

City of National City Weed Abatement Program 2025/2026 Fixed Charge Special Assessments

Parcel	Assmt Amt	Site Address	Owner	Mail Address	City	St	Zip	Case #
554-023-06-00	\$878.76	323 Laurel Ave	BURNS SARAH JEAN	323 Laurel Ave	National City	CA	91950	NC-24-47
556-473-19-00	\$1,450.30	0 C Ave	A E M I ENTERPRISES INC	928 Fort Stockton Dr Ste 207	San Diego	CA	92103	NC-24-115
556-473-20-00	\$1,991.88	0 C Ave	A E M I ENTERPRISES INC	928 Fort Stockton Dr Ste 207	San Diego	CA	92103	NC-24-114
556-590-62-00	\$1,250.56	911 E Plaza Blvd	AUTOZONE PARTS INC	123 S Front St # 3rd	Memphis	TN	38103	NC-24-349
557-092-05-00	\$1,009.24	1338-40 E 6Th St	DEANDA CHRISTIAN	1338 E 6Th St	National City	CA	91950	NC-24-395
557-101-28-00	\$845.98	1348 E 6th St	NGUYEN KY HOANG KHANH	PO BOX 161036	San Diego	CA	92176	NC-25-1
557-180-09-00	\$3,920.32	1540 E 8Th St	CONVENIENCE RETAILERS LLC	PO Box 11537	Pleasanton	CA	94588	NC-24-234
557-180-11-00	\$1,731.26	824 Palm Ave	CONVENIENCE RETAILERS LLC	PO Box 11537	Pleasanton	CA	94588	NC-24-233
557-280-41-00	\$888.62	2046 E 11Th St	HODGE RASHEID	1059 Laguna Seca Loop	Chula Vista	CA	91915	NC-24-1
557-342-13-00	\$991.80	1311 O Ave	LARA RODRIGO	1311 O Ave	National City	CA	91950	NC-24-168
557-380-62-00	\$1,587.00	0 Plaza Blvd	MCDONALDS CORP	PO Box 182571 #1134	Columbus	OH	43218	NC-24-7
558-170-34-00	\$4,542.02	1305 Harbison Ave	MENA NESTOR G M & MARQUEZ ROSA M	5153 Lenox Dr	San Diego	CA	92114	NC-24-241
558-210-16-00	\$2,951.44	2919 E 18Th St	LUCERO ROSALINDA	2919 E 18Th St	National City	CA	91950	NC-24-144
558-320-21-00	\$2,951.28	0 Rachael Ave	F T C VENTURES LLC	11251 Rancho Carmel Dr # 502413	San Diego	CA	92150	NC-24-282
558-320-22-00	\$2,951.28	2112 Rachael Ave	CASILLAS, JOSE D	1626-G Sweetwater Rd #161	National City	CA	91950	NC-24-281
558-320-43-00	\$2,163.16	0 Harbison Ave	DURAN ALEJANDRO M REVOCABLE 2016	804 24Th St	San Diego	CA	92154	NC-24-275
560-014-06-00	\$2,019.08	1340 National City Blvd	MARK SCHMIDT	415 Laurel St #225	San Diego	CA	92101	24-58+437
560-014-07-00	\$2,019.08	1330 National City Blvd	MARK SCHMIDT	415 Laurel St #225	San Diego	CA	92101	24-59+438
560-064-02-00	\$646.94	1513 Roosevelt Ave	LIBRARY VILLAGE SOUTH INC	415 Laurel St #225	San Diego	CA	92101	NC-24-66
560-100-09-00	\$9,096.24	1535 National City Blvd	PARADISE CREEK HOLDING CORP	415 LAUREL ST #225	San Diego	CA	92101	NC-24-436
561-400-17-00	\$7,682.16	2121 Prospect St	BERREY FAMILY TRUST	2121 Prospect St	National City	CA	91950	NC-24-161
562-190-02-00	\$1,577.70	207 E 30Th St	TERRA CO	3430 Tully Rd # 20-10	Modesto	CA	95350	NC-24-302
562-252-05-00	\$2,051.14	316 E 31St St	TORREYANA ASSOCIATES LLC	3974 Sorrento Valley Blvd # 910740	San Diego	CA	92121	NC-24-356
564-010-72-00	\$886.70	0 Fenton Pl	WISNIEWSKI WALTER 2015 TRUST	2557 Central Ave #A	Spring Valley	CA	91977	NC-24-69
Total Assess:	\$58,083.94							
Total Parcels:	24							

SUMMARY REPORT FOR APN 554-023-06-00

03/06/24 Initial inspection was made, property was found to be in violation.

03/07/24 Mailed 30 day courtesy notice to the owner.

04/16/24 Re-inspection was made, property was found to be in violation.

04/16/24 Posted property.

04/17/24 Verified ownership information with County of San Diego.

04/17/24 Mailed 10 day final notice to the owner, certified mail.

04/22/24 Received signed certified return receipt.

04/29/24 Final inspection was made, property was found to be in violation.

05/07/24 Work order authorization signed by District Official.

07/01/24 F.P.S.I. crews attempted to abate the property and found compliant.

07/10/24 The owner was mailed an Administrative bill at the contracted rates.

08/06/24 The owner was mailed a final bill.

08/21/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: BURNS, SARAH JEAN
323 Laurel Ave
NATIONAL CITY, CA 91950

Date: 03/07/2024

Case #: NC-24-47

Parcel Number: 5540230600

Location: 323 Laurel Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

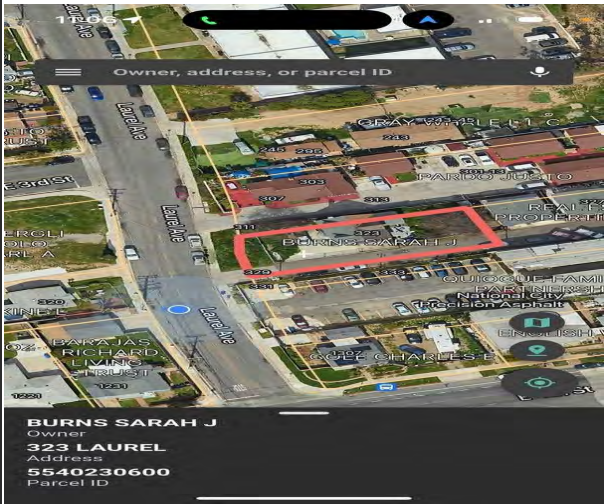

Photo	Details
 <p data-bbox="94 1339 310 1415">BURNS SARAH J Owner 323 LAUREL Address 5540230600 Parcel ID</p>	<p data-bbox="703 1100 857 1131">Title: Initial</p> <p data-bbox="703 1167 1036 1199">Date: Mar 06, 2024 13:57</p> <p data-bbox="703 1234 1101 1266">Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
 A photograph showing a green metal fence running along a paved path. In the foreground, a white manhole cover is visible on the pavement. The background shows some trees and a building.	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: BURNS, SARAH JEAN
323 Laurel Ave
NATIONAL CITY, CA 91950
Case #: NC-24-47

Date: 04/17/2024

Parcel Number: 5540230600

Location of Public Nuisance: **323 Laurel Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 04/17/2024**. **Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at **your** expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

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rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
 <p>Owner, address, or parcel ID</p> <p>BURNS SARAH J Owner 323 LAUREL Address 5540230600 Parcel ID</p>	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 06, 2024 13:57</p> <p>Uploaded by: Michael Horkos</p>

Photo

Details



Title: Initial

Date: Mar 06, 2024 13:57

Uploaded by: Michael Horkos



Title: Initial

Date: Mar 06, 2024 13:57

Uploaded by: Michael Horkos

ParcelQuest

Assessor Data | Docs & Sales History | Tax Bill Data | Finance

Property Address: 323 LAUREL AVE NATIONAL CITY CA 9850-1727

Assessor Data

County: SAN DIEGO, CA
 Assessor: JORDAN S. HARKS, ASSESSOR
 Phone #: (619) 534-023-04-00
 Website: ACTIVE
 Assessor: BURNS SARAH J
 Mailing Address: 323 LAUREL AVE NATIONAL CITY CA 9850
 Legal Description: TR 1404 BLK 37 LOT 21 1906*

Assessment	Line Type
Total Value: \$470,867	RESID, SINGLE FAMILY
Land Value: \$233,804	HQ Zoning Type
Impv Value: \$237,062	HQ Zoning Code: 4
Other Value: \$0	Demolish Year: 1/18/2022
% Exempt: 47%	Rebuild Year: 2008
Exempt Amt: \$221,060	

Sale History

Document Date	Document Number	Document Type	Transfer Amount	Subst (0 or 1)
03/26/2017	043995	GRANT DEED	\$450,000	
11/09/2015	045946	GRANT DEED	\$290,000	
11/18/2008	059453	GRANT DEED	\$185,000	
03/29/2017	043293			

Property Characteristics

Bedrooms: 4	Fireplaces: 1	Lot Size: 5
Baths: 3	A/C: 1	Stories: 1
Basement: 0	Pool: 0	Condition: 0
Pool: 0	Year Built: 2008	Side Influence: 0
Pool Area: 1,485	Subtype: 0	Front Presence: 0
Lot Area: 0	Subtype: 0	Rear Presence: 0
Year Built: 2008		
Exterior: 0		

Title: ParcelQuest

Date: Apr 16, 2024 14:03

Uploaded by: Michael Horkos

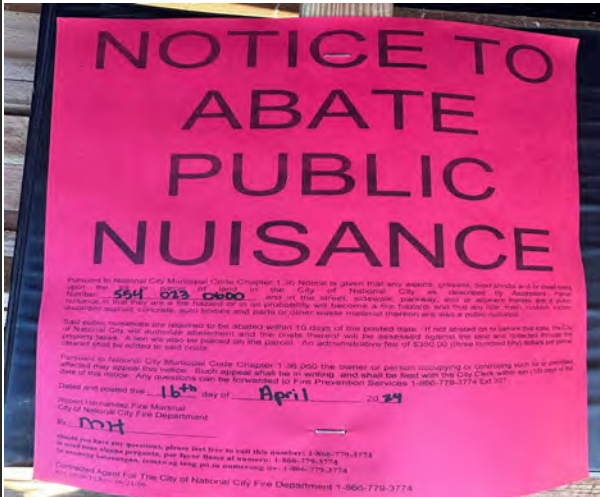


Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Apr 16, 2024 14:04</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 7C8B606A-3A44-4A4D-9C86-C64AEF05EBB8_1_102_o_1713301449371.jpeg</p> <p>Date: Apr 16, 2024 14:04</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 89A6C391-2AB3-4F6C-9307-94B1B05707AF_1_102_o_1713301455043.jpeg</p> <p>Date: Apr 16, 2024 14:04</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: B9F7C0B2-061B-4D94-AF48-FC53F7ED4B6E_4_5005_c_1713301456758.jpeg</p> <p>Date: Apr 16, 2024 14:04</p> <p>Uploaded by: Michael Horkos</p>

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CASE# NC-24-47
Burns, Sarah Jean
323 Laurel Ave.
National City, CA. 91950



9590 9402 8357 3156 1381 76

2. Article Number (Transfer from earlier label)

9589 0710 5270 0851 9830 99

COMPLETE THIS SECTION ON DELIVERY

A

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

SUSAN M. BURNS

C. Date of Delivery

4/19/24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below. No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail™ | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

014

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For the latest information, visit our website at www.usps.gov

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check one, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

Total Postage and Fees



NC-24-47

Burns, Sarah Jean
323-Larvel Ave
National C 015 A, 91950

9589 0710 5270 0851 9833 99
65 E883 1590 0120 6856

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-47

LOCATION

TAX-25-26...323 Laurel Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos

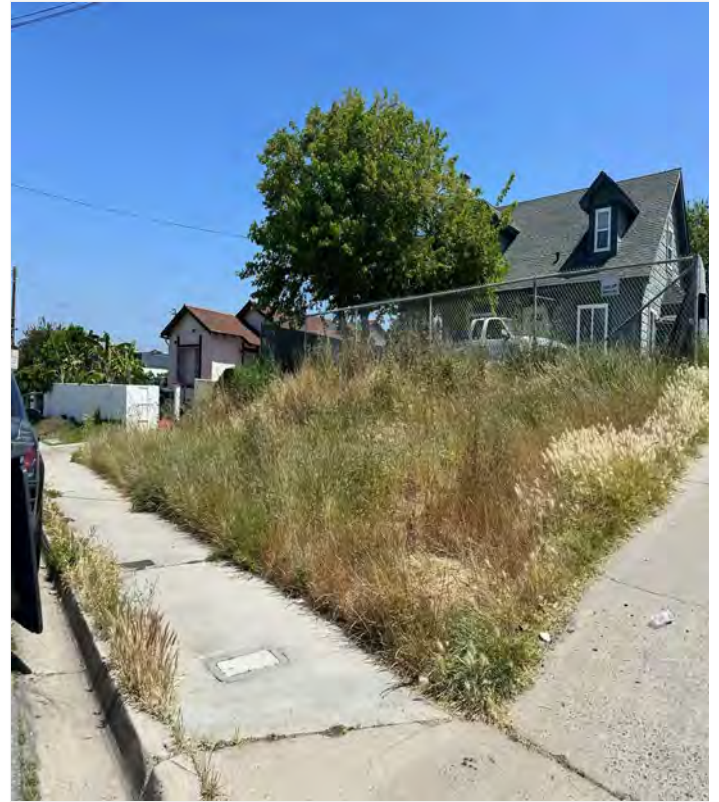
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Name

31D1B867-C189-4AA6-A138-F1E0D66948FE_1_102_o_1714426846391.jpeg

Description

Final



Uploaded on April 29, 2024 by Michael Horkos

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Name

0EB8D036-0441-408C-9120-88F31D68DBC5_1_102_o_1714426847855.jpeg

Description

Final



Uploaded on May 7, 2024 by Michael Horkos

36409797-9D02-4255-80CC-78F697E3D8ED_1715102857006.
jpeg (3.6 MB)

Name

36409797-9D02-4255-80CC-78F697E3D8ED_1715102
857006.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-47

Owner: BURNS, SARAH JEAN

Address: BURNS, SARAH JEAN
323 Laurel Ave
NATIONAL CITY, CA 91950

Parcel #5540230600

Job location: 323 Laurel Ave, National City, CA, 91950

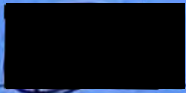
LTD: 03/29/2017
0142093

Authorized by _____

R. Deen

ADMIN FEE

Signature: _____



Date: _____

5-7-24

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

	Circle One:	Entire Parcel	Fire Break
Hand Cutting: _____ sq. ft.			Hauling: _____ cu. yds.
Tractor Mowing: _____ sq. ft.			Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: _____	
Name: _____	
Name: _____	
Name: _____	
Name: _____	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and stumps. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 323 LAUREL AVE NATIONAL CITY CA 91950-1727

Ownership

Parcel# (APN): 554-023-06-00
Parcel Status: ACTIVE
Owner Name: BURNS SARAH J
Mailing Addr: 323 LAUREL AVE NATIONAL CITY CA 91950
Legal Description: TR 1404 BLK 3*LOT 21*POR*

Assessment

Total Value: \$489,259
Land Value: \$256,861
Impr Value: \$232,398
Other Value:
% Improved: 47%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 118.02/2
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: RS-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: SMALL LOT RES.

Sale History

Recording Date: 03/29/2017
Recording Doc: 0142093
Doc Type: GRANT DEED
Transfer Amount: \$430,000
Price/SqFt: \$289.56
Seller (Grantor):
Sale1: 03/29/2017, 0142093, GRANT DEED, \$430,000, \$289.56
Sale2: 11/08/2016, 0605826, GRANT DEED, \$290,000
Sale3: 11/18/2008, 0598653, GRANT DEED, \$185,000
Transfer: 03/29/2017, 0142093

Property Characteristics

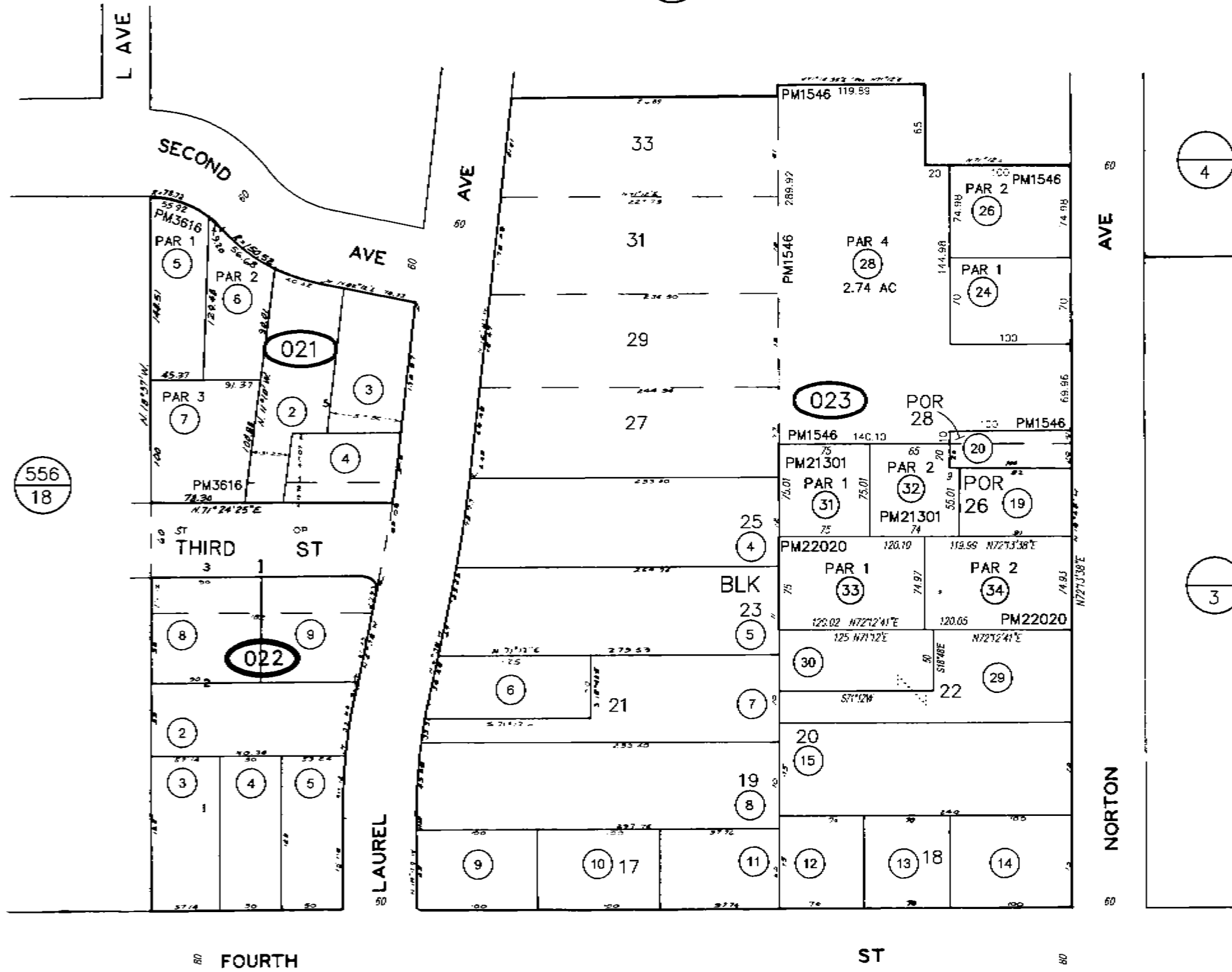
Bedrooms: 4
Baths (Full): 2
Baths (Half):
Total Rooms:
Bldg/Liv Area: 1,485
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1945
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units: 1
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



1"=100'

554-021-023

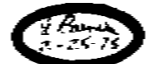


02/03/2024 ARS

CHANGES

BLK	OLD	NEW	YR	CUT
022	6,7	8,9	63	5257
023	1,2,3,21 012-7,19	28	74	3871
021	1	75 ONLY SAME I DP		
021	1	5-7,10P	76	508
023	16	29&30	08	1072
023	18	31&32	16	1475
023	17	33&34	24	1119

CC & CANG



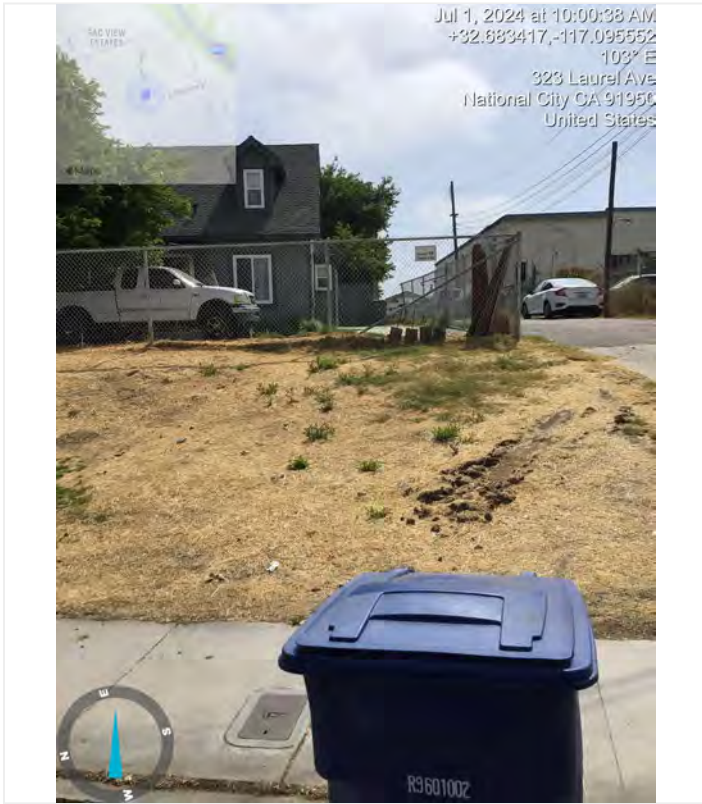
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-47

LOCATION
TAX-25-26...323 Laurel Ave, National City, CA 91950

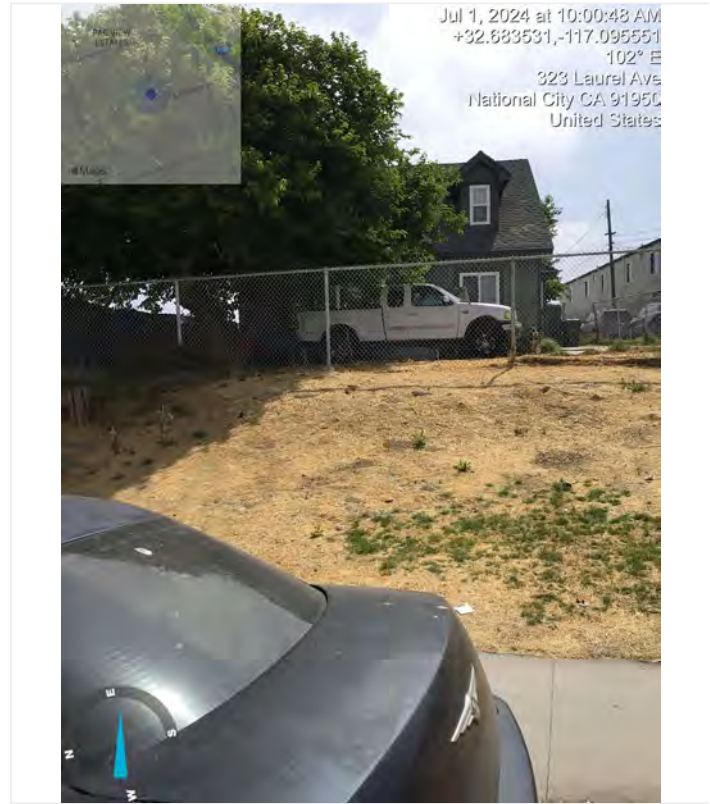
VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on July 9, 2024 by Bryan Osborn
20240701_170038775_iOS_1720563926633.jpg (2.1 MB)

Name
Compliance

Description
N/A



Uploaded on July 9, 2024 by Bryan Osborn
20240701_170048429_iOS_1720563926621.jpg (2.2 MB)

Name
Compliance

Description
N/A



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

Case #NC-24-47 APN: 5540230600

Date: 07/10/2024

BURNS, SARAH JEAN

323 Laurel Ave

NATIONAL CITY, CA 91950

Location: 323 Laurel Ave, National City, CA, 91950

Dear BURNS, SARAH JEAN,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of 07/01/2024 this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-47** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

			quantity		sub total
<u>Tractor Mowing</u>					
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		_____		_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00		_____		_____
E. per square foot over one acre	\$00.02		_____ sq. ft.		_____
 <u>Hand Labor</u>					
A. per square foot of area abated	\$0.10		_____ sq. Ft.		_____
 <u>Dozer Operation</u>					
A. hourly rate	\$150.00		_____		_____
B. move-on fee	\$150.00		_____		_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)					
A. per cubic yard of material prior to chipping, and/or compacting	\$38.00	x	_____ cu.yds =		_____
B. dump fees (reimbursement of cost)			_____		_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)					
A. per parcel	\$350.00		1 _____		<u>\$ 350.00</u>
 <u>Attorney Services</u>					
A. per parcel, per hour	\$200.00		_____		_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)					
A. cost confirmation fee, per parcel	\$275.00		_____		_____
 <u>Miscellaneous Fees Per Parcel</u>					
A. special inspection fee	\$50.00		_____		_____
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		_____		_____
H. unscheduled fees (reimbursement of cost)			_____		_____
 FILE # <u>NC-24-47</u> APN # <u>554-023-06-00</u> TOTAL \$ <u>350.00</u>					



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

Case #NC-24-47 APN: 5540230600

08/06/2024

BURNS, SARAH JEAN

323 Laurel Ave

NATIONAL CITY, CA 91950

Location: 323 Laurel Ave, National City, CA, 91950

Dear BURNS, SARAH JEAN,

You have failed to pay the bill dated 07/10/2024, 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 #**NC-24-47** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services Inc.
PO Box 1720
National City, CA 92022-1720
(619) 562-1858 Fax (619) 445-6336

AND WHEN RECORDED MAIL TO
Fire Prevention Services, Inc.
PO Box 1720
National City, CA 92022-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 136 did exist, and

WHEREAS such violation was ordered abated on 05/07/2024, and

WHEREAS representatives of the City of National City abated the violation(s) on 07/01/2024, and


WHEREAS the charge for such abatement amounted to \$42000;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is BURNS, SARAH JEAN at 323 Laurel Ave, NATIONAL CITY, CA, 91950 described as follows:

APN # 5540230600 CASE # NC-24-47
ADDRESS: 323 Laurel Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT:21 BLK:3 CITY:NATIONAL CITY SUBD:PARADENA PARK TR#:1404 TR 1404 BLK 3*LOT
21*POR* MAP REF:001404

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 \$420.00 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: 08/21/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designer for Carol National City

Certificate Of Acknowledgment

I, a Notary Public or other officer empowered by this certificate to verify only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

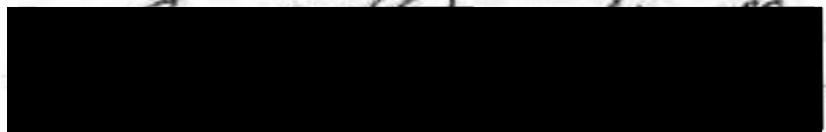
State of California)

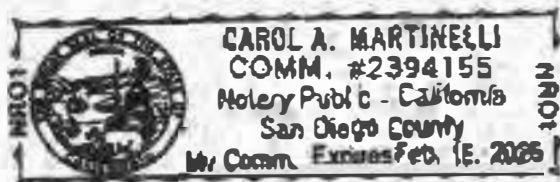
County of San Diego)

On 08/21/2024 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 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 seal.





