.00		
B.	move-on fee	\$150.00		
Debi	is Remediation (includes chipping, grinding, and/or sh	nedding)		
A.	per cubic yard of material prior to chipping, and or co	ompacting \$38.00 X	cu.yds	-
В.	dump fees (reimbursement of cost)			
Adm	inistrative Fee (failure to comply by deadline of notice)			
۸.	per parcel	\$350,00	1	35(1.00)
Altů	mey Services			
۸.	per parcel, per hour	\$200,00		
Asso	ssment Fees (includes preparing reports, attending heari	ings, etc.)		
۸.	cost confirmation fee, per parcel	\$275.00		_
. 4:				
1	rellaneous Fees Per Parcel	\$50.00		
Λ.	special inspection fee			
B.	abatement lien	\$50.00		
C.	Interest on lien (apr)	10% \$50.00	-	_
D. E.	release of abatement lien			
	public natary	\$20.00 \$50.00	-	-
E	file duplication fee	\$50.00		-
G.	unscheduled Labor per man hour	reimbursement of cost)		
	unscheduled fees	reimpursement of cost)		

## FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720 (619) 562-1058 : fax (619) 445-6336 http://fireprevention.net



## FINAL BILL

Sant-24-59 SOMO NASEER&HANAH NAHLA 8516 Placid View Dr SANTEE, CA 92071

Case #Sant-24-59 APN: 3863608600 Date: 12/30/2024

Location: 8516 Placid View Dr, Santee, CA, 92071

Dear SOMO NASEER&HANAH NAHLA,

You have failed to pay the bill dated 12/12/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$569.20 we will be forced to bring appropriate action to collect these monies.

The further action will include the filing of an abatement lien on the property in question, as well as the forwarding to our collection agency. Under state and local law the costs of these actions will be added to the amount referenced above.

To avoid this action, please pay now.

Make check payable to F.P.S.I. and please include the Case #Sant-24-59 on the check.

City Hall is also able to receive checks on behalf of Fire Prevention Services. Please still make checks payable to F.P.S.I. and include the case number. You can drop the check off at 10601 Magnolia Avenue, Building 4, to the attention of the Code Enforcement Officer. City Hall is open Monday through Thursday, 8 a.m. to 5 p.m. and Friday 8 a.m. to 1 p.m.

If you have any questions please call us direct at (619) 562-1058, or call the City of Santee Code Enforcement Officer at (619) 258-4100 ext. 167.

Sincerely,

Fire Prevention Services, Inc. http://fireprevention.net

rev.11/11/2021

RECORDING REQUESTED BY For Personal Services, Inc. PG Bus. 1720 15 Capac. C. 4. 51052-1720 1659-567-1056 Fax. (620) 445-6326 550-988-8 RECORDED Water In

SAD WHEN RECORDED WATE TO the Presenting Services for the deel 1720 Exception of 192021-1770

For Payoff / Demand please submit to: payoff@fireprevention.net

### NOTICE OF ABATEMENT

## TO THE CURRENT ON NER OF RECORD AND ANY FUTURE OWNERSOURCHASERS OF THE HEREIN DESCRIPT DEPORTED

WHEREAS it was determined that a violation of Santre Municipal Code Chapter 8.48 did exist, and

WHEREAS such violation was ordered abated on 10/10 2024, and

WHERE AS representatives of the City of Santee abated the violation (s) on 12/06/2024, and

WHEREAN the charge for such abatement annuanted to \$639.20;

THEREFORE he it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is SOMO NASEER&HANAH NATH And 8516 Pluckt View Dz SANTEE, CA, 92071 described as follows:

APN 6 363608000 CASE 6 S801-24-59
ADDRESS: 8516 Plackt View Dr. Santee, CA. 92071
LEGAL DESCRIPTION: CITY:SANTEE PM98740 PAR 24 EN STI

This abetement obligation shall attach to the property, not the owner, and may not be extinguished by a rax sale under the California Revenue and Taxation (ode Section 3712. After confirmation by the City it may become a special assessment on the property tax bill. If out hald pursuant to State Law and State Tax Lion Law, the property may be sold to satisfy that obligation. The amount of such claim shall be \$639.20 pins interest and other costs which may be eather become due. This filing does not proclude the filing of legal action for collection. Should such actions be required or determined to be appropriate, reasonable legal few will be incurred and added to said obligation.

() A I'F ID: 0 to 15/2025

Heran October or Prescultur berther the

Certificate Of Ackimwledgment

A notary paid or other older compleme the certificant well and the identity of the individual way depend the discourse to who it is in easiliance a structure of the identity of the identity.

State of California

County of San Hiego

On 01 15-2025 before me, Carol A. Martinelli, Notary Public, personally appeared Bry in Osborn, who proved to me on the bash of substitutions evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he showney executed the same to his/her/their authorized capacitytics), and that by his/her/their signature(s) on the instrument the person(s) are the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carol A martinello



(Scal)



# DOC# 2025-0015048

Jan 21, 2025 09:11 AM
OFFICIAL RECORDS
ICROAN Z MARKS
SAN DEGO COUNTY RECORDER
FEES SO 00 (SE2 Atlums 50 00)

PAGES 3

Recording Requested by (name):
Fire Prevention Services
When recorded mail to:
Fire Prevention Services
PO Box 1720
\*\*
El Cajoro CA 92022-1720

Recorder's Use Daly

### NOTICE OF ABATEMENT

### Little of Document

Commercing January 1, 2018, and except as provided in paragraph (2) GC 27388.1, in addition to any other recording fees specified in this ende, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be revorted, except those expressly exempte door payment of recording foos, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225), "Real estate instrument, paper, or notice" means a document retaking to real property, including, but not limited to, the following deed, grant deed, trustee's deed, deed of trust, reconveyance, quit claim deed fictification of frust, assignment of deed of trust, request for notice of default, abstract of judgment, subordinalism agreement, declamation of homestead, abandonment of homestead, notice of default, release or discharge, easement, name of trustees and covenants, conditions, and restrictions. Pursuant to GC section 27388.1 (2) the fee described in paragraph (1) shall not be imposed on any of the following documents.

side, notice of completion. UCC financing statement, incabatie's lien, maps, and envenants, conditions, and restrictions. Pursuant to GC section 27388.1 (2) the fee described in paragraph (1) shall not be imposed on any of the following documents.					
Reason for Exemption:					
Any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax as defined in Section 11911 of the Revenue and Taxation Code.					
Any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.					
Any real estate instrument, paper, or notice executed or recorded by the federal government in accordance with the Uniform Federal User Registration Act (Title Recommencing with Section 2300) of Part 4 of the Code of Civil Procedure).					
Any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.					
Exempt from fee per GC 27388 I (a) (1); fee cap of \$225 (b) resched.					
Evenipt from fee por GC 27388 I (a) (1); not related to real property.					
I hereby declare under Penalty of Perjury that the information provided above is true and correct.					
Executed this 15th day of January , 2025 at El-Cajon , CA STATE					
Bryan Osborn FROM SAMII					

## COMPLETE Documentary Transfer Tax Declaration ONLY when document is transferring title.

Do	cumentary Transfer Fax	S	If evenips, enter R&T code:	
	Computed on full value	of the property conveyed		
U	Computed on full value less tiens & encumbrances remaining thereon at time of sale			
3	Finincorporated Aras	Chyof	and the second second second	

Signature of declarant or agent determining tax