(Seal)



Aug 29, 2024 09:55 AM

OFFICIAL RECORDS

JORDAN Z. MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (S90 Atkins \$0.00)

PAGES: 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

Recorder's Lien Date

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:

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 21st day of August, 2024 at El Cajon, CA

Ken Osborn

PRINT NAME

SIGNATURE

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Incorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 556-473-19-00

04/16/24 Received citizen complaint.

04/16/24 Initial inspection was made, property was found to be in violation.

04/16/24 Mailed 30 day courtesy notice to the owner.

05/16/24 Re-inspection was made, property was found to be in violation.

05/16/24 Posted property.

05/20/24 Verified ownership information with County of San Diego.

05/20/24 Mailed 10 day final notice to the owner, certified mail.

06/03/24 Final inspection was made, property was found to be in violation.

06/18/24 Certified notice returned "unclaimed".

06/19/24 Work order authorization signed by District Official.

06/28/24 F.P.S.I. crews abated the property.

07/03/24 The owner was mailed a bill at the contracted rates.

07/23/24 The owner was mailed a final bill.

08/21/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: A E M I ENTERPRISES INC
928 Fort Stockton Dr Ste 207
SAN DIEGO, CA 92103

Date: 04/16/2024

Case #: NC-24-115

Parcel Number: 5564731900

Location: 0 C Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

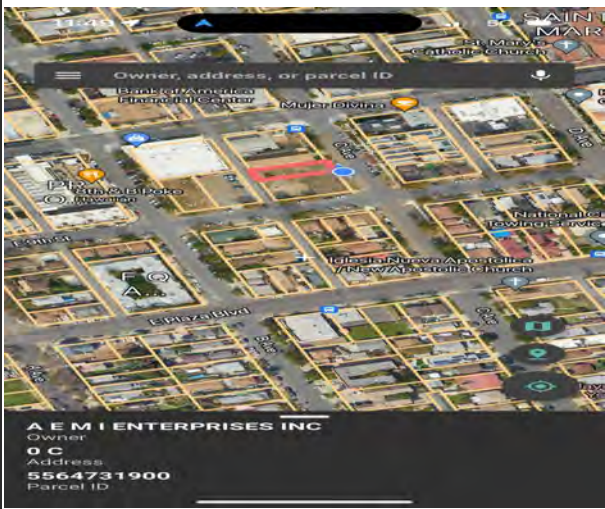
Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Apr 16, 2024 14:10</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 3770A494-90D7-4E20-B6D8-26506356B63D_1_102_o_1713301785405.jpeg</p> <p>Date: Apr 16, 2024 14:10</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: EF7258E8-7712-4CDB-B900-8BEA208896BE_1_102_o_1713301789773.jpeg</p> <p>Date: Apr 16, 2024 14:10</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 031C6A8E-95A5-41B6-BDAA-B08AAEE53360_4_5005_c_1713301791339.jpeg</p> <p>Date: Apr 16, 2024 14:10</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: A E M I ENTERPRISES INC
928 Fort Stockton Dr Ste 207
SAN DIEGO, CA 92103
Case #: NC-24-115

Date: 05/20/2024

Parcel Number: 5564731900

Location of Public Nuisance: **0 C Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 05/20/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

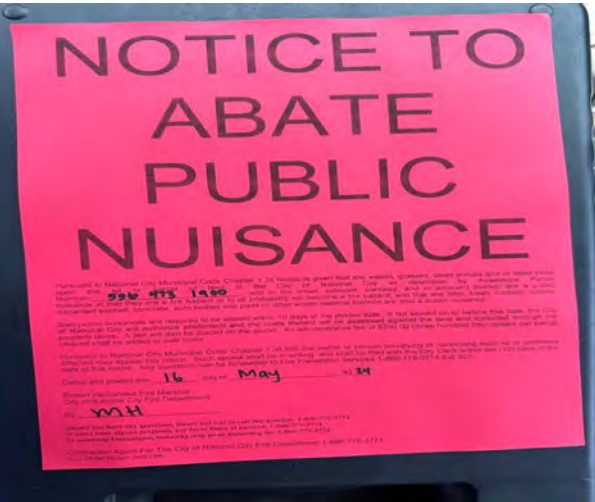




Photo	Details
	<p>Title: Re-inspection</p> <p>Date: May 16, 2024 15:58</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: DAEBD1B4-BC96-440E-ACC6-FF665AA9AAE1_1_105_c_1715900248077.jpeg</p> <p>Date: May 16, 2024 15:58</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

Send to:
AEMI Enterprises Inc.

Street, Apt., Box No., or PO Box No.

928 Fort Stockton Dr., Ste. 207

City, State, ZIP+4®

San Diego, CA 03792103

PS Form 3800, Apr. 2015 PSN 7530-02-000-9047

See Reverse for Instructions



24-115

7020 0640 0002 0681 8435

Fire Prevention Se

P.O. Box 1720

Cajon, CA 92022-1720



7020 0640 0002 0681 8435

JUN 17 2024

PITNEY BOWES
\$8.69
US POSTAGE
FIRST-CLASS
000000000000000000000000
MAY 20 2024



IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

NL
301
21-24

NAME _____
1ST NOTICE
2ND NOTICE
RETURN _____

Owner: A E M I ENTERPRISES INC
928 Fort Stockton Dr Ste 207
SAN DIEGO, CA 92103
Case #: NC-24-US

Location of Public Nuisance: 0 C Ave. National City, CA 91901

NIXIE 911 CE 1 7206/15
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92022172020 *2052-88534-15

038

92022-1720

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-115

LOCATION

TAX-25-26...0 C Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on June 3, 2024 by Michael Horkos

AFD38B26-C610-4A8F-84E3-CF30DBB6E82F_4_5005_c_1717447696536.jpeg (103.1 kB)

Name

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Description

Final



Uploaded on June 3, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on June 3, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on June 20, 2024 by Michael Horkos

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Name

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Description

work auth



Uploaded on June 20, 2024 by Michael Horkos

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Name

1D88163B-AB59-4417-8327-F93389ED840F_1_105_c_1718898405668.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-115

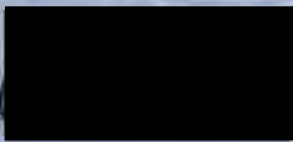
Owner: AEM ENTERPRISES INC

Address: AEM ENTERPRISES INC
928 Fort Suckione St Ste 207
SAN DIEGO, CA 92103

Parcel: 05564711900

Job location: 0 C Ave, National City, CA, 91950

Authorized by: *R. Srew*

Signature: 

Date: 6-19-24

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

		Circle One:	Entire Parcel	Fire Break
Hand Cutting:	<u>4,356</u>		sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing:	_____		sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

	Crew	Date
Name:	<u>Hand</u>	<u>06/28/24</u>
Name:		
Name:		
Name:		
Name:		

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round) (This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: C AVE NATIONAL CITY CA 91950

Ownership

Parcel# (APN): 556-473-19-00
Parcel Status: ACTIVE
Owner Name: A E M I ENTERPRISES INC
Mailing Addr: 928 FORT STOCKTON DR #207 SAN DIEGO CA 92103
Legal Description: TR 105 BLK 3*LOT 14&S 1/2 LOT 15 IN SUB OF LOT 1 QSEC 154 MP166 IN

Assessment

Total Value: \$284,346
Land Value: \$284,346
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract:
Use Code: 20
Use Type: VACANT
PQ Zoning Code:
PQ Zoning Type:
PQ Zoning Jdx:
PQ Zoning Descr:

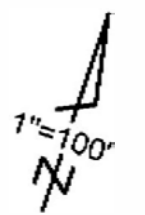
Sale History

Recording Date: 10/01/1992
Recording Doc: 0623020
Doc Type: GRANT DEED
Transfer Amount: \$110,000
Price/SqFt:
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
04/19/2019
0143827

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY IF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

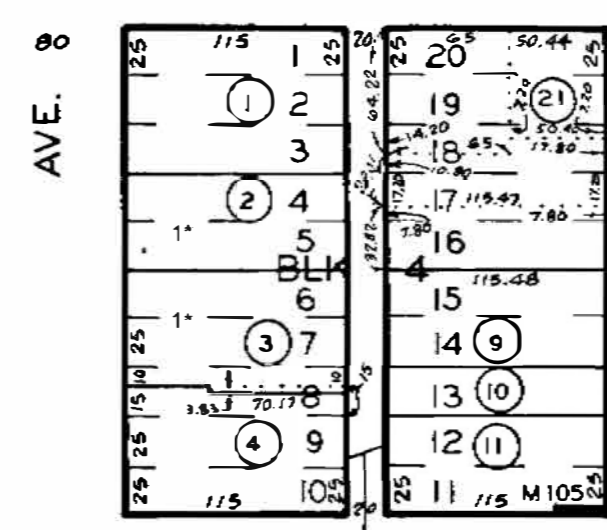
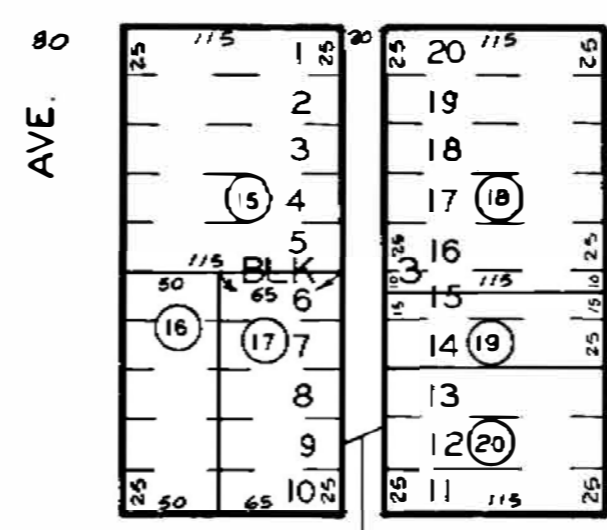
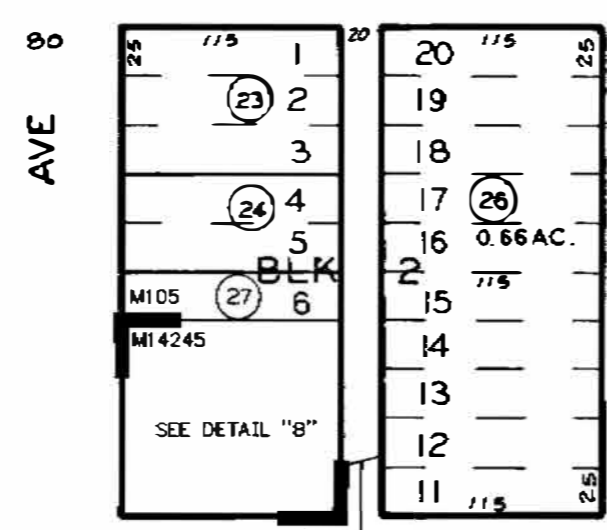
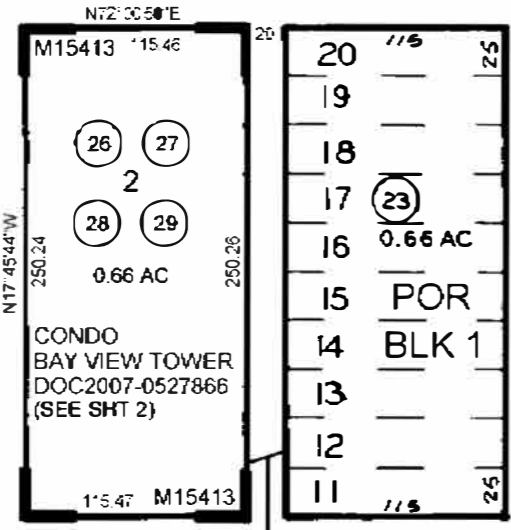


33

556-430
-440
-471, 472, 473
-480

NATIONAL CITY (NATIONAL AVE.)

EIGHTH ST.

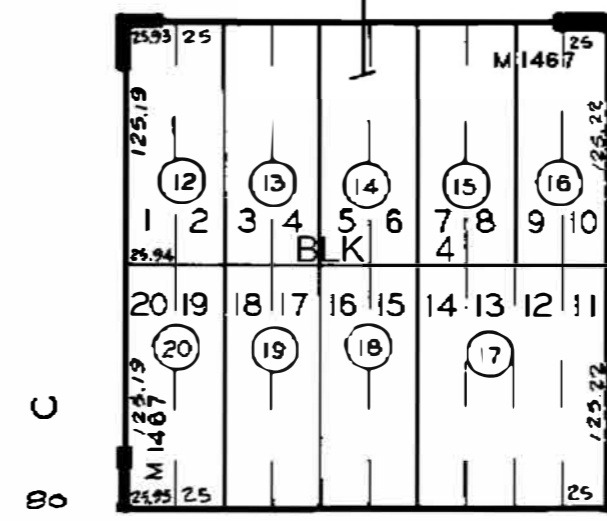
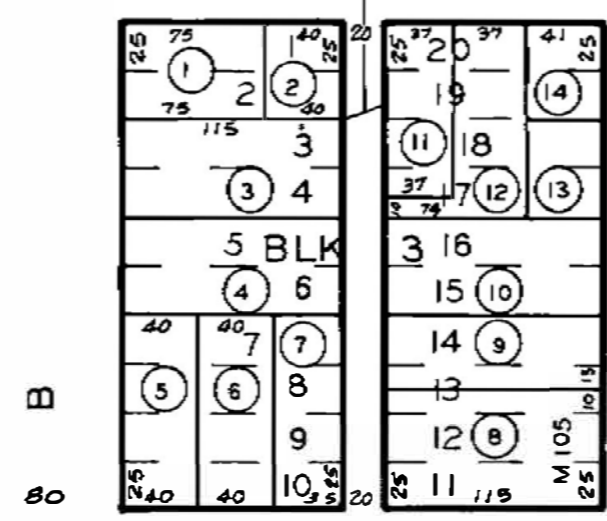
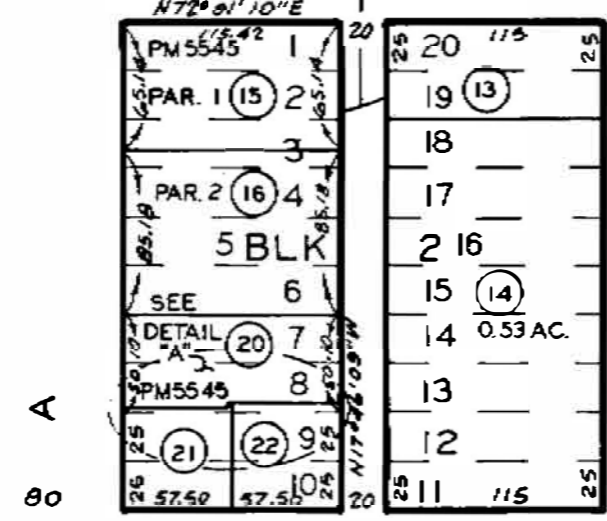
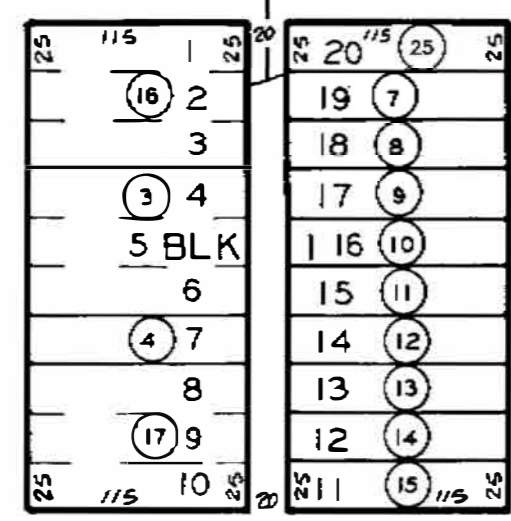


AVE.

01/14/08 ARS

CHANGES				
BLK	OLD	NEW	YR	CUT
471	430-VAR	18-23		
472	430-VAR	23-26		
473	440-VAR	15-20		
474	440-VAR	12-20	85	10012
474	5-8	21	88	2448
471	18-22	24	93	1154
472	25	27, 28	97	1485
471	6 & SUB IDS	25	98	1701
472	28	29-34	02	95
471	24	26-29 CONDO	08	722

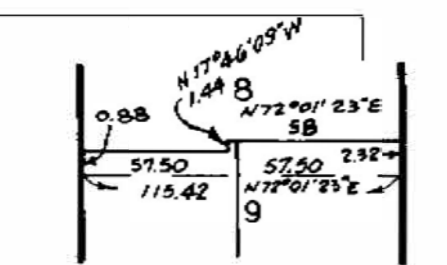
NINTH ST. 471 472 473 474



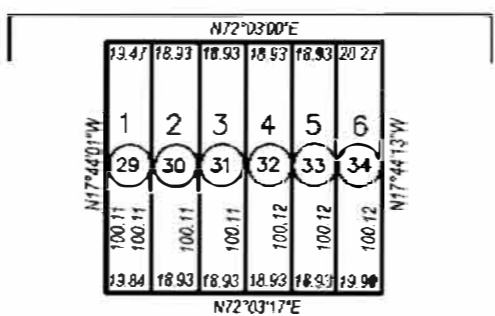
AVE.

555
8

PLAZA (TENTH ST) BLVD



DETAIL "A" - NO SCALE



DETAIL "B" SCALE: 1"=80'

55

M15413 - CASE FILE NO S-2003-5/CUP-2003-22
MAP 14245 - TOWNSQUARE ROW HOMES
MAP 1467 - HAMILTON & WILLIAMS RESUB
MAP 105 - W.C. KIMBALLS SUB.
ROS 1133, 13498

1" CTRL # 8913
NSP
8 ON C

Work space for diagrams and amount of work done

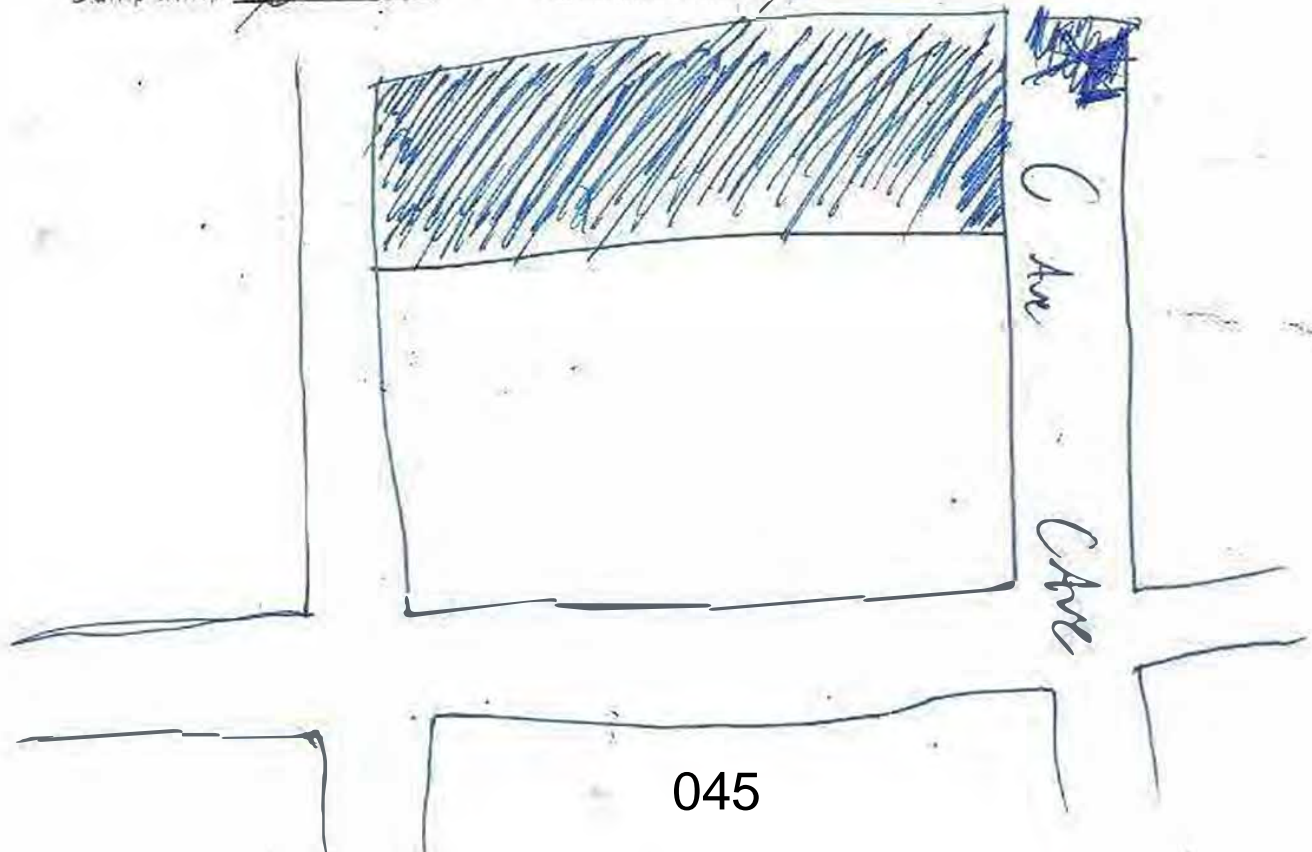
Hand Sq. Ft.: 4,356

Tractor Sq. Ft.: ~~0~~

Total Removal Cu. Yds.: ~~0~~

Dump ticket: ~~0~~

Dump Charge: ~~0~~



045

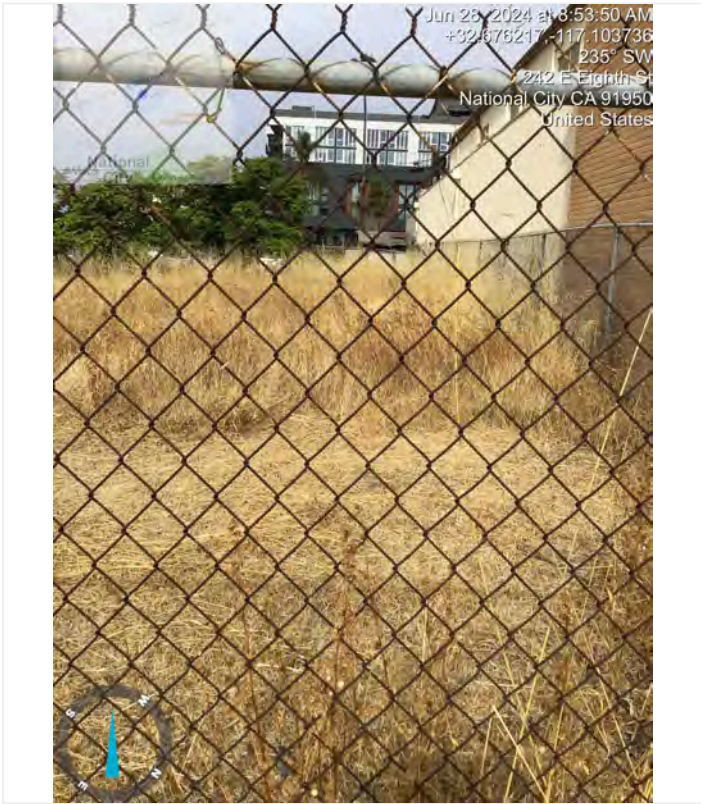
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-115

LOCATION
TAX-25-26...0 C Ave, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on July 3, 2024 by Carol Martinelli
20240628_155342693_iOS_1720024288336.jpg (3.0 MB)

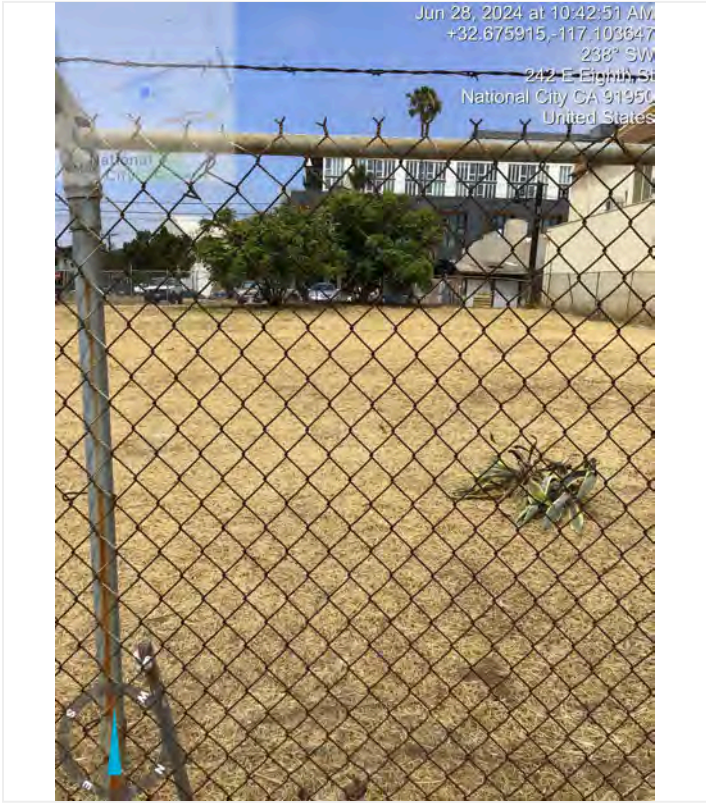
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NC-24-115 CREW BEFORE 20240628_155342693_iOS_1720024288336.jpg

Description
N/A

Uploaded on July 3, 2024 by Carol Martinelli
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Name
NC-24-115 CREW BEFORE 20240628_155350615_iOS_1720024323598.jpg

Description
N/A



Uploaded on July 3, 2024 by Carol Martinelli
20240628_174251241_iOS_1720024369015.jpg (3.1 MB)

Name
NC-24-115 CREW AFTER 20240628_174251241_iOS_1
720024369015.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-115 APN: 5564731900

07/03/2024

A E M I ENTERPRISES INC

928 Fort Stockton Dr Ste 207

SAN DIEGO, CA 92103

Location: 0 C Ave, National City, CA, 91950

Dear A E M I ENTERPRISES INC,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$785.60. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-115** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	<u>4,356</u> sq. Ft.	<u>435.60</u>
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu yds	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____

FILE # NC-24-115 APN # 556-473-19-00

TOTAL \$ 785.60



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

Case #NC-24-115 APN: 5564731900

07/23/2024

A E M I ENTERPRISES INC

928 Fort Stockton Dr Ste 207

SAN DIEGO, CA 92103

Location: 0 C Ave, National City, CA, 91950

Dear A E M I ENTERPRISES INC,

You have failed to pay the bill dated 07/03/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$785.60 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 #**NC-24-115** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 462-1058 Fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 06/19/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 06/28/2024, and

WHEREAS the charge for such abatement amounted to \$355.60;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is A E M ENTERPRISES INC at 928 Fort Stockton Dr Ste 207, SAN DIEGO, CA, 92103 described as follows:

APN # 5564731900 CASE # NC-24-115
ADDRESS: 0 C Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT: 1, 14-15 BLK: 3 CITY: NATIONAL CITY SUBD: WC KIMBALL'S SUBDIVISION TR#: 105 TR
105 BLK 3 LOT 14 & S 1/2 LOT 15 IN SUB OF LOT 1 SEC 154 MP 166 IN MAP REF: 000105

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 \$355.60 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: 08/21/2024

BY
Ken
Designer for City of National City

Certificate of Acknowledgment

A Notary Public or other officer participating in this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of its contents.

State of California)

County of San Diego)

On 08/21/2024 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 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 seal.



(Seal)



Aug 29, 2024 09:55 AM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (SDZ Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

Recorder's Use Only

NOTICE OF ABATEMENT

Title of Instrument

Commencing January 1, 2012, 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:

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 21st day of August, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 556-473-20-00

04/16/24 Received citizen complaint.

04/16/24 Initial inspection was made, property was found to be in violation.

04/16/24 Mailed 30 day courtesy notice to the owner.

05/16/24 Re-inspection was made, property was found to be in violation.

05/16/24 Posted property.

05/20/24 Verified ownership information with County of San Diego.

05/20/24 Mailed 10 day final notice to the owner, certified mail.

06/03/24 Final inspection was made, property was found to be in violation.

06/19/24 Work order authorization signed by District Official.

06/28/24 F.P.S.I. crews abated the property.

07/01/24 Certified notice returned "unable to forward".

07/03/24 The owner was mailed a bill at the contracted rates.

07/23/24 The owner was mailed a final bill.

08/21/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: A E M I ENTERPRISES INC
928 Fort Stockton Dr Ste 207
SAN DIEGO, CA 92103

Date: 04/16/2024

Case #: NC-24-114

Parcel Number: 5564732000

Location: 0 C Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

****You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)**

*****Fire Prevention Services, Inc. is under contract with the City of National City.**

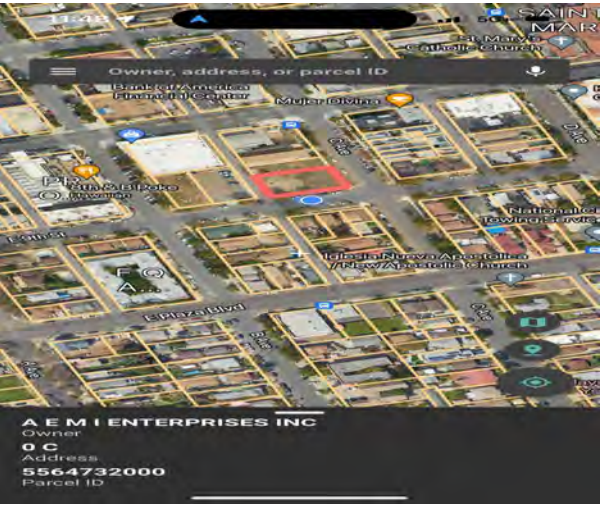

Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Apr 16, 2024 14:09</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: F22C5397-0E4E-4EF6-B8F0-42E56CEE6439_1_102_o_1713301695696.jpeg</p> <p>Date: Apr 16, 2024 14:09</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 7825CBD1-2437-451F-8C63-1358F9B6FF90_1_102_o_1713301697478.jpeg</p> <p>Date: Apr 16, 2024 14:09</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: B94585EF-B820-41CA-A2F4-100597AA12A6_1_102_o_1713301701464.jpeg</p> <p>Date: Apr 16, 2024 14:09</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 9ADF7CD7-16DD-4EEE-A270-378F584EC2EB_4_5005_c_1713301702948.jpeg</p> <p>Date: Apr 16, 2024 14:09</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: A E M I ENTERPRISES INC
928 Fort Stockton Dr Ste 207
SAN DIEGO, CA 92103
Case #: NC-24-114

Date: 05/20/2024

Parcel Number: 5564732000

Location of Public Nuisance: **0 C Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 05/20/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

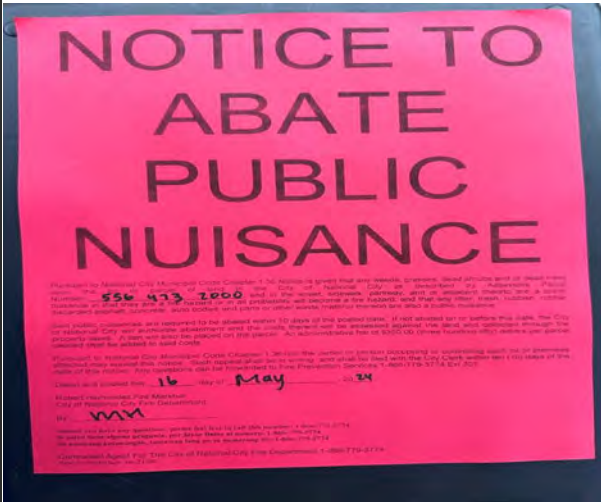




Photo	Details
	<p>Title: Re-inspection</p> <p>Date: May 16, 2024 16:01</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$



NC-24-114

AEMI Enterprises Inc
Street and Zip No., or PO Box No.
928 Fort Stockton Dr. Ste. 207
City, State, ZIP+4®
San Diego, CA 92103

064

7020 0640 0002 0681 8442

Prevention Services

Box 1720
San Diego, CA 92022-1720



SAN DIEGO CA 920

MAY 20 2024 PM 5 L

7020 0640 0002 0681 8442

BITNEY BOWES
\$8.89
US POSTAGE
FIRST-CLASS
920W002311249
2000240942
ZIP 92121
MAY 20 2024



ATTACHED TO

- No Address/Unable To Find
- Attempted - Not Delivered
- Undelivered
- No Such Number
- Insufficient Address
- Refused
- No Such Number

IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

NAME _____
1ST NOTICE 6/28/24
2ND NOTICE _____
RETURN _____

JUL 0 1 2024

24 | 5/22

Owner: AE M ENTERPRISES INC.
928 Fort Stockton Dr Sec 207
SAN DIEGO, CA 92103
Case #: NC-24-114

Location of Public Nuisance: 0 C Ave, National City, CA, 91950

92022-1720
92103-5595

065

NIXIE 921 DE 1 0006/26/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92022172020 *1594-94621-20-39

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-114

LOCATION

TAX-25-26...0 C Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on June 3, 2024 by Michael Horkos

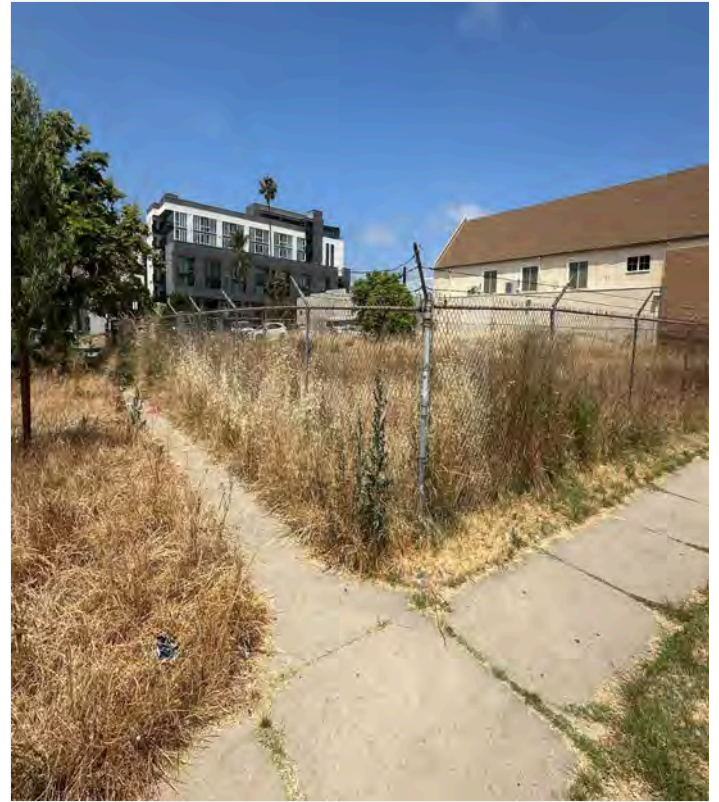
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Name

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Description

Final



Uploaded on June 3, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on June 3, 2024 by Michael Horkos
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Description
Final



Uploaded on June 20, 2024 by Michael Horkos
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Name
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Description
work auth



Uploaded on June 20, 2024 by Michael Horkos

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Name

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Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-1596

WORK ORDER AUTHORIZATION

Authorization # WO-24-118

Owner: AEM ENTERPRISES INC.

Address: A E M ENTERPRISES INC
925 Fox Slocum Dr Ste 201
SAN DIEGO CA 92109

Parcel # 114700000

Full Address: 925 Fox Slocum Dr, National City, CA 91900

Authorized by: R. Drew

Signature:  Date: 6-19-24

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

	Circle One:	Entire Parcel	Fire Break
Hand Cutting: <u>9,147</u> sq. ft.			Hauling: _____ cu. yds.
Tractor Mowing: _____ sq. ft.			Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	<u>06/28/24</u>
Name: _____	_____
Name: _____	_____
Name: _____	_____
Name: _____	_____

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and animals. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round) (This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: **C AVE NATIONAL CITY CA 91950**

Ownership

Parcel# (APN): **556-473-20-00**
 Parcel Status: **ACTIVE**
 Owner Name: **A E M I ENTERPRISES INC**
 Mailing Addr: **928 FORT STOCKTON DR #207 SAN DIEGO CA 92103**
 Legal Description: **TR 105 BLK 3*LOTS 11 THRU 13 IN SUB OF LOT 1 QSEC 154 MP166 IN**

Assessment

Total Value: \$535,884	Tax Rate Area: 006-045	PQ Zoning Code:
Land Value: \$535,884	Year Assd: 2024	PQ Zoning Type:
Impr Value:	Census Tract:	PQ Zoning Jdx:
Other Value:	Use Code: 20	PQ Zoning Descr:
% Improved: 0%	Use Type: VACANT	
Exempt Amt:		
Exempt Type:		

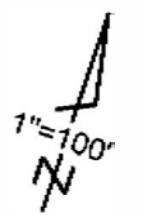
Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				04/19/2019
Recording Doc:				0143827
Doc Type:				
Transfer Amount:				
Price/SqFt:				
Seller (Grantor):				

Property Characteristics

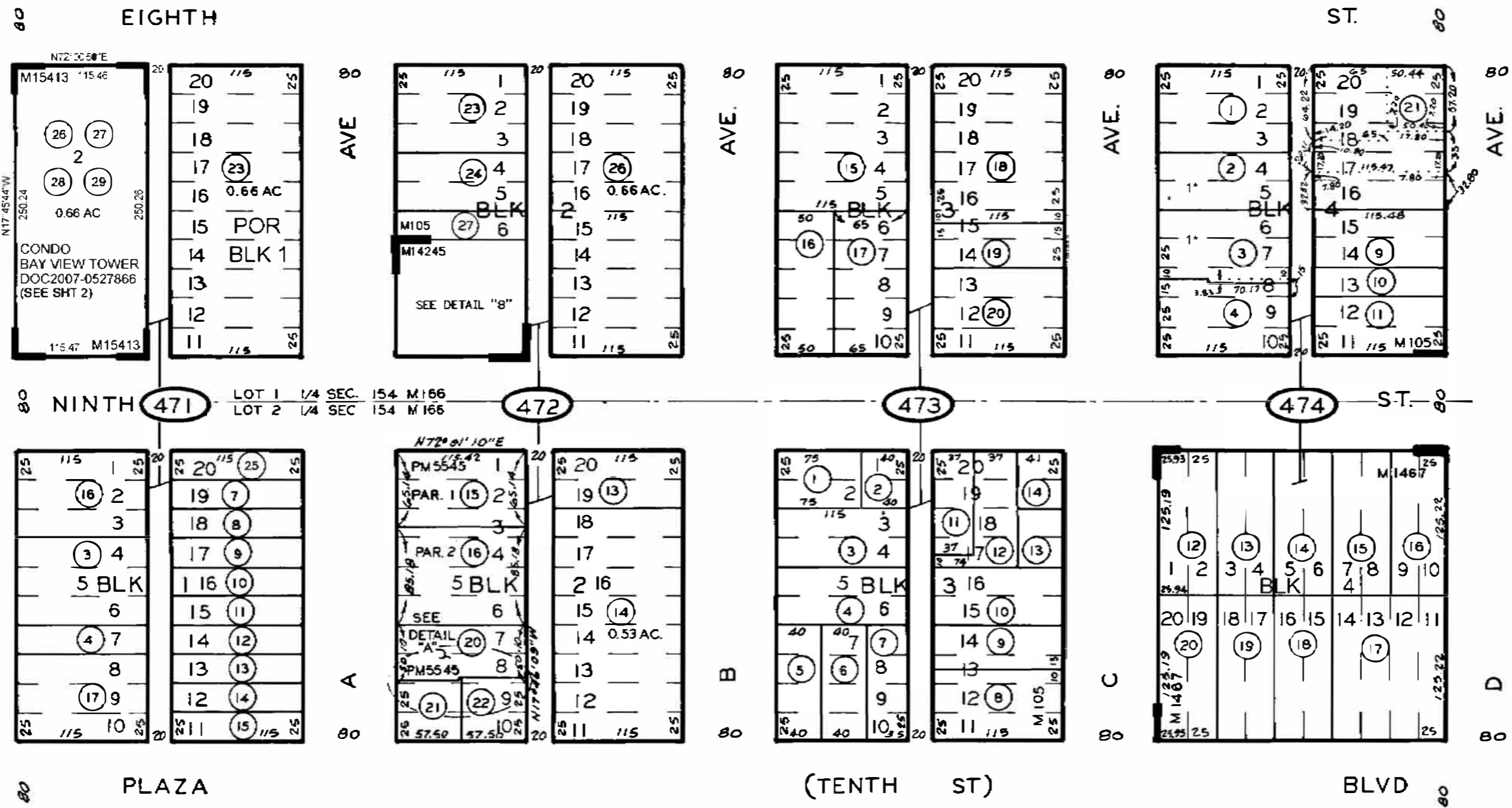
Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY IF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



556-430
-440
-471, 472, 473
-480

NATIONAL CITY (NATIONAL AVE.)

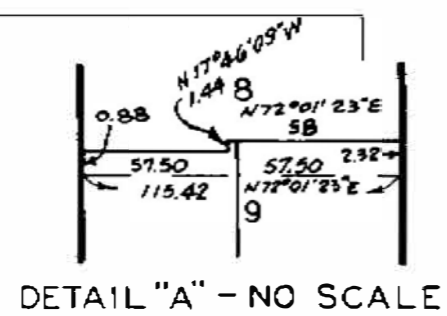


01/14/08 ARS

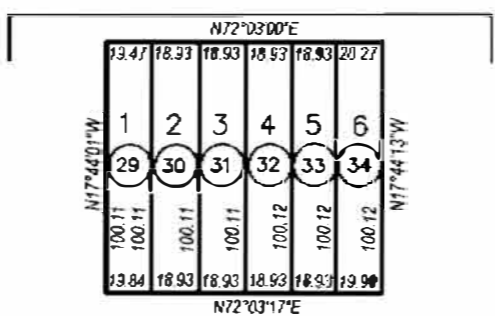
CHANGES				
BLK	OLD	NEW	YR	CUT
471	430-VAR	18-23		
472	430-VAR	23-26		
473	440-VAR	15-20		
474	440-VAR	12-20	85	10012
474	5-8	21	88	2448
471	18-22	24	93	1154
472	25	27, 28	97	1485
471	6 & SUB IDS	25	98	1701
472	28	29-34	02	95
471	24	26-29 CONDO	08	722

555
8

49



DETAIL "A" - NO SCALE



DETAIL "B"
SCALE: 1"=80'

M15413 - CASE FILE NO S-2003-5/CUP-2003-22
MAP 14245 - TOWNSQUARE ROW HOMES
MAP 1467 - HAMILTON & WILLIAMS RESUB
MAP 105 - W.C. KIMBALLS SUB.
ROS 1133, 13498

Work space for diagrams and amount of work done

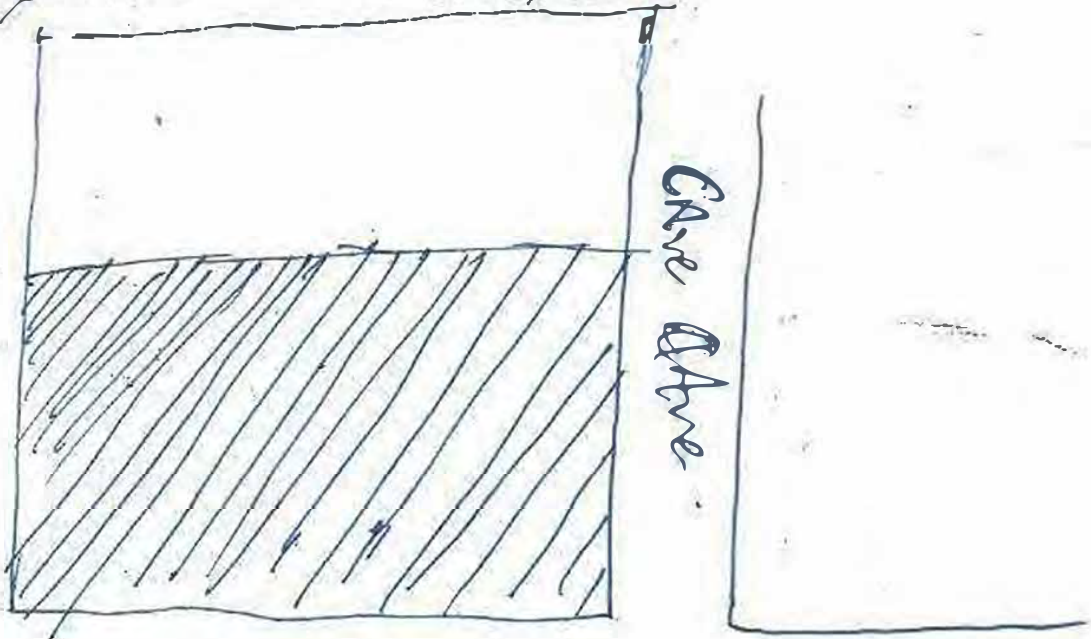
Hand Sq. Ft.: 9147

Tractor Sq. Ft.: 0

Total Removal Cu. Yds.: 0

Dump ticket: 0

Dump Charge: 0



E 9th St

072

Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-114

LOCATION
TAX-25-26...0 C Ave, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on July 3, 2024 by Carol Martinelli
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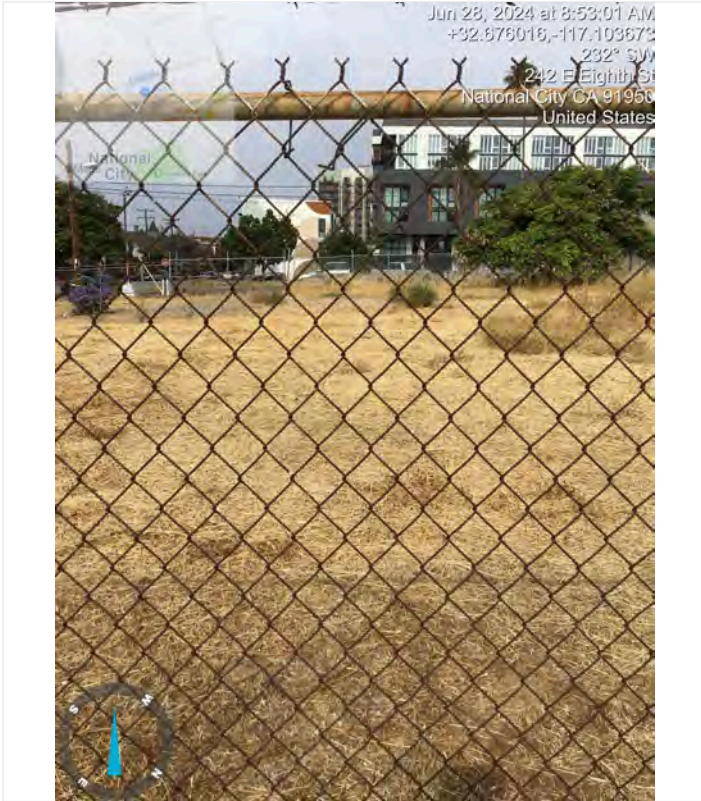
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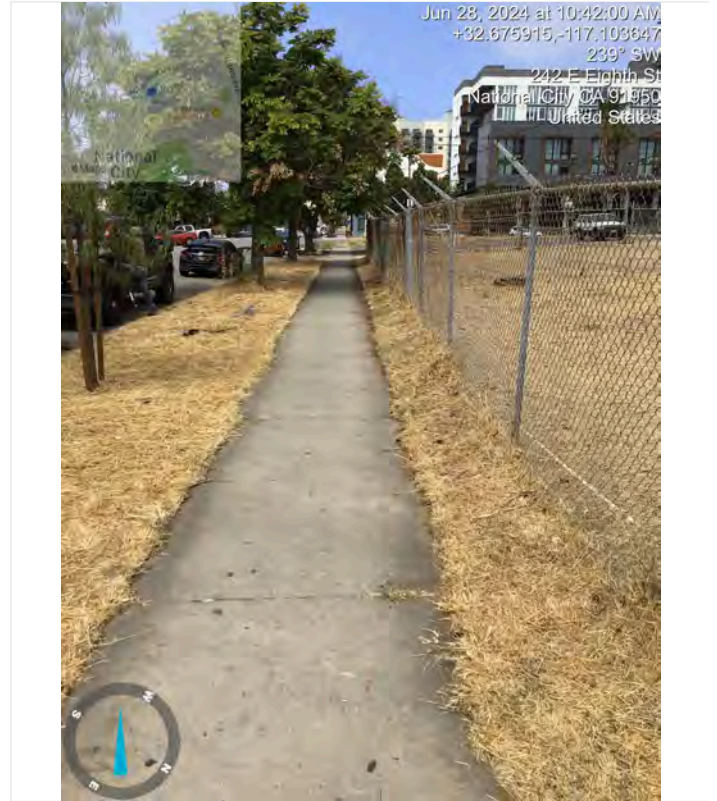
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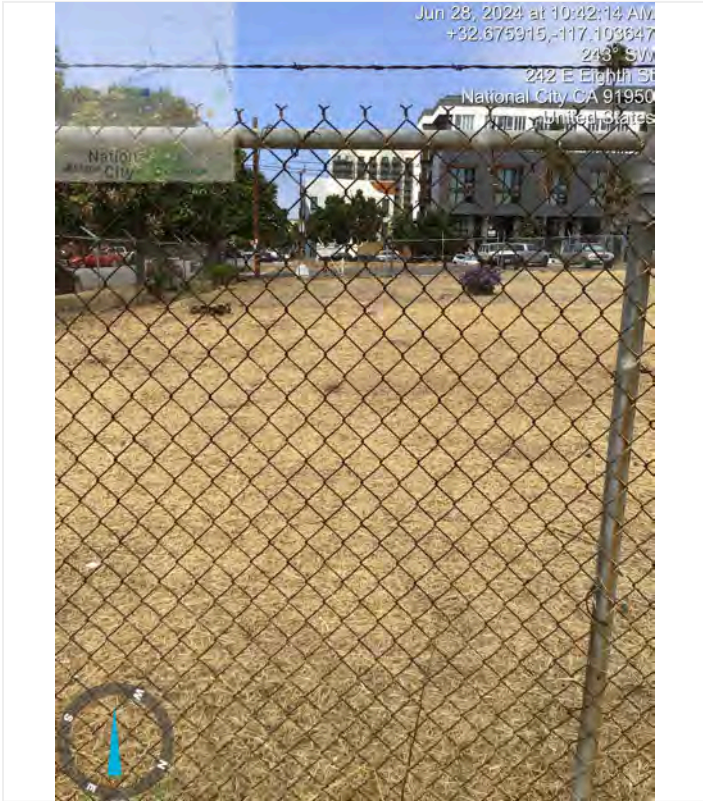
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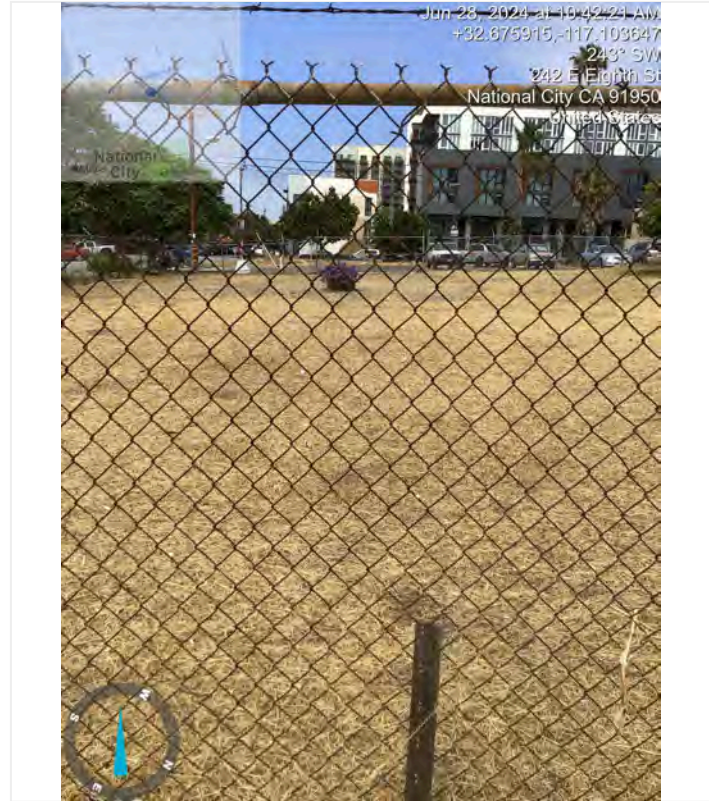
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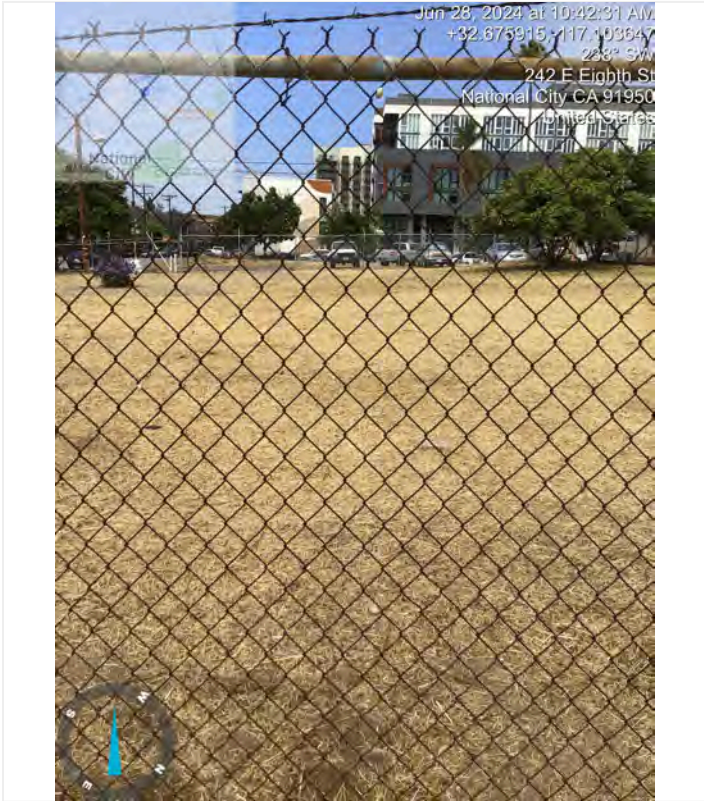
Description
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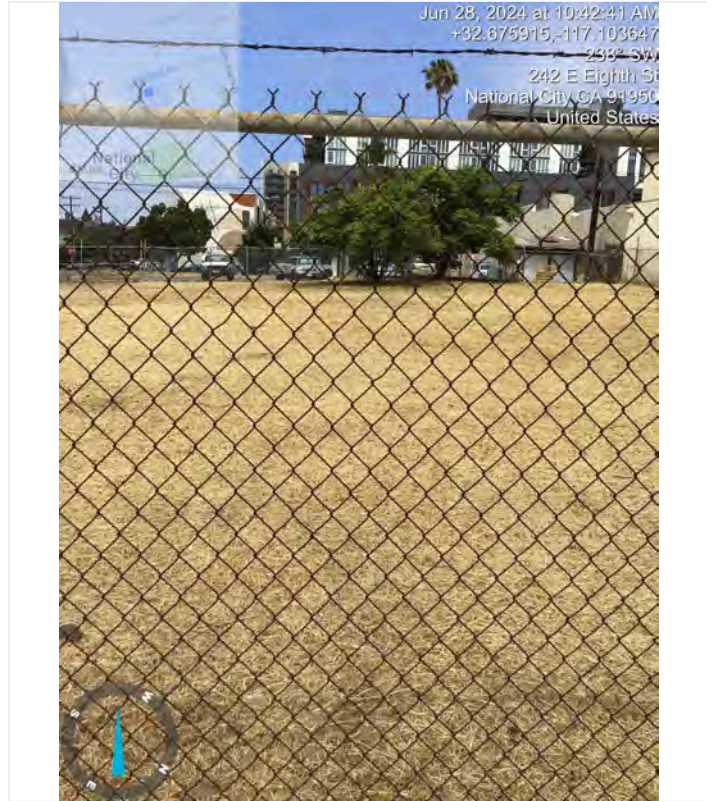
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Description
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Name
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Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-114 APN: 5564732000

07/03/2024

A E M I ENTERPRISES INC

928 Fort Stockton Dr Ste 207

SAN DIEGO, CA 92103

Location: 0 C Ave, National City, CA, 91950

Dear A E M I ENTERPRISES INC,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$1264.70. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-114** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

Tractor 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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____

Hand Labor

A. per square foot of area abated	\$0.10	9,147 sq. Ft.	<u>914.70</u>
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Dozer Operation

A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____

Debris Remediation (includes chipping, grinding, and/or shredding)

A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X	_____ cu.yds =	_____
B. dump fees			(reimbursement of cost)	_____

Administrative Fee (failure to comply by deadline of notice)

A. per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>
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Attorney Services

A. per parcel, per hour	\$200.00	_____	_____
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Assessment Fees (includes preparing reports, attending hearings, etc.)

A. cost confirmation fee, per parcel	\$275.00	_____	_____
--------------------------------------	----------	-------	-------

Miscellaneous Fees Per Parcel

A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees		(reimbursement of cost)	_____

FILE # NC-24-114

APN # 556-473-20-00

TOTAL \$ 1,264.70



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

Case #NC-24-114 APN: 5564732000

07/23/2024

A E M I ENTERPRISES INC

928 Fort Stockton Dr Ste 207

SAN DIEGO, CA 92103

Location: 0 C Ave, National City, CA, 91950

Dear A E M I ENTERPRISES INC,

You have failed to pay the bill dated 07/03/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$1264.70 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 #**NC-24-114** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
Escondido, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff/ Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 06/19/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 06/28/2024, and


WHEREAS the charge for such abatement amounted to \$1334.70;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is A E M ENTERPRISES INC at 928 Fort Stockton Dr Ste 207, SAN DIEGO, CA, 92103 described as follows:

APN # 5564732000 CASE # NC-24-114
ADDRESS: 0 C Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT 1, 11-13 BLK 3 CITY: NATIONAL CITY SUBD: W C KIMBALLS SUBDIVISION TR#: 105 TR
105 BLK 3*LOTS 11 TRU 13 IN SUB OF LOT 1 QSEC 154 MP166 IN MAP REF: 000105

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 \$1334.70 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: 08/21/2024

BY 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 08/21/2024 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 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 seal.


Carol A. Martinelli

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

(Seal)



Aug 29, 2024 09:55 AM

OFFICIAL RECORDS
JORDAN Z MARKS,
SAN DIEGO COUNTY RECORDER
FEES \$0.00 (SS2 Atkins \$0.00)

PAGES 2

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

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, 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:

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 11011 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 21st day of August, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 556-590-62-00

07/30/24 Received citizen complaint.

07/30/24 Initial inspection was made, property was found to be in violation.

07/30/24 Mailed 30 day courtesy notice to the owner.

09/05/24 Re-inspection was made, property was found to be in violation.

09/05/24 Posted property.

09/05/24 Verified ownership information with County of San Diego.

09/05/24 Mailed 10 day final notice to the owner, certified mail.

09/19/24 Received signed certified return receipt.

09/24/24 Final inspection was made, property was found to be in violation.

10/02/24 Work order authorization signed by District Official.

10/24/24 F.P.S.I. crews abated the property.

10/29/24 The owner was mailed a bill at the contracted rates.

12/03/24 The owner was mailed a final bill.

01/15/25 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: AUTOZONE PARTS INC
123 S Front St # 3Rd
MEMPHIS, TN 38103

Date: 07/31/2024

Case #: **NC-24-349**

Parcel Number: **5565906200**

Location: 911 E Plaza Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.




Photo	Details
	<p>Title: 73852682-950E-4226-909F-AFD2347E8354_1_102_o_1722371890697.jpeg</p> <p>Date: Jul 30, 2024 13:38</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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	<p>Title: C452994C-440B-4E30-BB65-408BC57BDB02_1_102_o_1722371896615.jpeg</p> <p>Date: Jul 30, 2024 13:38</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: AUTOZONE PARTS INC
123 S Front St # 3Rd
MEMPHIS, TN 38103
Case #: NC-24-349

Date: 09/05/2024

Parcel Number: 5565906200

Location of Public Nuisance: **911 E Plaza Blvd, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 09/05/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>


Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
	<p>Title: CC1CB358-8CB7-40FC-97BC-986ABE1EDAAF_1725563768481.jpeg</p> <p>Date: Sep 05, 2024 12:16</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: B4DF93FB-BA18-47B1-A512-89677B5F3A0C_1725563771149.jpeg</p> <p>Date: Sep 05, 2024 12:16</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: C3A183E8-D234-4256-B2AB-528A97CAEFCB_1725563774017.jpeg</p> <p>Date: Sep 05, 2024 12:16</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 1D1F46D6-6504-41CE-94F3-E64139C60865_1725563776818.jpeg</p> <p>Date: Sep 05, 2024 12:16</p> <p>Uploaded by: Michael Horkos</p>

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

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

Extra Services & Postage (check one box for as appropriate)

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required for Delivery | \$ | _____ |

Postage

Total Postage and Fees



NC-24-349

Autozone Parts Inc.

23 Front St #3rd
Memphis, TN 38103

092

9569 0720 5270 0298 6302 14

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CASE#NC-24-349
AUTOZONE PARTS INC.
123 S. FRONT ST. 3rd
MEMPHIS, TN. 38103



9590 9402 8357 3156 1397 15

2. Article Number (Transfer from service label)

9589 0710 5270 0298 6307 34

093

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Redacted Signature]

- Agent
 Addressee

B. Received by (Printed Name)

M. TOWNSEND

C. Date of Delivery

9-10-24

- address different from item 1? Yes
 if address delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Mail
 Mail Restricted Delivery
 00)

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-349

Owner: AUTOZONE PARTS INC

Address: AUTOZONE PARTS INC
123 S Front St # 3Rd
MEMPHIS, TN 38103

Parcel #5565906200

Job location: 911 E Plaza Blvd, National City, CA, 91950

LTO: 12/23/21
0864503

Authorized by:

R. DREW

Signature:

Date:

10-2-24

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting:	<u>616</u> sq. ft.		Hauling: <u>5.92</u> cu. yds.
Tractor Mowing:	_____ sq. ft.		Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	10/24/24
Name: Remediation	10/24/24
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

Records: 1

Click the LIST tab to return to the LIST View

Page 1 / 1

Refresh List

Save Work

Print

Hide Map



ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

1 Property Address: 911 E PLAZA BLVD NATIONAL CITY CA 91950-3523

APN Map

Index

County Index

Ownership

County: SAN DIEGO
Assessor: JORDAN Z. MARKS, ASSESSOR
Parcel # (APN): 556-590-62-00
Parcel Status: ACTIVE
Owner Name: AUTOZONE PARTS INC
Mailing Address: 123 S FRONT ST #3 MEMPHIS TN 38103
Legal Description: PM10036 PAR 3*(EX DOC86-161937)

Assessment

Total Value: \$657,866
Land Value: \$616,250
Impr Value: \$41,616
Other Value:
% Improved: 6%
Exempt Amt:
Use Code: 31
Tax Rate Area: 006-045
Year Assd: 2024
Property Tax:
Delinquent Yr:
HO Exempt: N
Use Type: PARKING LOT
PQ Zoning Type:
PQ Zoning Code: MXD-2
Census Tract: 117.00/1
Price/SqFt:

Sale History

Sale 1 Sale 2 Sale 3 Transfer
Document Date: 12/23/2021
Document Number: 0864503
Document Type:
Transfer Amount:
Seller (Grantor):

Sales history and all available document images can be found in DOCS & SALES HISTORY. CLICK HERE

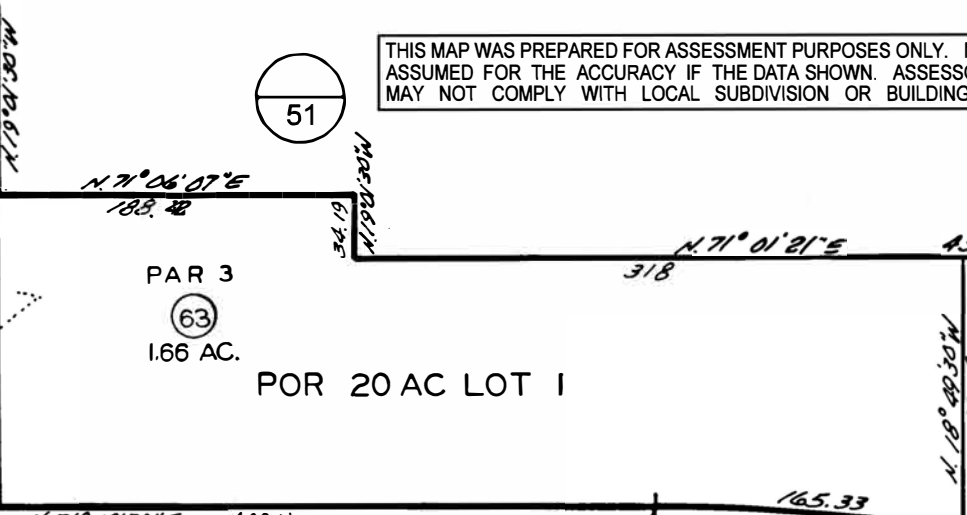
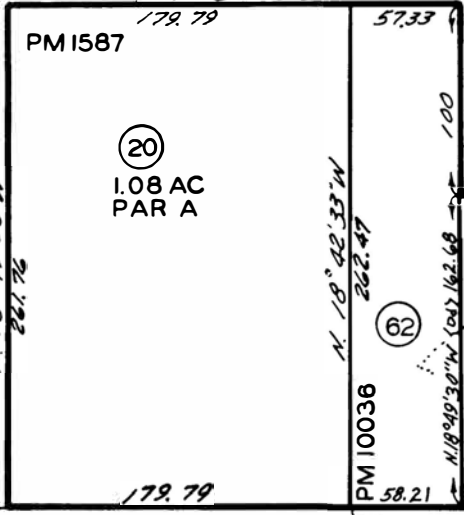
Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Units:
Stories:
Quality:
Building Class:
Condition:
Site Influence:
Timber Preserve:
Ag Preserve:

556-590
557-250 & 320

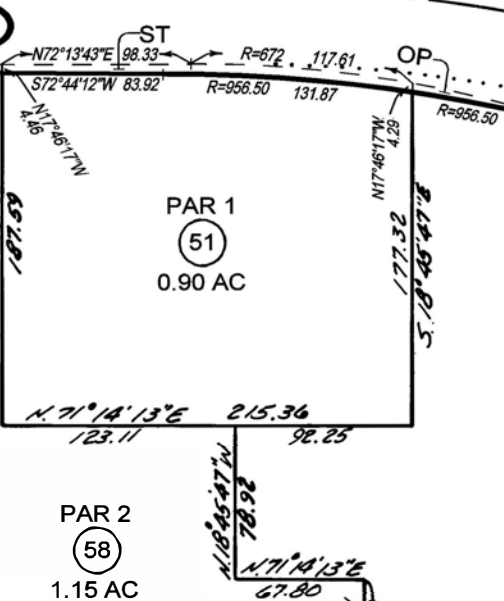
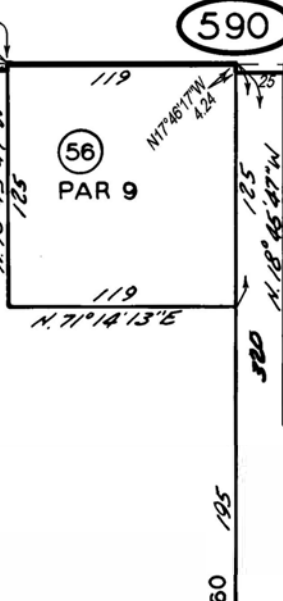
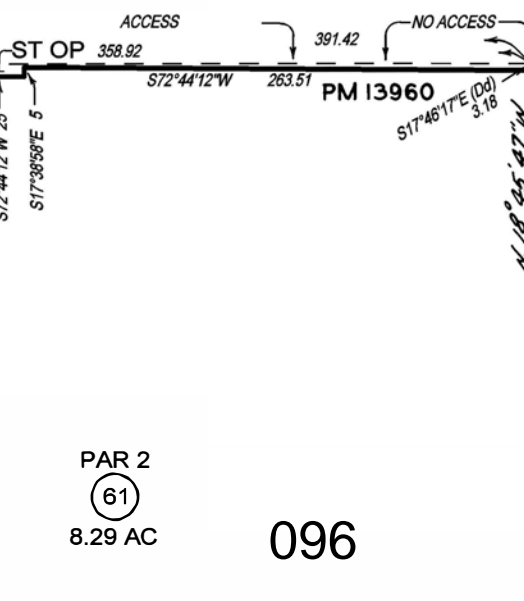
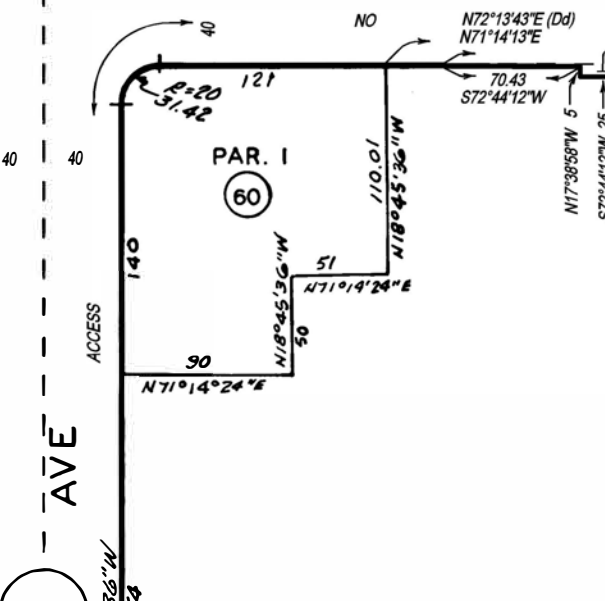


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NOT ASSUMED FOR THE ACCURACY IF THE DATA SHOWN. ASSESSOR MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING



PLAZA

BLVD



Work space for diagrams and amount of work done

Hand Sq. Ft.: 616

Tractor Sq. Ft.: Ø

Total Removal Cu. Yds.: 5.92

Dump ticket: Ø

Dump Charge: Ø

Handcent

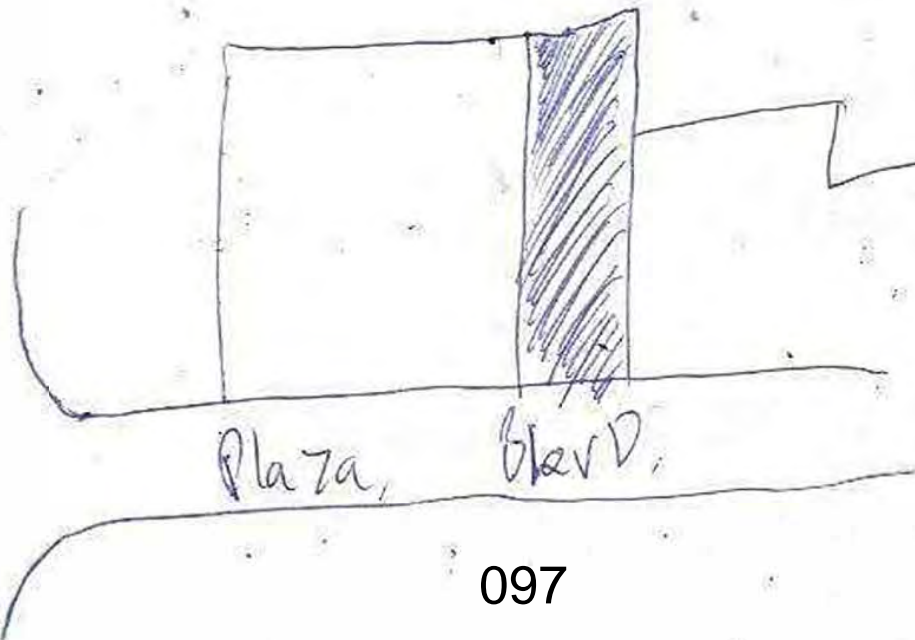
$$7 \times 36 = 252$$

$$90 \times 14 = 280$$

$$7 \times 12 = 84$$

$$\cancel{4} \times \cancel{4} =$$

$$4 \times 4 \times 10 =$$



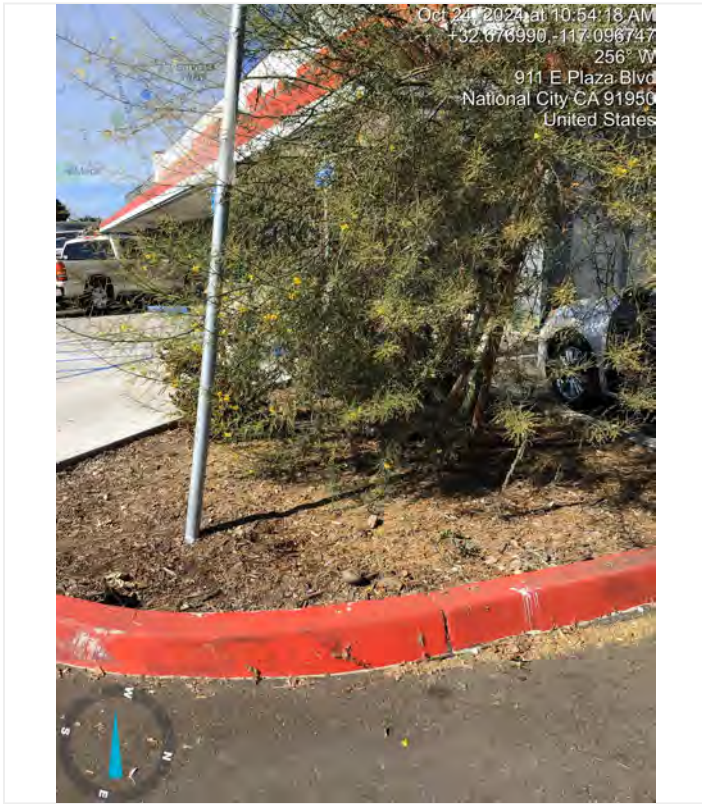
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-349

LOCATION
TAX-25-26...911 E Plaza Blvd, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on October 29, 2024 by Carol Martinelli
20241024_175418911_iOS_1730224177541.jpg (3.3 MB)

Name
NC-24-349 CREW BEFORE 20241024_175418911_iOS_1730224177541.jpg

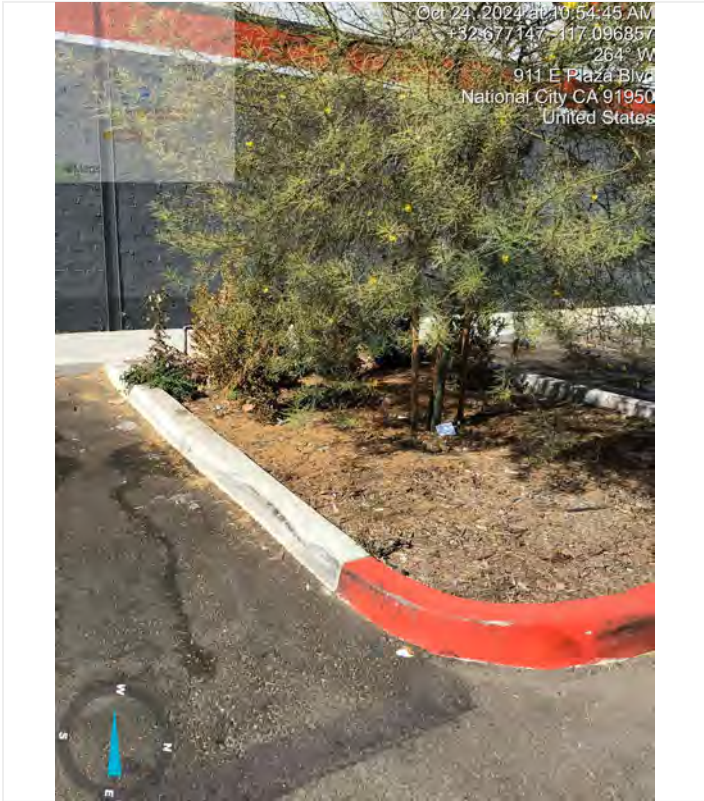
Description
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Name
NC-24-349 CREW BEFORE

Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli

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Name

20241024_175445750_iOS_1730224177542.jpg

Description

N/A



Uploaded on October 29, 2024 by Carol Martinelli

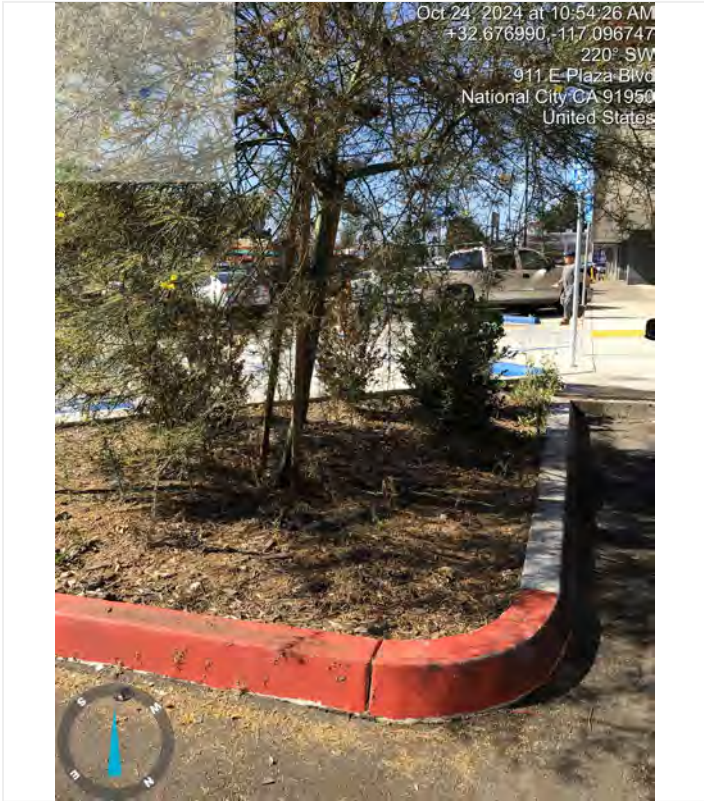
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Name

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Description

N/A



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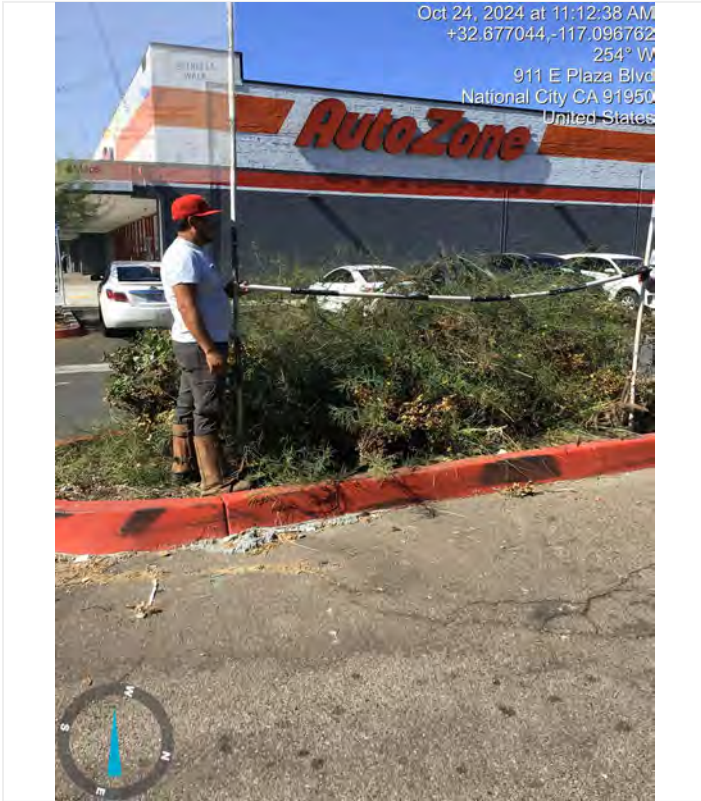
Description
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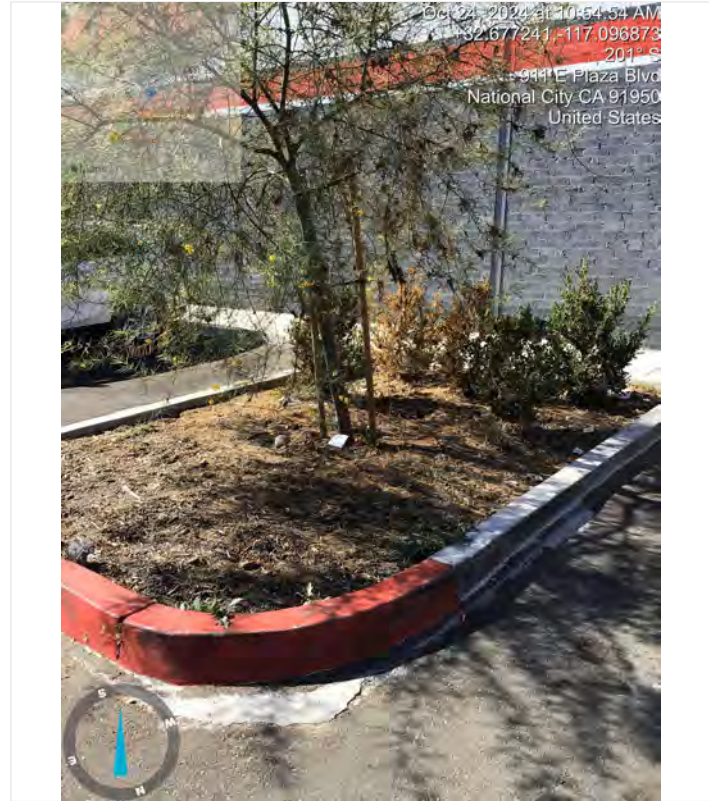
Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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Name
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Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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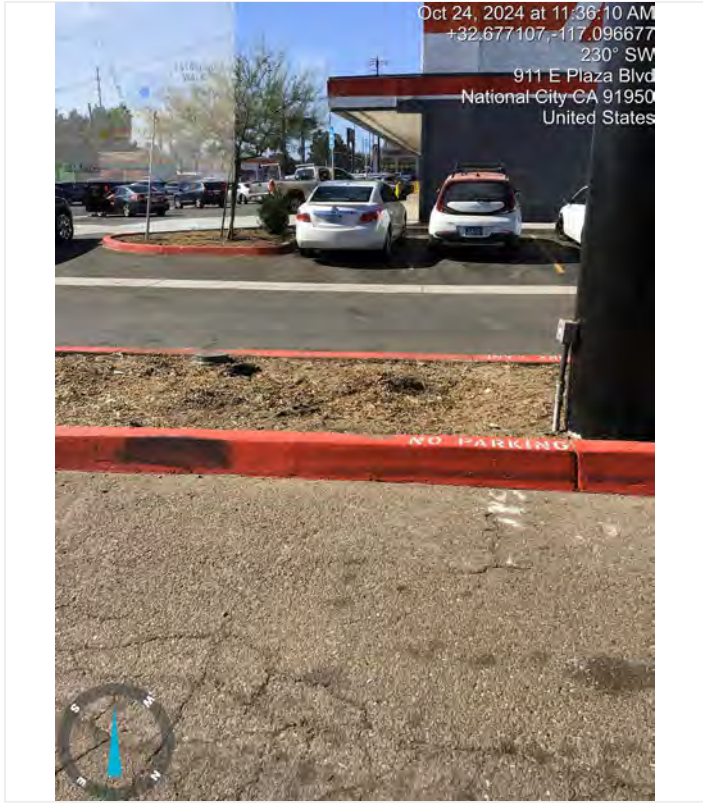
Description
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NC-24-349 CREW AFTER 20241024_183556975_iOS_1730224557162.jpg

Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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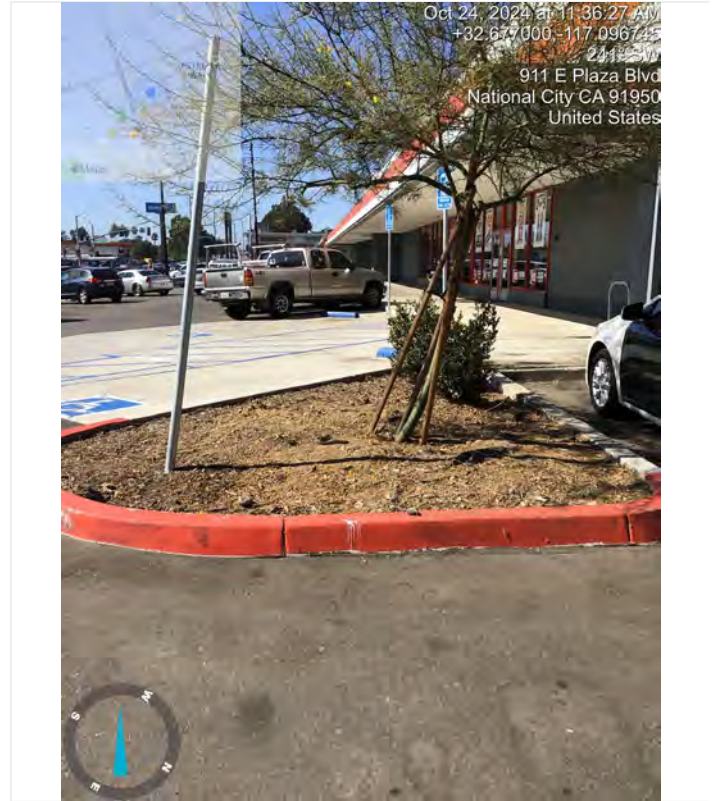
Description
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Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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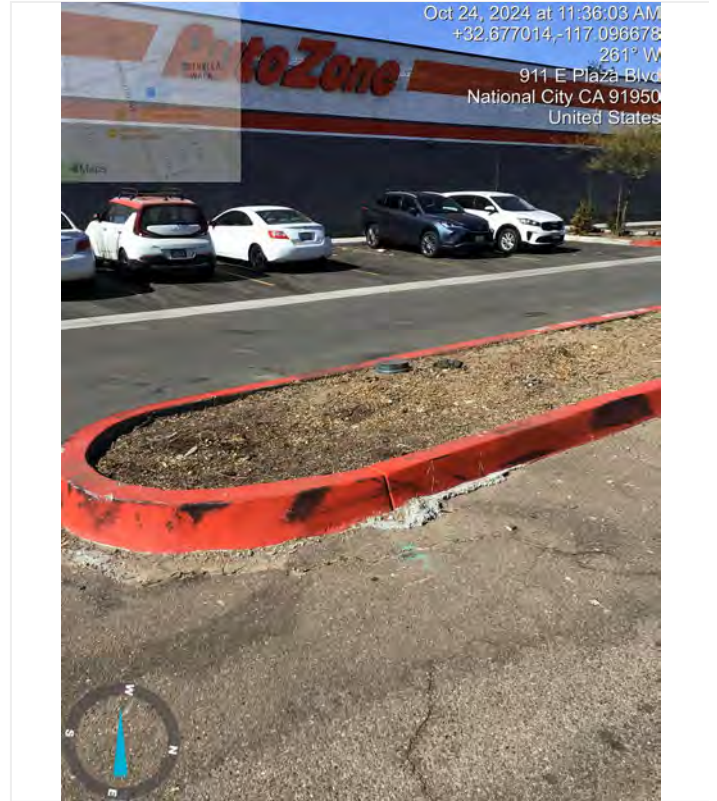
Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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Name
NC-24-349 CREW AFTER 20241024_183647466_iOS_1730224557164.jpg

Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
20241024_183603903_iOS_1730224557163.jpg (2.4 MB)

Name
NC-24-349 CREW AFTER 20241024_183603903_iOS_1730224557163.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-349

AUTOZONE PARTS INC

123 S Front St # 3Rd

MEMPHIS, TN 38103

Case #NC-24-349 APN: 5565906200 Date: 10/29/2024

Location: 911 E Plaza Blvd, National City, CA, 91950

Dear AUTOZONE PARTS INC,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$636.56. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-349** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	616 sq. Ft.	<u>61.60</u>
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation (includes chipping, grinding, and/or shredding)</u>			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X 5.92 cu. yds.	<u>224.96</u>
B. dump fees (reimbursement of cost)		_____	_____
 <u>Administrative Fee (failure to comply by deadline of notice)</u>			
A. per parcel	\$350.00	1	<u>\$ 350.00</u>
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees (includes preparing reports, attending hearings, etc.)</u>			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____
FILE # <u>NC-24349</u> APN # <u>556-590-62-00</u>		TOTAL	<u>\$ 636.56</u>



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

NC-24-349

AUTOZONE PARTS INC

123 S Front St # 3Rd

MEMPHIS, TN 38103

Case #NC-24-349 APN: 5565906200 Date: 12/03/2024

Location: 911 E Plaza Blvd, National City, CA, 91950

Dear AUTOZONE PARTS INC,

You have failed to pay the bill dated 10/29/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$636.56 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 #**NC-24-349** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
P.O. Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 10/02/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 10/24/2024, and

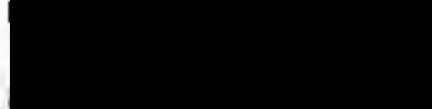
WHEREAS the charge for such abatement amounted to \$706.56;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is AUTOZONE PARTS INC at 123 S Front St # 3Rd, MEMPHIS, TN, 38103 described as follows:

APN# 5565906200 CASE # NC-24-349
ADDRESS: 911 E Plaza Blvd, National City, CA, 91950
LEGAL DESCRIPTION: CITY NATIONAL CITY SUBD RANCHO DE LA NACION PMI0036 PAR 3*(EX DOC 86-161937)

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 \$706.56 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: 01/15/2025

BY 
Bryan Osborn, Fire Prevention Services, Inc.
Designee for City of National City

Certificate of Acknowledgment

A notary public or other officer comparing this certificate verifies only the identity of the individual who signed the document in which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

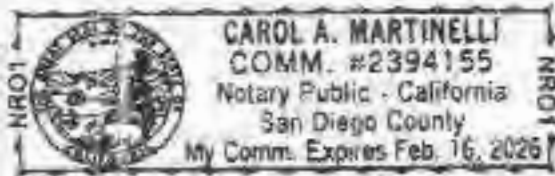
State of California)

County of San Diego)

On 01/15/2025, before me, Carol A. Martinelli, Notary Public, personally appeared Bryan Osborn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in 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 seal.



(Seal)



Jan 21, 2025 09:11 AM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (SB2 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92122-1720

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, 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, LCCC 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:

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 January, 2025 at El Cajon, CA

Bryan Osburn
PRINT NAME

[Redacted Signature]

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-092-05-00

11/12/24 Initial inspection was made, property was found to be in violation.

11/12/24 Mailed 30 day courtesy notice to the owner.

12/18/24 Re-inspection was made, property was found to be in violation.

12/18/24 Posted property.

12/19/24 Verified ownership information with County of San Diego.

12/19/24 Mailed 10 day final notice to the owner, certified mail.

12/23/24 Received signed certified return receipt.

01/13/25 Final inspection was made, property was found to be in violation.

01/27/25 Work order authorization signed by District Official. For Amin fee only.

01/28/25 The owner was mailed an Administrative bill at the contracted rates.

02/11/25 The owner was mailed a final bill.

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

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the City of National City

NC-24-395

Owner: DEANDA, CHRISTIAN
1338 E 6Th St
NATIONAL CITY, CA 91950

Case #: NC-24-395 Parcel Number: 5570920500 Date: 11/12/2024

Location: 1338-40 E 6Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
	<p>Title: 8D53731F-B54E-4A7C-8156-5F075C8AFE92_1_105_c_1731425931165.jpeg</p> <p>Date: Nov 12, 2024 07:39</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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	<p>Title: 96B83B42-A22E-4345-9AFC-86B8890298F0_1_105_c_1731425935833.jpeg</p> <p>Date: Nov 12, 2024 07:39</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 0A24C74D-D693-4EFF-A0AB-8EB3972749CC_1_105_c_1731431726637.jpeg</p> <p>Date: Nov 12, 2024 09:15</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT



1243 National City Blvd
NATIONAL CITY, CA 91950-4596



FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: DEANDA, CHRISTIAN
1338 E 6Th St
NATIONAL CITY, CA 91950

NC-24-395

Case #: NC-24-395 Parcel Number: 5570920500 Date: 12/19/2024

Location of Public Nuisance: **1338-40 E 6Th St, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 12/19/2024**. **Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at **your** expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that

reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

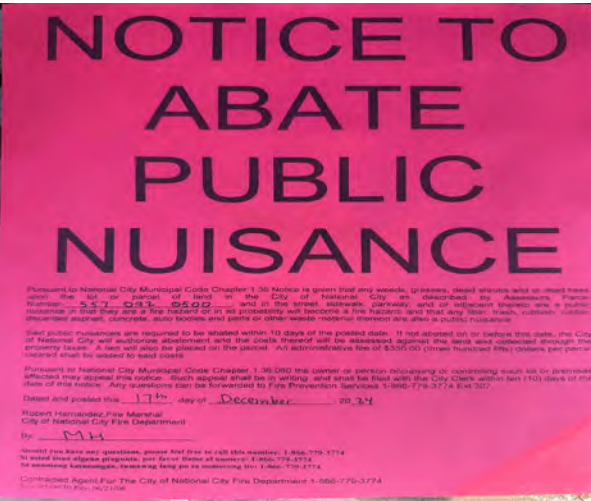




Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Dec 18, 2024 09:24</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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	<p>Title: 4D4F1E0B-0DF3-4A8E-8DA2-CA521424F08C_4_5005_c_1734542614120.jpeg</p> <p>Date: Dec 18, 2024 09:24</p> <p>Uploaded by: Michael Horkos</p>

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-395

LOCATION

TAX-25-26...1338-40 E 6Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on January 13, 2025 by Michael Horkos

F3A2DDE2-1660-42F9-9956-C11207099290_1_105_c_1736787812914.jpeg (443.4 kB)

Name

F3A2DDE2-1660-42F9-9956-C11207099290_1_105_c_1736787812914.jpeg

Description

Final



Uploaded on January 13, 2025 by Michael Horkos

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Name

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Description

Final



Uploaded on January 13, 2025 by Michael Horkos
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Name
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Description
Final



Uploaded on January 27, 2025 by Michael Horkos
763BAC9D-C514-4395-AB3C-34D4132B01B7_1738010453634.jpeg (6.0 MB)

Name
work auth

Description
ADMIN FEE ONLY! Compliant after deadline.



Uploaded on January 27, 2025 by Michael Horkos

BE342AAC-702A-4C0B-BD46-53470116A46E_173801045768

3.jpeg (4.4 MB)

Name

work auth

Description

ADMIN FEE ONLY! Compliant after deadline.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee

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NC-24-395

Deanda, Christian
1338 E. 6th St
North Central, CA, 91950

124

9589 0710 5270 1166 8791 24

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CASE#NC-24-395
DEANDA, CHRISTIAN
1338 E. 6TH St.
NATIONAL CITY, CA. 91950



9590 9402 9083 4122 4891 05

2. Article Number (Four-Digit Article Code) www.usps.com

9589 0710 5270 1166 8791 34

COMPLETE THIS SECTION ON DELIVERY

4. Signature



Agent

Addressee

Date of Delivery

address different from item 17 YES
 or delivery address below: No

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

125

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-395

LOCATION

TAX-25-26...1338-40 E 6Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on January 13, 2025 by Michael Horkos

F3A2DDE2-1660-42F9-9956-C11207099290_1_105_c_1736787812914.jpeg (443.4 kB)

Name

F3A2DDE2-1660-42F9-9956-C11207099290_1_105_c_1736787812914.jpeg

Description

Final



Uploaded on January 13, 2025 by Michael Horkos

D142DB48-76D5-4C8A-9BF7-7E4363083B9F_1_105_c_1736787814764.jpeg (409.0 kB)

Name

D142DB48-76D5-4C8A-9BF7-7E4363083B9F_1_105_c_1736787814764.jpeg

Description

Final



Uploaded on January 13, 2025 by Michael Horkos
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Name
4137FCBC-59E9-4997-92D4-31F7B821B8B5_1_105_c_1736787816414.jpeg

Description
Final



Uploaded on January 27, 2025 by Michael Horkos
763BAC9D-C514-4395-AB3C-34D4132B01B7_1738010453634.jpeg (6.0 MB)

Name
work auth

Description
ADMIN FEE ONLY! Compliant after deadline.



Uploaded on January 27, 2025 by Michael Horkos

BE342AAC-702A-4C0B-BD46-53470116A46E_173801045768

3.jpeg (4.4 MB)

Name

work auth

Description

ADMIN FEE ONLY! Compliant after deadline.

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-395

Owner: DEANDA, CHRISTIAN

Address: DEANDA, CHRISTIAN
1338 E 6Th St
NATIONAL CITY, CA 91950

Parcel #5570920500

Job location: 1338-40 E 6Th St, National City, CA, 91950

LTD: 12/31/14
0581154

Authorized by:

EDDIE SANCHEZ

Signature: 

Date:

01-27-2025

ADMIN FEE ONLY

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting: _____ sq. ft.		Hauling: _____ cu. yds.	
Tractor Mowing: _____ sq. ft.		Discing: _____ sq. ft.	

CREW INFORMATION

Crew	Date
Name: _____	
Name: _____	
Name: _____	
Name: _____	
Name: _____	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 1338-40 E 6TH ST NATIONAL CITY CA 91950-2619

Ownership

Parcel# (APN): 557-092-05-00
Parcel Status: ACTIVE
Owner Name: DEANDA CHRISTIAN
Mailing Addr: 1338 E 6TH ST NATIONAL CITY CA 91950
Legal Description: TR 3725 LOT 12*

Assessment

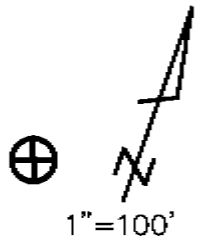
Total Value: \$277,738
Land Value: \$138,869
Impr Value: \$138,869
Other Value:
% Improved: 50%
Exempt Amt: \$7,000
Exempt Type: HOMEOWNERS
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 118.02/1
Use Code: 12
Use Type: RESID. MULTIPLE FAMILY
PQ Zoning Code: RS-3
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MEDIUM LOW DEN. MULTI-UNIT RES.

Sale History

Recording Date: 02/20/2009
Recording Doc: 0085755
Doc Type: GRANT DEED
Transfer Amount: \$220,000
Price/SqFt: \$154.71
Seller (Grantor):
Sale1: 02/20/2009, 0085755, GRANT DEED, \$220,000, \$154.71
Sale2: 03/03/2005, 0176106, GRANT DEED, \$485,000
Sale3: 02/13/2002, 0127580, GRANT DEED, \$199,000
Transfer: 12/31/2014, 0581154

Property Characteristics

Bedrooms: 4
Baths (Full): 2
Baths (Half):
Total Rooms:
Bldg/Liv Area: 1,422
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1958
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units: 2
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



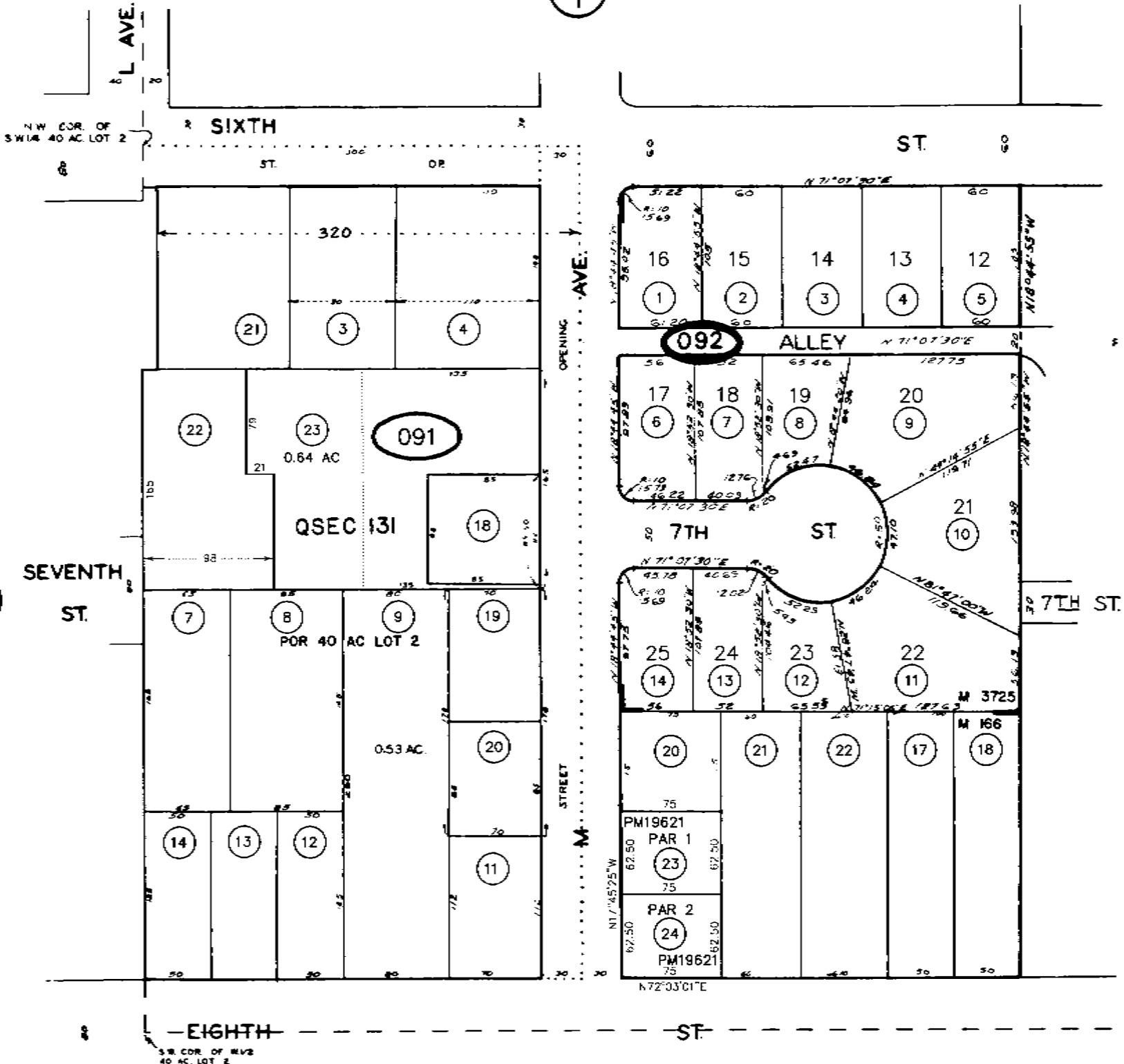
1/4/2005 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
091	10	19, 20	70	1157
092	16	21, 22	73	2516
091	10, 15, 16, 422-16	21	83	2956
091	6&17	22&23	00	1376
092	19	23&24	05	2009

556
41

10

17



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 3725 - SUNNY VALE
MAP 166 - RHO DE LA NACION - POR QSEC 131



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

NC-24-395

DEANDA, CHRISTIAN

1338 E 6Th St

NATIONAL CITY, CA 91950

Case #NC-24-395 APN: 5570920500 Date: 01/28/2025

Location: 1338-40 E 6Th St, National City, CA, 91950

Dear DEANDA, CHRISTIAN,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of 01/27/2025 this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-395** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds =	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	<u>\$ 350.00</u>
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
 FILE # <u>NC-24-395</u>		APN # <u>557-092-05-00</u>	
		TOTAL	<u>\$ 350.00</u>



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

NC-24-395

DEANDA, CHRISTIAN

1338 E 6Th St

NATIONAL CITY, CA 91950

Case #NC-24-395 APN: 5570920500 Date: 02/11/2025

Location: 1338-40 E 6Th St, National City, CA, 91950

Dear DEANDA, CHRISTIAN,

You have failed to pay the bill dated 01/28/2025, 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 #**NC-24-395** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY

Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

AND WHEN RECORDED MAIL TO

Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 01/29/2025, and

WHEREAS representatives of the City of National City abated the violation (s) on 01/29/2025, and

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

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is DEANDA, CHRISTIAN at 1338 E 6Th St, NATIONAL CITY, CA, 91950 described as follows:

APN = 5570920500 CASE # NC-24-395

ADDRESS: 1338-40 E 6Th St, National City, CA, 91950

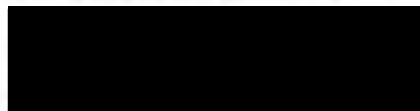
LEGAL DESCRIPTION: LOT:12 CITY:NATIONAL CITY SUBD;SUNNY VALE SUBDIVISION TR#:3725 TR 3725 LOT 12*

MAP REF:003725

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 \$420.00 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

BY:


Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

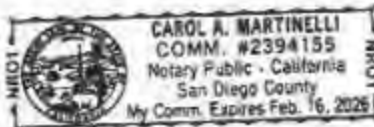
State of California)

County of San Diego)

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 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 seal.



(Seal)

DOC# 2025-0059311



Mar 07, 2025 03:08 PM
OFFICIAL RECORDS
JORDAN Z. MARKS
SAN DIEGO COUNTY RECORDER
FEES \$0.00 (SB2 Atkins \$0.00)

PAGES: 2

Recording Requested by (name):
Fire Prevention Services
When recorded mail to:
Fire Prevention Services
PO Box 1720
El Cajon, CA 92022-1720
payoff@fireprevention.net

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, 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:

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 27th day of February, 2025 at El Cajon, CA
DAY MONTH YEAR CITY STATE

Ken Osborn
PRINT NAME


SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-101-28-00

01/27/25 Initial inspection was made, property was found to be in violation.

01/27/25 Verified ownership information with County of San Diego.

01/27/25 Mailed 30 day courtesy notice to the owner.

03/06/25 Re-inspection was made, property was found to be in violation.

03/06/25 Posted property.

03/06/25 Mailed 10 day final notice to the owner, certified mail.

03/17/25 Final inspection was made, property was found to be in violation.

03/19/25 Received signed certified return receipt.

03/17/25 The owner was mailed an Administrative bill at the contracted rates.

05/08/25 The owner was mailed a final bill.

ToBeFiled A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the City of National City

NC-25-1

Owner: NGUYEN KY HOANG KHANH
P O BOX 161036
SAN DIEGO, CA 92176

Case #: NC-25-1 Parcel Number: 5571012800 Date: 01/27/2025

Location: 1348 E 6Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: 69BF3C82-C49F-48EF-9243-9DD07AFA3F42_1738010739453.jpeg</p> <p>Date: Jan 27, 2025 12:46</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: F79FE44D-254E-4622-80D3-8EBC84417B67_1738010742471.jpeg</p> <p>Date: Jan 27, 2025 12:46</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 34A02A76-417C-44A2-8AB8-C37C4F6A5ACC_1738010744655.jpeg</p> <p>Date: Jan 27, 2025 12:46</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 6FC465C7-084D-4A1C-972E-2ED502AC8731_1738010747089.jpeg</p> <p>Date: Jan 27, 2025 12:46</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT



1243 National City Blvd
NATIONAL CITY, CA 91950-4596



FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: NGUYEN KY HOANG KHANH
P O BOX 161036
SAN DIEGO, CA 92176

NC-25-1

Case #: NC-25-1 Parcel Number: 5571012800 Date: 03/06/2025

Location of Public Nuisance: **1348 E 6Th St, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 03/06/2025**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary

accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058



Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 18D8F8AD-A338-4B60-BE4F-B3045BE963F9_1_105_c_1741276391306.jpeg</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: C019FDB5-AAE6-47A5-941D-3EA0DA79DF00_1_105_c_1741276396078.jpeg</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: C3A29FD8-7C1D-424D-9624-85FF8F9AD2ED_1_105_c_1741276398092.jpeg</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: E0D606BC-7BB0-48C0-8969-45E90354A0A7_1_105_c_1741276400146.jpeg</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: D8E27519-FF43-42BA-8D3D-E5235A283A64_1_105_c_1741276402343.jpeg</p> <p>Date: Mar 06, 2025 07:53</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: C81F9D98-7FAC-4CCC-AE6B-8B8AF4F38358_1_105_c_1741276453042.jpeg</p> <p>Date: Mar 06, 2025 07:54</p> <p>Uploaded by: Michael Horkos</p>

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

To: Nguyen Ky Hoang Khanh

P.O. Box 761036

San Diego, CA 92176



9589 0710 5270 1271 4818 85

148

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

CASE # NC-25-1**NGUYEN KY HOANG KHANH****P.O. BOX 161036****SAN DIEGO, CA. 92176**

9590 9402 9083 4122 4896 24

2. Article Number (Transfer from service label)

9589 0710 5270 1271 4818 85

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Return to

 Agent Addressee

C. Date of Delivery

 Yes different from item 1? Yes
 delivery address below No


J. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Restricted Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

Domestic Return Receipt

149

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-25-1

LOCATION

1348 E 6Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on March 17, 2025 by Michael Horkos

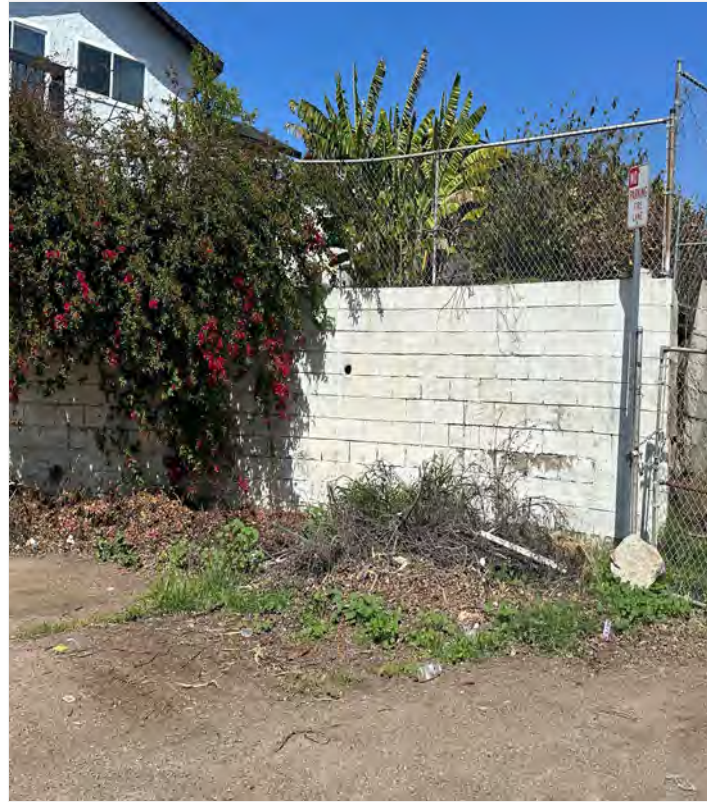
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Name

6AF97586-29CD-48A2-A6D3-D35BE2F928E0_1742248381126.jpeg

Description

Final



Uploaded on March 17, 2025 by Michael Horkos

00033213-A1D0-477D-8B52-6253F864409B_1742248385158.jpeg (5.3 MB)

Name

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Description

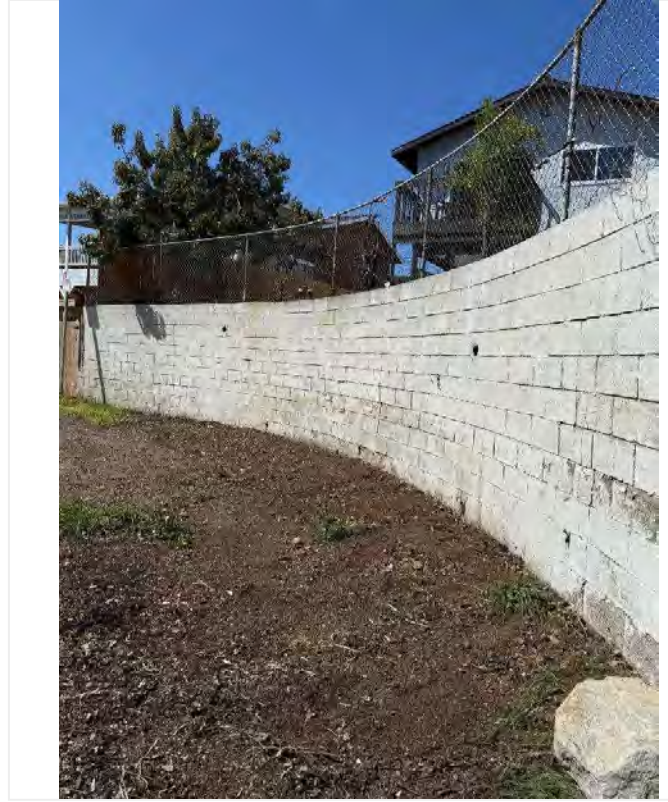
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388307.jpeg

Description
Final



Uploaded on April 23, 2025 by Michael Horkos
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5.jpeg (208.9 kB)

Name
AC5DB020-30BC-4002-8A1E-8AAC52B59405_1745426
942685.jpeg

Description
ADMIN FEE ONLY! Compliant after deadline.



Uploaded on April 23, 2025 by Michael Horkos

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Name

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Description

ADMIN FEE ONLY! Compliant after deadline.

ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

1 Property Address: 1348 E 6TH ST NATIONAL CITY CA 91950-2619 [APN Map](#) [Index](#) [County Index](#)

Ownership

County: SAN DIEGO
Assessor: JORDAN Z. MARKS
Parcel # (APN): 557-101-28-00
Parcel Status: A
Owner Name: NGUYEN KY HOANG KHANH
Mailing Address: P O BOX 161036 SAN DIEGO CA 92176
Legal Description: PM07125 PAR 2

Assessment

Total Value: \$266,584
Land Value: \$83,301
Impr Value: \$183,283
Other Value:
% Improved: 68%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 118.02/1
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: RS-2
PQ Zoning Type:
PQ Zoning Jurisdiction: NATIONAL CITY
PQ Zoning Description: SMALL LOT RES.

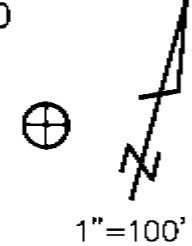
Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	05/30/2024			05/30/2024
Document Number:	0135997			0135997
Document Type:	GRANT DEED			
Transfer Amount:	\$572,000			
Price/SqFt:	\$279.30			
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY** [CLICK HERE](#)

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:	2,048	Park Type:		Condition:	
Lot Acres:		Spaces:	2	Site Influence:	
Lot SqFt:		Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:	1979				

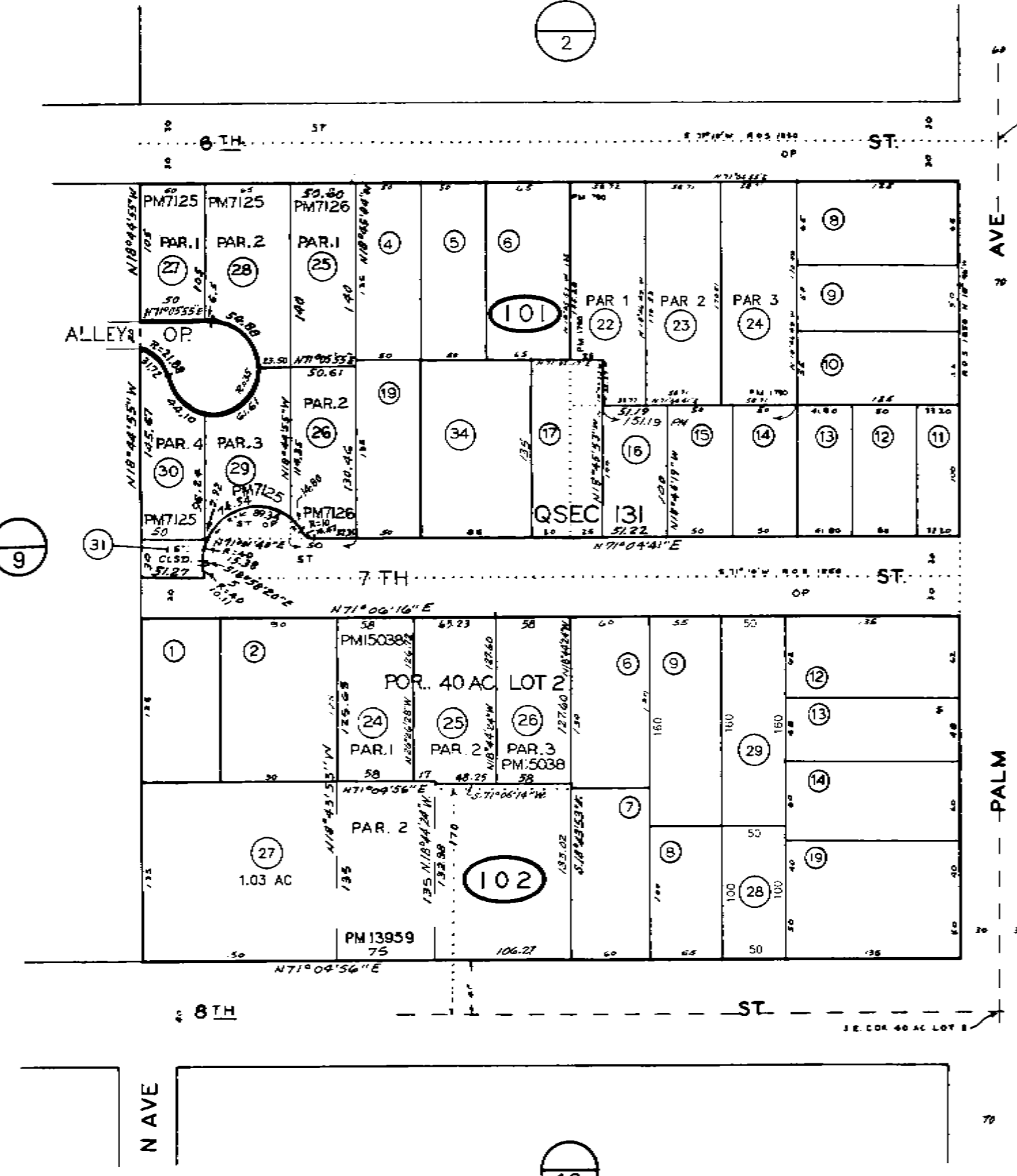


03/17/2004 EK Ⓢ

CHANGES

BLK	OLD	NEW	YR	CUT	
101	7	22-24	74	2289	
102	15,16	19	74	6007	
101	21	25,26	79	629	
101	1,20	27-30 ALLEY	79	631	CANC
101	PICK-UP	31	79	1817	
101	18	32,33	79	496	
101	32,33	34	81	3207	
102	4	20,21	86	1386	
102	17,18	22,23	86	1971	
102	20,22	24-26	88	1566	
102	3,21	27	02	1914	
102	10&11	28&29	04	1884	

557-101-102



SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 557 PAGE 10

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 166 - RHO DE LA NACION - POR QSEC 131
 ROS 1850,9201



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

NC-25-1

NGUYEN KY HOANG KHANH

P O BOX 161036

SAN DIEGO, CA 92176

Case #NC-25-1 APN: 5571012800 Date: 04/23/2025

Location: 1348 E 6Th St, National City, CA, 91950

Dear NGUYEN KY HOANG KHANH,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-25-1** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		quantity	sub total
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds =	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	<u>\$ 350.00</u>
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
FILE # <u>NC-25-1</u>	APN # <u>557-101-28-00</u>	TOTAL	<u>\$ 350.00</u>



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

NC-25-1

NGUYEN KY HOANG KHANH

P O BOX 161036

SAN DIEGO, CA 92176

Case #NC-25-1 APN: 5571012800 Date: 05/08/2025

Location: 1348 E 6Th St, National City, CA, 91950

Dear NGUYEN KY HOANG KHANH,

You have failed to pay the bill dated 04/23/2025, 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 #**NC-25-1** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

SUMMARY REPORT FOR APN 557-180-09-00

06/10/24 Initial inspection was made, property was found to be in violation.

06/10/24 Mailed 30 day courtesy notice to the owner.

06/26/24 Received courtesy notice return mail 'unable to forward'.

07/16/24 Re-inspection was made, property was found to be in violation.

07/16/24 Posted property.

07/17/24 Verified ownership information with County of San Diego.

07/17/24 Mailed 10 day final notice to the owner, certified mail.

07/30/24 Final inspection was made, property was found to be in violation.

08/07/24 Work order authorization signed by District Official.

08/26/24 Certified notice returned "unable to forward".

08/27/24 F.P.S.I. crews abated the property.

08/29/24 The owner was mailed a bill at the contracted rates.

09/19/24 The owner was mailed a final bill.

10/03/24 Received final bill returned mail 'unable to forward'.

10/15/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: CONVENIENCE RETAILERS L L C
11537 Po Box
PLEASANTON, CA 94588

Date: 06/10/2024

Case #: **NC-24-234**

Parcel Number: **5571800900**

Location: 1540 E 8Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

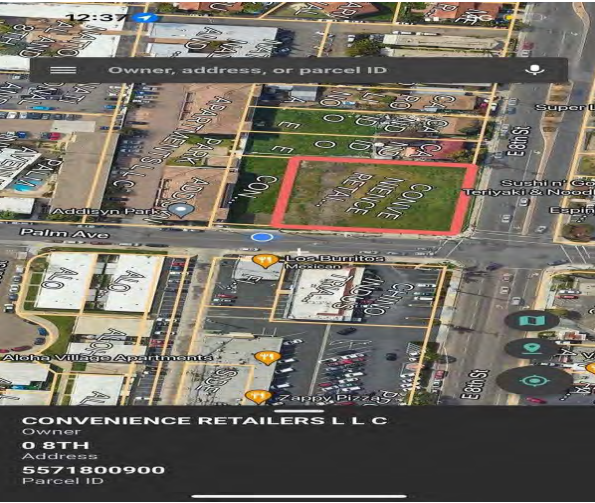

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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: CONVENIENCE RETAILERS L L C
11537 Po Box
PLEASANTON, CA 94588
Case #: NC-24-234

Date: 07/17/2024

Parcel Number: 5571800900

Location of Public Nuisance: **1540 E 8Th St, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 07/17/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
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Prevention Services

Box 1720
San Diego, CA 92022-1720

SAN DIEGO CA 920

10 JUN 2024 PM 2 L

POSTAGE

\$0.64

US POSTAGE

FIRST CLASS

PERMIT NO. 10330

20000942

ZIP 92121

JUN 10 2024



IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

City of National

Owner: CONVENIENCE RETAILERS LLC

11537 Po Box

PLEASANTON, CA 94588

Case #: NC-24-234

NIXIE

958

FE 1

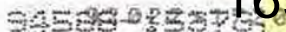
0006/22/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92022172020

*2204-04908-10-44

169



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™



Certified Mail Fee

\$
Basic Service & Fees (from 2024 ZIP 00000)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

\$
Total Domestic Mail Fees
(includes postage and fees)

NC-24-234

Convenience Retailers LLC
11537 P.O. Box
Riesantony, CA 94588

170

9586 0710 5220 0948 1971 80

Prevention Services

Box 1720
San Diego, CA 92022-1720

PL 8/24



SAN DIEGO CA 920

27 JUL 2024 PM 5 L

9589 0710 5270 0948 1921 80



RECEIVED
AUG 26 2024

IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

RTS
JTF FWD

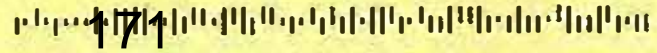
1243 National Cit
FINAL NOTICE T

Owner: CONVENIENCE-RETAILERS LLC
12537 Po Box
PLEASANTON, CA 94588

27089856280234

54586

-R-T-S- 945664011-1N 009 08/21/24
RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER



Prevention Services

Box 1720
San Diego, CA 92022-1720

SAN DIEGO CA 920

20 SEP 2024 PM 2 L

PITNEY BOWES
\$0.69⁰
US POSTAGE[®]
FIRST-CLASS[®]
0281/0000210300
3000290840
ZIP 92021
SEP 19 2024



RECEIVED
OCT 03 2024

FINAL BILL

CASE #NC-24-234 APN: 5531800900
CONVENIENCE RETAILERS LLC
11537 Po Box
PLEASANTON, CA 94588

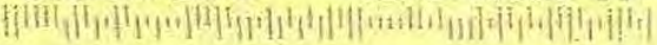
NIXIE 958 DE 1 0009/29/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92022172020 *2372-03896-29-45

92022-1720
94588-11537

172



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-234

LOCATION

TAX-25-26...1540 E 8Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on July 30, 2024 by Michael Horkos

8CF92730-548B-4B7A-A01D-707F9B92D8D0_1_102_o_1722371194896.jpeg (2.0 MB)

Name

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Description

Final



Uploaded on July 30, 2024 by Michael Horkos

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Name

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Description

Final



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Description
Final



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_1722371202799.jpeg

Description
Final



Uploaded on August 12, 2024 by Michael Horkos
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Description
work auth



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Name
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Description
work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

126 National City Blvd. National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Address: 11557 PULASKI

Address: CONVENIENCE RETAILERS LLC

11557 Pulaski
 DE LASANTON, GA 30428

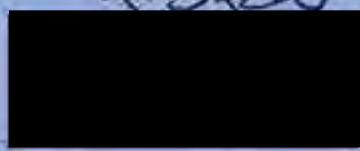
Phone: 404-581-8200

Job Location: 1540 E 80th St, National City, CA 91980

LTO: 2/19/08

0083405

Authorized by: R. DREW

Signature: 

Date: 8-7-24

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

	Circle One:	Entire Parcel	Fire Break
Hand Clearing:	26,600	sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing:		sq. ft.	Disking: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	08/27/24
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and mulch. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round) (This includes along side walks and alleys)



DETAIL REPORT

Property Address: 8TH ST NATIONAL CITY CA 91950

Ownership

Parcel# (APN): 557-180-09-00
Parcel Status: ACTIVE
Owner Name: CONVENIENCE RETAILERS L L C
Mailing Addr: P O BOX 11537 PLEASANTON CA 94588
Legal Description: TR 166 QSEC 132*LOT 1*(EX SLY 50 FT)PAR PER ROS 11345 IN

Assessment

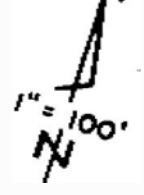
Total Value: \$753,298
Land Value: \$753,298
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract:
Use Code: 20
Use Type: VACANT
PQ Zoning Code: MXC-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MAJOR MIXED-USE CORRIDOR

Sale History

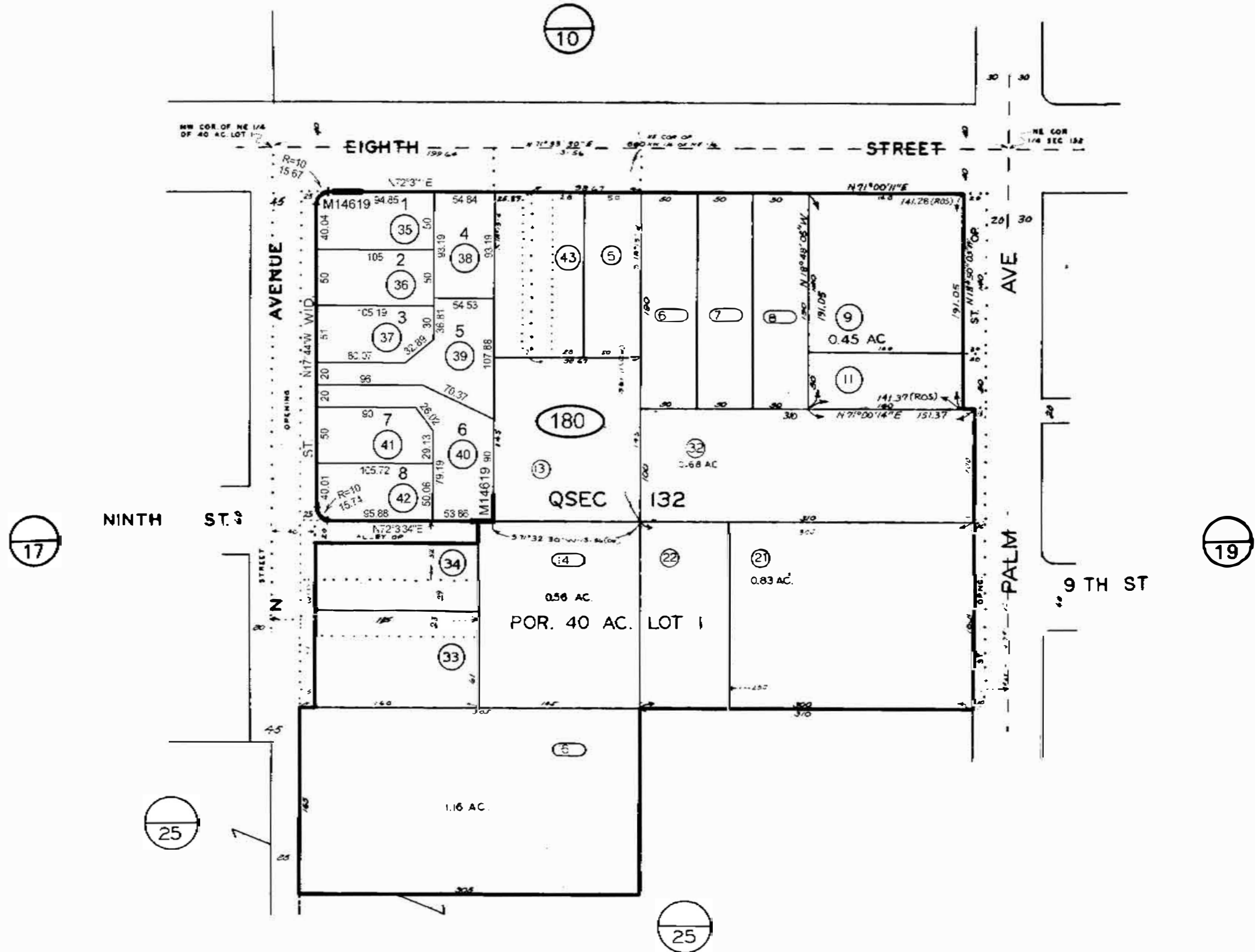
Recording Date: 01/31/1990
Recording Doc: 0054586
Doc Type: GRANT DEED
Transfer Amount: \$385,000
Price/SqFt:
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
02/19/2008
0083405

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



557-180



01/30/2024 HBO

CHANGES

BLK	OLD	NEW	TR	CUT
180	12	32	74	3400
	18	33	75	3034
	28,30	33,34	78	1774
	18	250,24	80	103
	1	80		3556
	1	35,42	04	81
	2-4	43	24	1110

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Work space for diagrams and amount of work done

Hand Sq. Ft.: 26,600

Tractor Sq. Ft.: _____

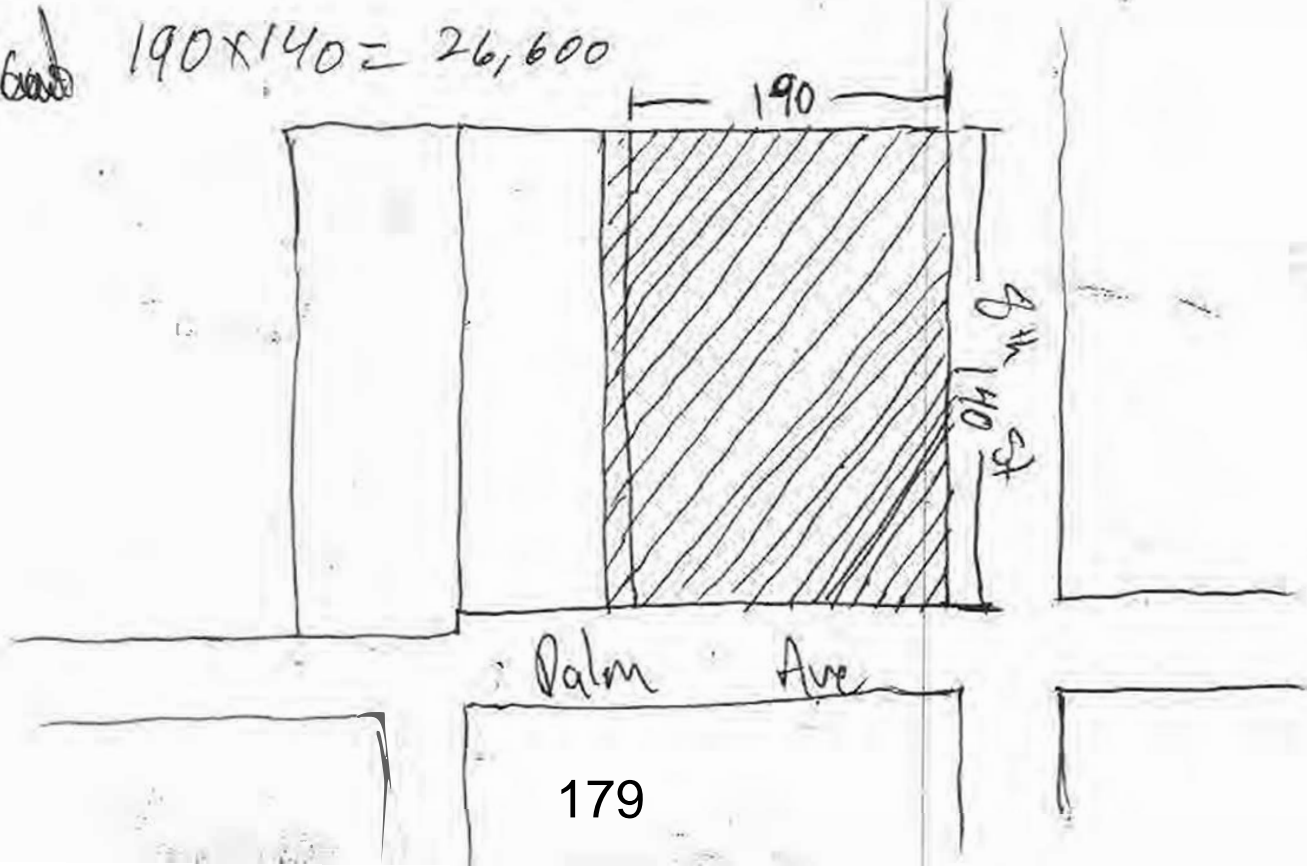
Total Removal Cu. Yds.: _____

Dump ticket: _____

Dump Charge: _____

Hand ~~Calc~~

$190 \times 140 = 26,600$



179

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-234

LOCATION

TAX-25-26...1540 E 8Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on August 29, 2024 by Carol Martinelli

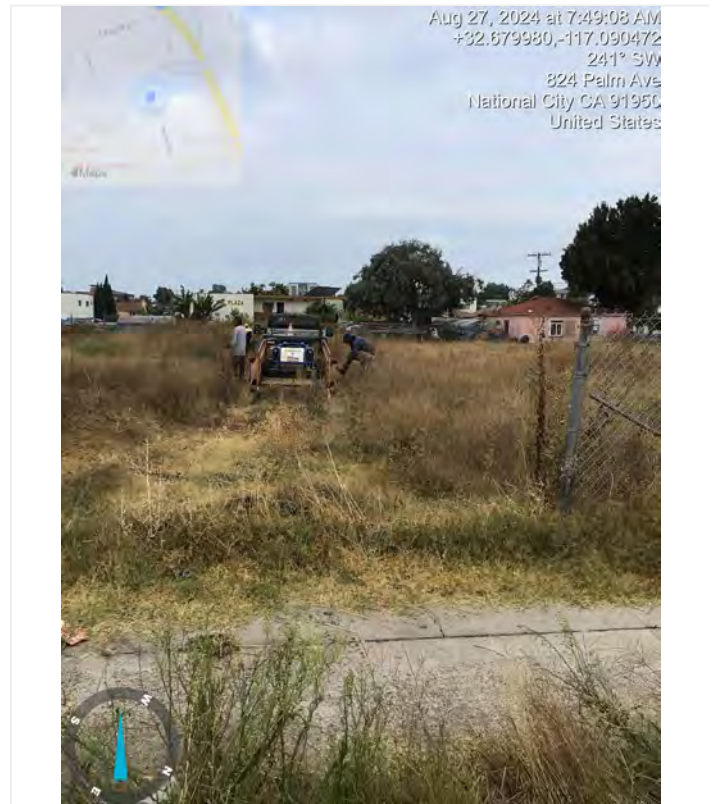
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Name

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Description

N/A



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Description

N/A



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Description
N/A



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Description
N/A



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Description
N/A



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Description
N/A



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Name
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Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
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Name
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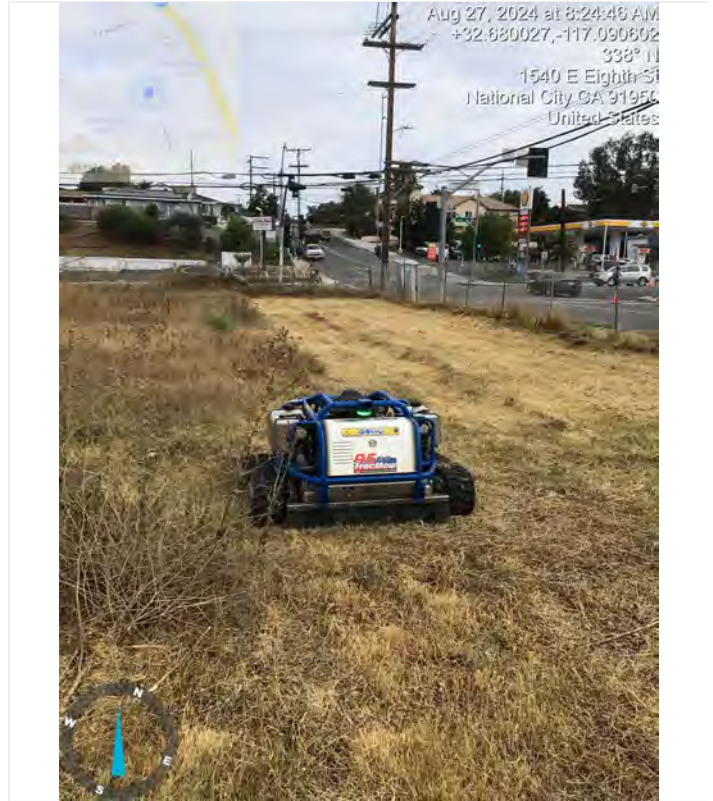
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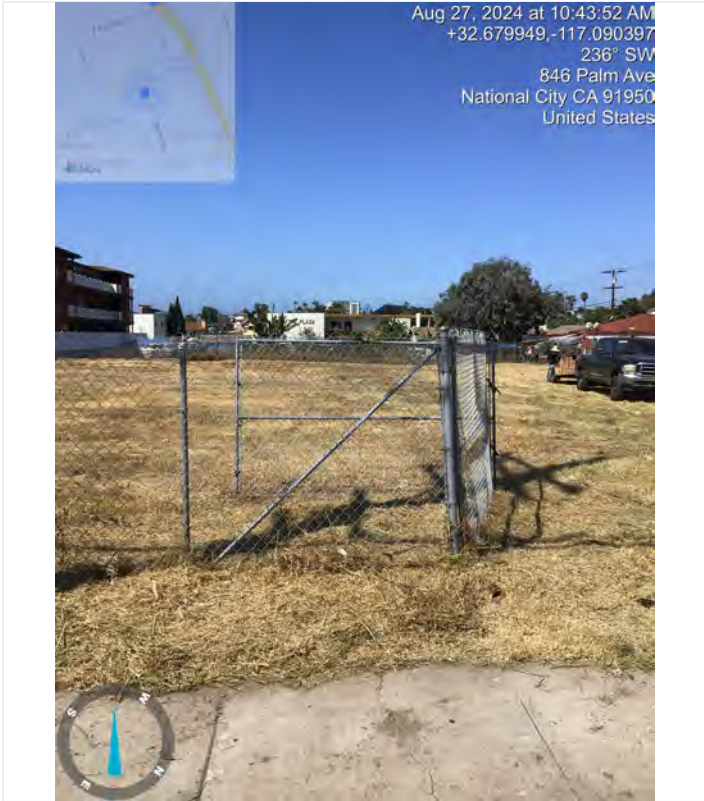
Description
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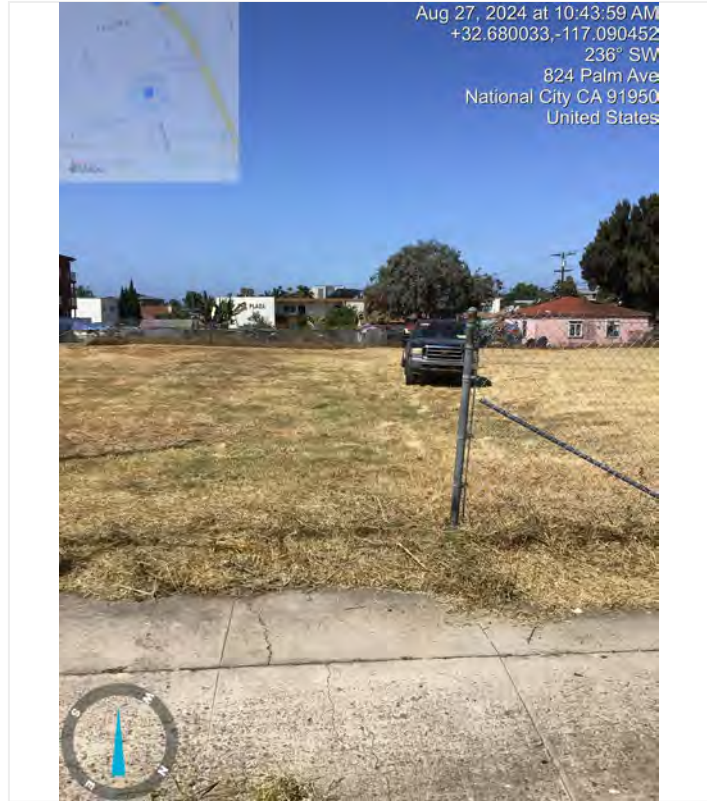
Description
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Description
N/A



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Name
NC-24-234 CREW AFTER 20240827_174359645_iOS_1724942931354.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
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Name
NC-24-234 CREW AFTER 20240827_174410330_iOS_1724942953123.jpg

Description
N/A



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Name
NC-24-234 CREW AFTER 20240827_174421109_iOS_1724942974707.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli

20240827_174444838_iOS_1724942997539.jpg (1.9 MB)

Name

NC-24-234 CREW AFTER 20240827_174444838_iOS_1724942997539.jpg

Description

N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-234 APN: 5571800900

08/29/2024

CONVENIENCE RETAILERS L L C

11537 Po Box

PLEASANTON, CA 94588

Location: 1540 E 8Th St, National City, CA, 91950

Dear CONVENIENCE RETAILERS L L C,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$3010.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-234** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Land Labor</u>			
A. per square foot of area abated	\$0.10	26,600 sq. ft.	2,660.00
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation (includes chipping, grinding, and/or shredding)</u>			
A. per cubic yard of material prior to chipping, and/or compacting	\$38.00	x _____ cu. yds.	= _____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee (failure to comply by deadline of notice)</u>			
A. per parcel	\$350.00	1 _____	\$350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees (includes preparing reports, attending hearings, etc.)</u>			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
 FILE # <u>NC-24-234</u>		APN # <u>557-18 0-09-00</u>	
		TOTAL	\$ 3,010.00



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

Case #NC-24-234 APN: 5571800900

09/19/2024

CONVENIENCE RETAILERS L L C

11537 Po Box

PLEASANTON, CA 94588

Location: 1540 E 8Th St, National City, CA, 91950

Dear CONVENIENCE RETAILERS L L C,

You have failed to pay the bill dated 08/29/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$3010.00 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 #**NC-24-234** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92023-1720
(619) 562-1058 Fax (619) 445-6336

AND WHEN RECORDING MAIL TO
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92023-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 136 did exist, and

WHEREAS such violation was ordered abated on 08/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 08/27/2024, and


WHEREAS the charge for such abatement amounted to \$3080.00:

THEREFORE be it known that a n abatement obligation exists on the property regardless of owner until paid. The current owner of the property is CONVENIENCE RETAILERS L L Cat 11537 Po Box, PLEASANTON, CA, 94588 described as follows:

APN # 5571800900 CASE# NC-24-234
ADDRESS: 1540 E 8Th St, National City, CA, 91950
LEGAL DESCRIPTION: LOT:1 CITY: NATIONAL CITY SUBD: RANCHO DE LA NACION TR#: 166 TR 166 Q SEC 132* LOT
16 (EX STY 50) FTIPAR PER ROS 11345 IN MAP REF: 0111166

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 \$3080.00 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: 10/15/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.
Designee for City of National City

Certificate Of Acknowledgment

A Notary Public or other officer competent to administer this certificate verifies only the identity of the individual who signed the document, not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 10/15/2024 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 capacities, 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 seal.



(Seal)

12

DOC# 2024-0286966



Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

Oct 22, 2024 01:12 PM

OFFICIAL RECORDS

JORDIAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (\$62 Atkins \$6.00)

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, 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:

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 (the Act) 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

Ken Osborn
PRINT NAME

[Redacted Signature]
SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-180-11-00

06/10/24 Received citizen complaint.

06/10/24 Initial inspection was made, property was found to be in violation.

06/10/24 Mailed 30 day courtesy notice to the owner.

06/27/24 Courtesy notice return mail 'unable to forward'.

07/16/24 Re-inspection was made, property was found to be in violation.

07/16/24 Posted property.

07/17/24 Verified ownership information with County of San Diego.

07/17/24 Mailed 10 day final notice to the owner, certified mail.

07/30/24 Final inspection was made, property was found to be in violation.

08/07/24 Work order authorization signed by District Official.

08/27/24 F.P.S.I. crews abated the property.

08/29/24 The owner was mailed a bill at the contracted rates.

09/05/24 Certified notice returned "unable to forward".

09/19/24 The owner was mailed a final bill.

10/15/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: CONVENIENCE RETAILERS L L C
11537 Po Box
PLEASANTON, CA 94588

Date: 06/10/2024

Case #: NC-24-233

Parcel Number: 5571801100

Location: 824 Palm Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

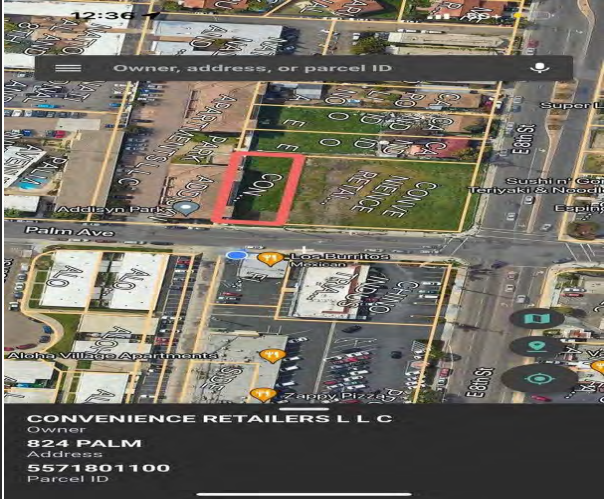
Photo	Details
	<p>Title: Initial inspection</p> <p>Date: Jun 10, 2024 08:47</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 0099371E-D033-4CF3-A14D-A8312ED82D79_1_105_c_1718034435116.jpeg</p> <p>Date: Jun 10, 2024 08:47</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: FB1D536A-8435-4985-8708-D47B82EA1767_1_105_c_1718034438217.jpeg</p> <p>Date: Jun 10, 2024 08:47</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 52D29D6D-1979-4F29-AEC4-59F47F448D22_1_105_c_1718034441736.jpeg</p> <p>Date: Jun 10, 2024 08:47</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: CONVENIENCE RETAILERS L L C
11537 Po Box
PLEASANTON, CA 94588
Case #: NC-24-233

Date: 07/17/2024

Parcel Number: 5571801100

Location of Public Nuisance: **824 Palm Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 07/17/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building or premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022



Photo	Details
	<p>Title: BF97B3DF-1C91-446F-B8F4-C29DD52524B8_1721160970687.jpeg</p> <p>Date: Jul 16, 2024 13:17</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: B3EF247E-FA99-4737-9CD5-D51072743995_1721160978054.jpeg</p> <p>Date: Jul 16, 2024 13:17</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: C170ED08-34C4-463E-A947-3A9694865F6E_1721160982756.jpeg</p> <p>Date: Jul 16, 2024 13:17</p> <p>Uploaded by: Michael Horkos</p>

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

For delivery information, visit our website at www.usps.com

OFFICIAL USE



Domestic Mail Fee

Extra Services & Fees (If not fee, you should check this box)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

NC-24-233

Convenience Retailers LLC.
11537 P.O. Box
Pleasanton 203 94588

9589 0710 5270 0946 1971 97

Fire Prevention Services

P. O. Box 1720

El Cajon, CA 92022-1720



SAN DIEGO CA 920

JUL 2024 PM 5 L

9589 0710 5270 0948 1971 97

POSTAGE
\$9.64

US POSTAGE
FIRST CLASS

RECEIVED

SEP 04 2024

**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

Ma-19 RTS
ANK

FINAL NOTICE TO ABATE PL

Owner: CONVENIENT RETAILERS LLC
11577 Po Box
MEASANTON, CA 94548
Case #: WC-24-248

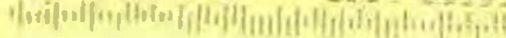
MIXTE 858 DE 1 0085

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

204

94588122538720

BC: 2222222222 *1584-2939*



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-233

LOCATION

TAX-25-26...824 Palm Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on July 30, 2024 by Michael Horkos

207BB144-7616-4D0A-A8E8-DBA53897E3BC_1_102_o_1722371292389.jpeg (2.1 MB)

Name

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Description

Final



Uploaded on July 30, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on July 30, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on July 30, 2024 by Michael Horkos

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Name

5880E973-ECA4-481C-8E08-D8715954CCE3_1_102_o_1722371301958.jpeg

Description

Final



Uploaded on August 12, 2024 by Michael Horkos

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Name

59F0B3C7-3FB4-4793-B9A4-C3965548ADBFB1_105_c_1723475469433.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd./ National City, CA 91958-4596

WORK ORDER AUTHORIZATION

Authorization # 80-54-113

Owner: CONVENIENCE RETAILERS E.L.C.

Address: CONVENIENCE RETAILERS E.L.C.
11547 Pk Trce
PLEASANTON, CA 94558

Parcel # 03571801100

Map Section 824 Palm Ave National City, CA 91958

LTO: 2/19/08
0083405

Authorized by R. SKEW

Signature: 

Date 8-7-24

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting:	7,000	sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing:	_____	sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	08/27/24
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round) (This includes along sidewalks and alleys)

557-180-11-00



DETAIL REPORT

Property Address: 824 PALM AVE NATIONAL CITY CA 91950-3602

Ownership

Parcel# (APN): 557-180-11-00
Parcel Status: ACTIVE
Owner Name: CONVENIENCE RETAILERS L L C
Mailing Addr: P O BOX 11537 PLEASANTON CA 94588
Legal Description: TR 166 QSEC 132*LOT 1*SLY 50 FT OF PAR PER ROS 11345 IN

Assessment

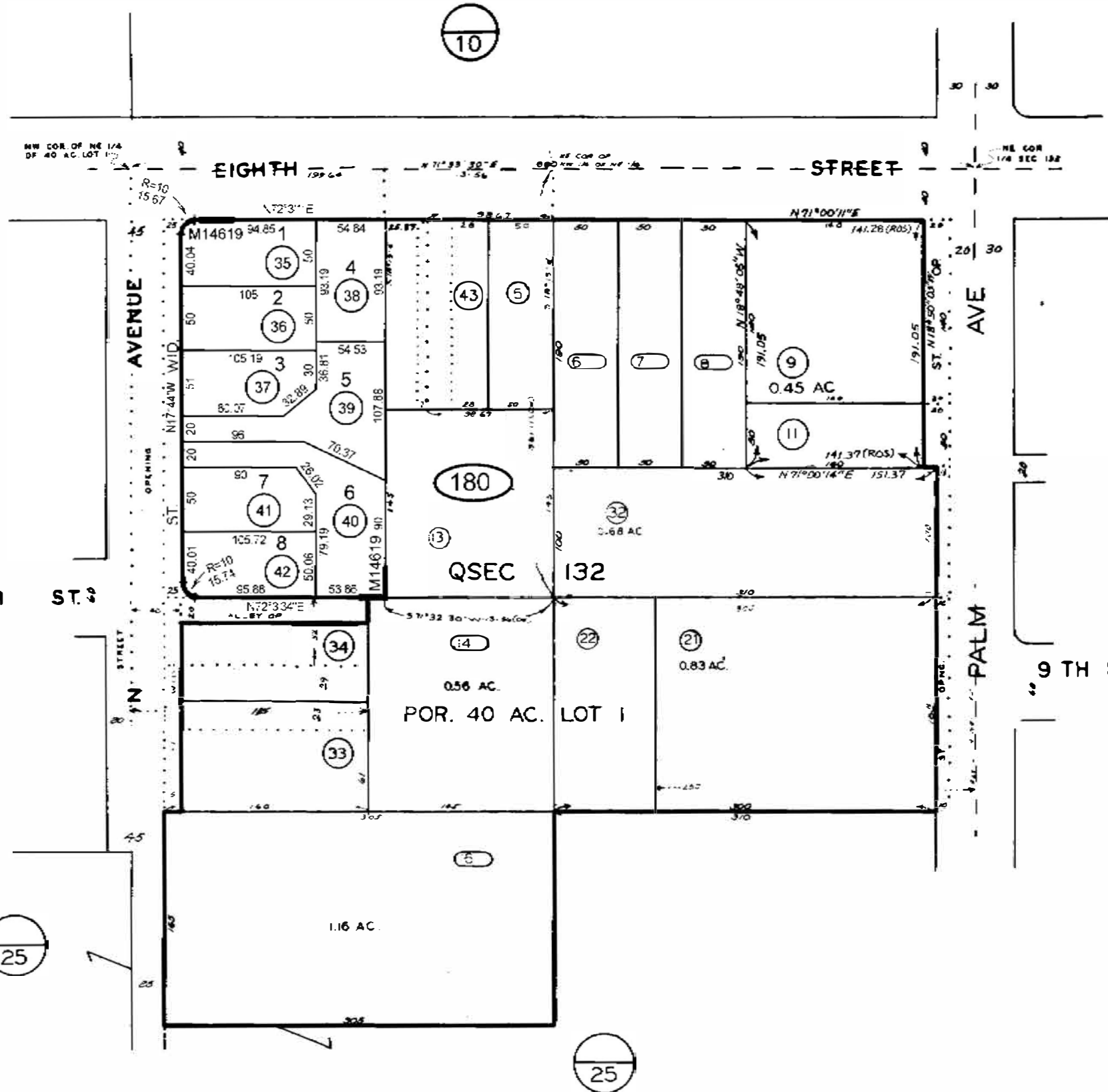
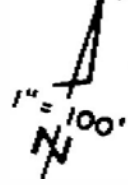
Total Value: \$271,703
Land Value: \$270,424
Impr Value: \$1,279
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 117.00/1
Use Code: 21
Use Type: COMMERCIAL
PQ Zoning Code: MXC-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MAJOR MIXED-USE CORRIDOR

Sale History

Recording Date: 02/19/2008
Recording Doc: 0083405
Doc Type:
Transfer Amount:
Price/SqFt:
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1960
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



01/30/2024 HBO

CHANGES					
BLK	OLD	NEW	YR	CUT	
180	12	ST. WID 32	74	3400	
	18	SAME WID	75	3034	CANC.
	28, 30	33, 34	78	1774	AC
	18	POR 557-250-44	80	103	
	1	SAME T. WID	80	3556	CANC.
	1	35-42	04	81	
	2-4	43	24	1110	

557-180



Work space for diagrams and amount of work done

Hand Sq. Ft.: 7000

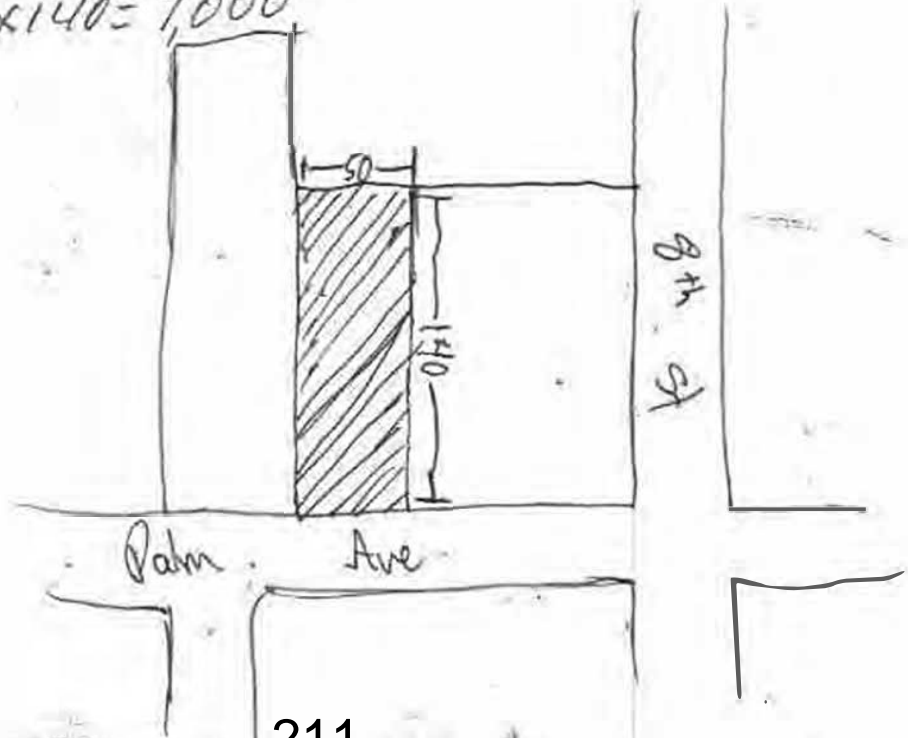
Tractor Sq. Ft.: Ø

Total Removal Cu. Yds. Ø

Dump tickets: Ø

Dump Charge: Ø

Hand cart $50 \times 140 = 7,000$



Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-233

LOCATION
TAX-25-26...824 Palm Ave, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on August 29, 2024 by Carol Martinelli
20240827_144826030_iOS_1724943213961.jpg (2.6 MB)

Name
NC-24-233 CREW BEFORE 20240827_144826030_iOS_1724943213961.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_144834502_iOS_1724943244935.jpg (2.5 MB)

Name
NC-24-233 CREW BEFORE 20240827_144834502_iOS_1724943244935.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_144843870_iOS_1724943265525.jpg (2.1 MB)

Name
NC-24-233 CREW BEFORE 20240827_144843870_iOS_1724943265525.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_145428731_iOS_1724943309243.jpg (2.7 MB)

Name
NC-24-233 CREW DURING 20240827_145428731_iOS_1724943309243.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
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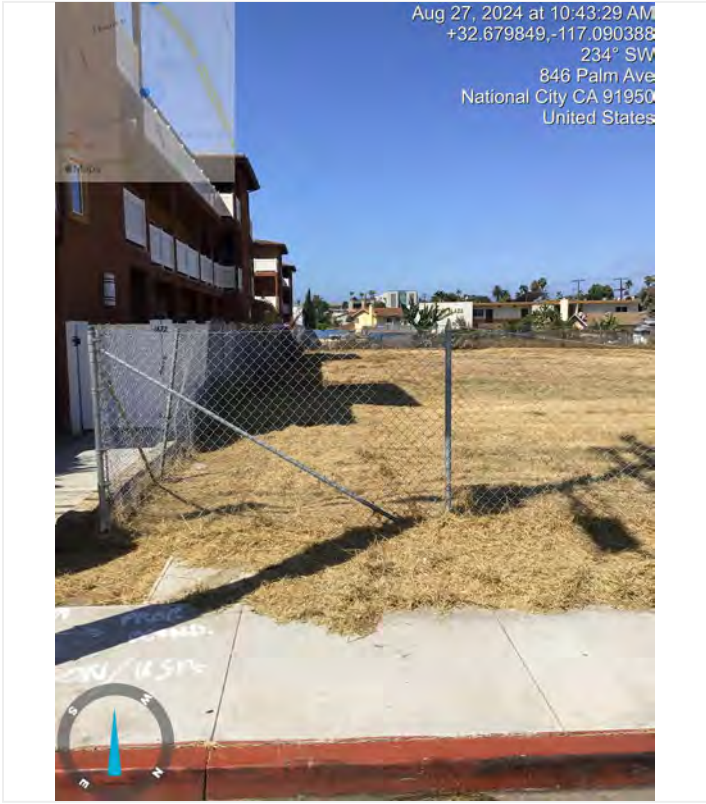
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Uploaded on August 29, 2024 by Carol Martinelli
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Name
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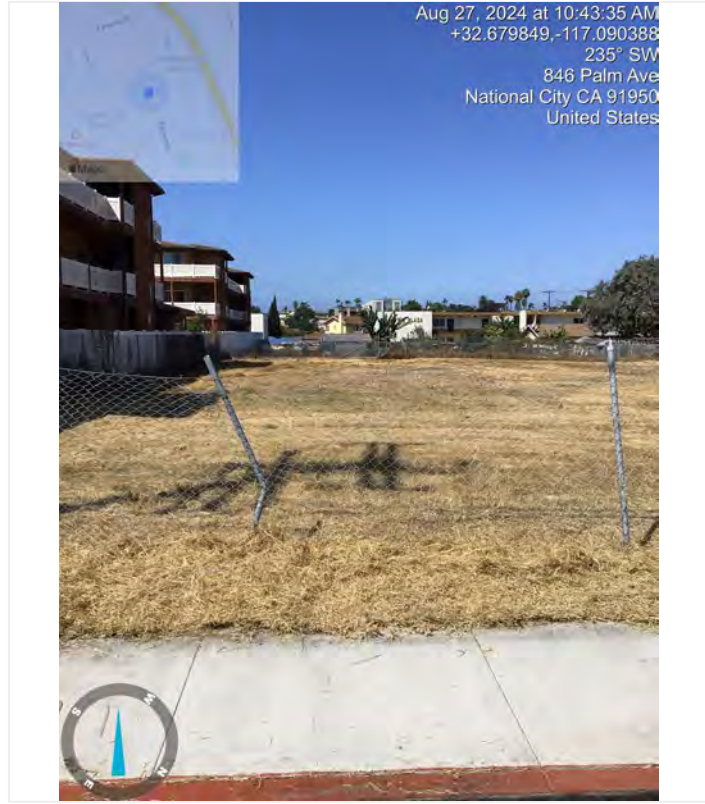
Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_174329114_iOS_1724943377297.jpg (2.1 MB)

Name
NC-24-233 CREW AFTER 20240827_174329114_iOS_1724943377297.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_174335308_iOS_1724943398053.jpg (2.1 MB)

Name
NC-24-233 CREW AFTER 20240827_174335308_iOS_1724943398053.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_174340453_iOS_1724943420856.jpg (2.3 MB)

Name
NC-24-233 CREW AFTER 20240827_174340453_iOS_1724943420856.jpg

Description
N/A



Uploaded on August 29, 2024 by Carol Martinelli
20240827_174345873_iOS_1724943447841.jpg (2.0 MB)

Name
NC-24-233 CREW AFTER 20240827_174345873_iOS_1724943447841.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-233 APN: 5571801100

08/29/2024

CONVENIENCE RETAILERS L L C

11537 Po Box

PLEASANTON, CA 94588

Location: 824 Palm Ave, National City, CA, 91950

Dear CONVENIENCE RETAILERS L L C,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$1050.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-233** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>		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	_____
D.	per parcel, sized 30,001 square feet to one acre	\$450.00	_____
E.	per square foot over one acre	\$00.02	_____ sq. ft. _____

Hand Labor

A.	per square foot of area abated	\$0.10	7,000 sq. Ft.	700.00
----	--------------------------------	--------	---------------	--------

Dozer Operation

A.	hourly rate	\$150.00	_____	_____
B.	move-on fee	\$150.00	_____	_____

Debris Remediation (includes chipping, grinding, and/or shredding)

A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu.yds =	_____
B.	dump fees (reimbursement of cost)		_____	_____

Administrative Fee (failure to comply by deadline of notice)

A.	per parcel	\$350.00	1	\$ 350.00
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Attorney Services

A.	per parcel, per hour	\$200.00	_____	_____
----	----------------------	----------	-------	-------

Assessment Fees (includes preparing reports, attending hearings, etc.)

A.	cost confirmation fee, per parcel	\$275.00	_____	_____
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Miscellaneous Fees Per Parcel

A.	special inspection fee	\$50.00	_____	_____
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	_____	_____
H.	unscheduled fees (reimbursement of cost)		_____	_____

FILE # NC-24-233

APN # 557-180-11-00

TOTAL \$ 1,050.00



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

Case #NC-24-233 APN: 5571801100

09/19/2024

CONVENIENCE RETAILERS L L C

11537 Po Box

PLEASANTON, CA 94588

Location: 824 Palm Ave, National City, CA, 91950

Dear CONVENIENCE RETAILERS L L C,

You have failed to pay the bill dated 08/29/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$1050.00 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 #**NC-24-233** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUEST BY
Fire Prevention Services, Inc.
P.O. Box 5770
El Cajon, CA 92022-1920
(619) 565-3056 Fax (619) 619-6736

AS ORDERED BY COURT ORDER NO. CL 177
Fire Prevention Services, Inc.
P.O. Box 1720
El Cajon, CA 92022-1920

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 08/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 08/27/2024, and

WHEREAS the charge for such abatement amounted to \$1120.00;

THHEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is CONVENIENCE RETAILERS LI, Car 11537 Po Box, PLEASANTON, CA, 94588 described as follows:

APN # 5571801100 CASE # NC-24-233
ADDRESS: 824 Palm Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT:1 CITY:NATIONAL CITY SUBD:RANCHO DE LA NACION TR#:106 PR 106 QSEC 132*LOT
1*SLY 50 FT OF PAR PER ROS 11345 IN MAP REF:000166

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 \$1120.00 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: 10/15/2024

By 
Fire Prevention Services, Inc.
Discussed for City of National City

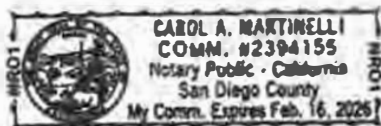
Certificate of Acknowledgment

A notary public or other authorized officer certifies that the identity of the individual who signed the document, in which this certificate is attached, and the truthfulness, accuracy, and validity of that document.

State of California)
County of San Diego)

On 10/15/2024 before me, Carol A. Martinelli, Notary Public, personally appeared Redacted, 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.



(Seal)

4
22

Recording Requested by (name)
 Fire Prevention Services
 When recorded mail to:
 Fire Prevention Services
 PO Box 1720
 El Cajon, CA 92023-1720

DOC# 2024-0286965



Oct 22, 2024 01:12 PM
 OFFICIAL RECORDS
 JORDAN Z MARKS
 SAN DIEGO COUNTY RECORDER
 FEES \$0.00 (SB2 Akins, \$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, 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:

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 2) 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); Is 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
DAY MONTH YEAR

Ker Osborn
 PRINT NAME


 SIGNATURE

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 property conveyed
- Computed on full value less liens & encumbrances remaining thereon at time of sale
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-280-41-00

01/02/24 Received citizen complaint.

01/02/24 Initial inspection was made, property was found to be in violation.

01/02/24 Mailed 30 day courtesy notice to the owner.

01/28/24 Received courtesy notice returned mail 'unable to forward'.

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

02/12/24 Posted property.

02/12/24 Verified ownership information with County of San Diego.

02/12/24 Mailed 10 day final notice to the owner, certified mail.

02/28/24 Received signed certified return receipt.

02/22/24 Final inspection was made, property was found to be in violation.

03/25/24 Work order authorization signed by District Official.

04/16/24 The owner was mailed an Administrative bill at the contracted rates.

04/25/24 Received bill returned mail 'unable to forward'.

05/02/24 The owner was mailed a final bill.

05/09/24 Received final bill returned mail 'unable to forward'.

05/30/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: HODGE, RASHEID
1059 Laguna Seca Loop
CHULA VISTA, CA 91915

Date: 01/02/2024

Case #: NC-24-1

Parcel Number: 5572804100

Location: 2046 E 11Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2’)feet above the road surface.

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City

and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 02, 2024 09:28</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 02, 2024 09:28</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 02, 2024 09:28</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: HODGE, RASHEID
1059 Laguna Seca Loop
CHULA VISTA, CA 91915
Case #: NC-24-1

Date: 02/12/2024

Parcel Number: 5572804100

Location of Public Nuisance: **2046 E 11Th St, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 02/12/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that

reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

***You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

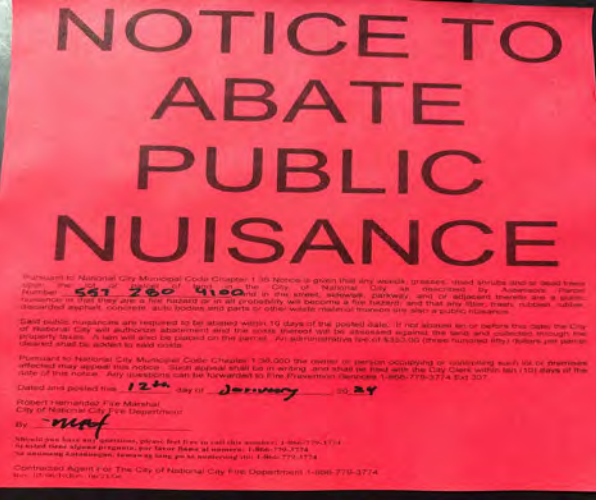


Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Feb 12, 2024 12:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection</p> <p>Date: Feb 12, 2024 12:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection</p> <p>Date: Feb 12, 2024 12:24</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Re-inspection Date: Feb 12, 2024 12:24 Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection Date: Feb 12, 2024 12:24 Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection Date: Feb 12, 2024 12:24 Uploaded by: Michael Horkos</p>

Fire Prevention Services

P. O. Box 1720
El Cajon, CA 92022-1720

SN BERNARDINO CA 923

2 JAN 2024 PM 4 L



**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

RECEIVED
JAN 8 2024

CITY OF NATIONAL

Owner: HOJGE, RASHIED
1059 Laguna Saca Loop
CHULA VISTA, CA 91915
Case #: NC-24-1

233

NIXIE 911 5E 1 7201/1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92022172020 *2704-04540-

0402 5730 4121 8820 00

8001 0522 0000 5250 1008
7021 2720 0000 5250 1008

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	
\$	_____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____



Postage	
\$	_____
Total Postage and Fees	
\$	_____

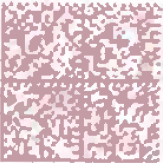
NC-24-1

Sent To: Hodge, Rasheid
 Street and City, VA, or PO Box No. 1059 Laguna Seca Loop
 City, State, ZIP+4® Chula Vista, 91915

e Prevention Services

P. Box 1720
San Jose, CA 92022-1720

US POSTAGE
FIRST CLASS
PERMIT NO. 7512
SAN JOSE CA
92022-1720
APR 18 2024



RECEIVED
APR 25 2024

HODGE, RASHEID
1059 Laguna Soca Loop
CHULA VISTA, CA 91915

Location: 2046 E 11Th St, National City, CA, 91950

From: HODGE, RASHEID

235

NEXIE 311 DE 1 0004/23/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
010920221720

e Prevention Services

Box 1720
ajon, CA 92022-1720

SAN DIEGO CA 920

2 MAY 2024 PM 2 L

FITNESS BOWEN
\$0.64
US POSTAGE
FIRST-CLASS
028W000237 1054
2000480542
SAN DIEGO CA 92021
MAY 03 2024



RECEIVED
MAY 09 2024

Case #NC-24-1 APN: 3372504100
HODGE, RASHEID
1059 Laguna Soca Loop
CHULA VISTA, CA 91915

05/02

RIXIE 911 FE 1 0005/07/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92022172020 *2204-00505-02-35

Location: 2046 E 11Th St, National City, CA, 91950

236

028W000237 1054
2000480542
SAN DIEGO CA 92021

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-1

LOCATION

TAX-25-26...2046 E 11Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on February 22, 2024 by Michael Horkos
9E0147EF-ACE9-4C50-90F6-C58AF59D0B53_1708629757179.
jpeg (4.9 MB)

Name
Final

Description
N/A



Uploaded on February 22, 2024 by Michael Horkos
FB9B9B3C-9957-44C0-84B9-9B416BF1F041_170862975915
9.jpeg (3.1 MB)

Name
Final

Description
N/A



Uploaded on March 25, 2024 by Michael Horkos

Screenshot 2024-03-25 at 11.50.06AM_1711392609093.png

(5.2 MB)

Name

work auth

Description

N/A

CITY OF NATIONAL CITY FIRE DEPARTMENT

1875 W. WASHINGTON ST. - NATIONAL CITY, OH 43102

TELEPHONE: (614) 525-2200 FAX: (614) 525-2201

NAME: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]

LTC: [REDACTED] DATE: [REDACTED]

ADMIN FEE

[REDACTED]

3-25-24

THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON HAS PAID THE ADMIN FEE FOR THE YEAR ENDING 3-31-24

PERSONS OF INTEREST

NAME	RELATIONSHIP	ADDRESS	CITY	STATE	ZIP
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

OTHER INFORMATION

DATE	DESCRIPTION	AMOUNT	REMARKS
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON HAS PAID THE ADMIN FEE FOR THE YEAR ENDING 3-31-24



DETAIL REPORT

Property Address: 2046 E 11TH ST NATIONAL CITY CA 91950-3820

Ownership

Parcel# (APN): 557-280-41-00
Parcel Status: ACTIVE
Owner Name: HODGE RASHEID
Mailing Addr: 1059 LAGUNA SECA LOOP CHULA VISTA CA 91915
Legal Description: TR 2409 LOT 8*ST CLSD&(EX HWY OP)LOT 7&DOCS72-317311&317312 IN LOT 6&IN

Assessment

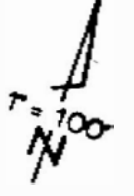
Total Value: \$509,294
Land Value: \$321,660
Impr Value: \$187,634
Other Value:
% Improved: 36%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-000
Year Assd: 2024
Census Tract: 120.02/1
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: RS-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: SMALL LOT RES.

Sale History

Recording Date: 05/01/2020
Recording Doc: 0223220
Doc Type: GRANT DEED
Transfer Amount: \$475,000
Price/SqFt: \$170.13
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
05/01/2020 05/01/2020
0223220 0223220

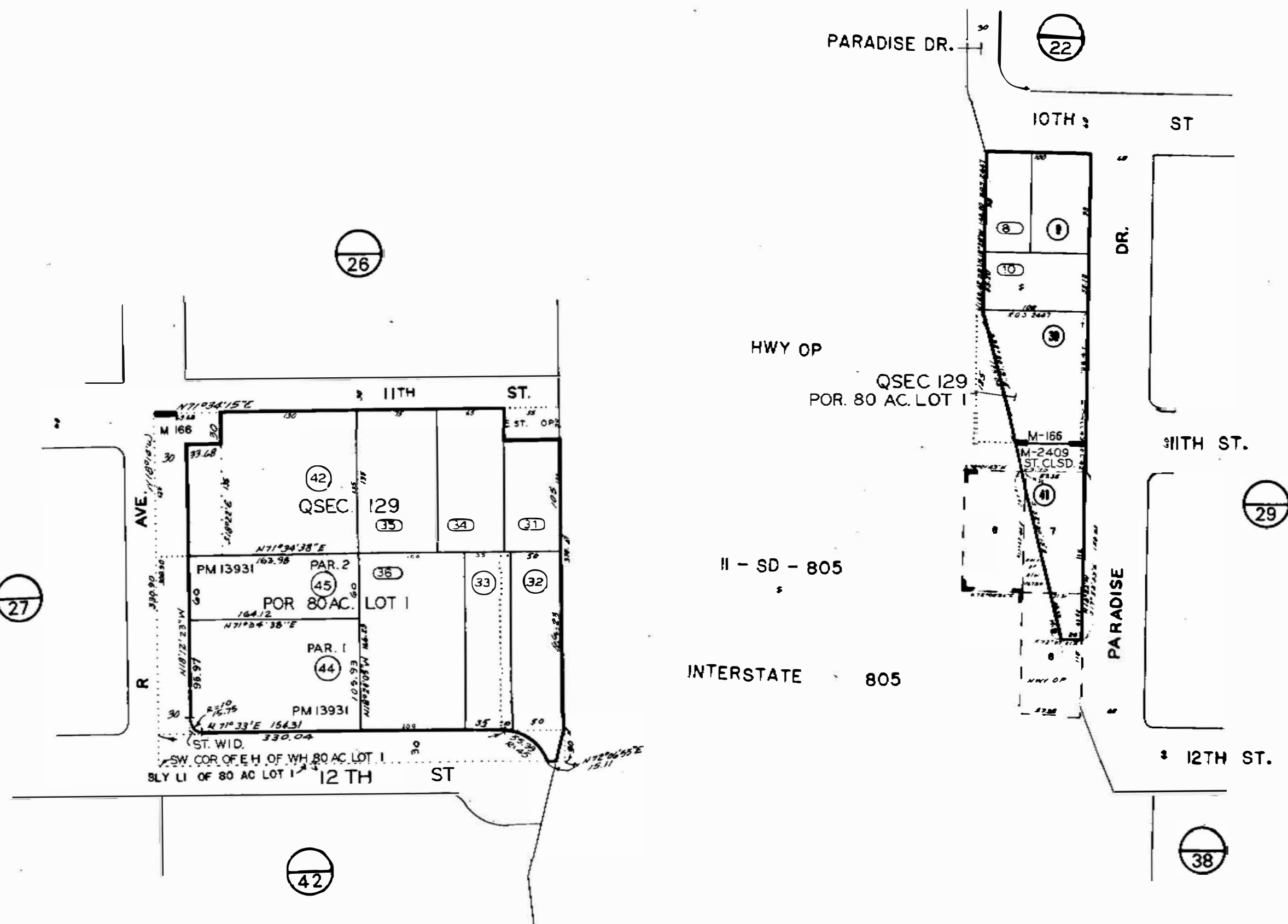
Property Characteristics

Bedrooms: 4
Baths (Full): 2
Baths (Half): 1
Total Rooms:
Bldg/Liv Area: 2,792
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1968
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units: 1
Stories:
Quality:
Building Class:
Condition:
Site influence: VIEW
Timber Preserve:
Ag Preserve:



06

L 557-280



CHANGES			
BLK	OLD	NEW	CUT
40	41	73	4117
537-28	SAME	77	5611
537-38	BLK	77	5537
537-41	SAME	77	5544
377-36	42643	R2	1993
43	44445	86	1387

MAP 2409 - SUNNY CREST
 MAP 166 - RHO DE LA NACION-POR QSEC 129
 ROS 2447

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-1

LOCATION

TAX-25-26...2046 E 11Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos

830FFF87-B387-449E-A421-CF9852562C64_1_105_c_1714429917335.jpeg (260.8 kB)

Name

830FFF87-B387-449E-A421-CF9852562C64_1_105_c_1714429917335.jpeg

Description

In compliance after deadline



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

Case #NC-24-1 APN: 5572804100

04/18/2024

HODGE, RASHEID

1059 Laguna Seca Loop

CHULA VISTA, CA 91915

Location: 2046 E 11Th St, National City, CA, 91950

Dear HODGE, RASHEID,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$350.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

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

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		quantity	sub total
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	_____ cu. yds = _____	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	\$350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
B. abatement lien	\$50.00	_____	_____
C. Interest on lien (april)	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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
FILE # <u>NC-24-1</u>	APN # <u>557-28041-00</u>	TOTAL	\$ 350.00



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

Case #NC-24-1 APN: 5572804100

05/02/2024

HODGE, RASHEID

1059 Laguna Seca Loop

CHULA VISTA, CA 91915

Location: 2046 E 11Th St, National City, CA, 91950

Dear HODGE, RASHEID,

You have failed to pay the bill dated 04/18/2024, 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 #**NC-24-1** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.,
PO Box 1720
Es Cajon, CA 92022-1720
(619) 562-1058 Fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.lhr or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 03/25/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 04/18/2024, and

WHEREAS the charge for such abatement amounted to \$420.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is HODGE, RASHEID at 1059 Laguna Seca Loop, CHULA VISTA, CA, 91915 described as follows:

APN # 5572804100 CASE # NC-24-1

ADDRESS: 2046 E 11th St, National City, CA, 91950

LEGAL DESCRIPTION: LOT-6-8 CITY: NATIONAL CITY TR#: 2409 TR 2409 LOT 8*ST CLSD & (EX HWY OP) LOT 7 & DCS 72-317311 & 317312 IN LOT 6 & IN MAP REF: 002409

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 \$420.00 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: 03/30/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.
Designee for City of National City

Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document in which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

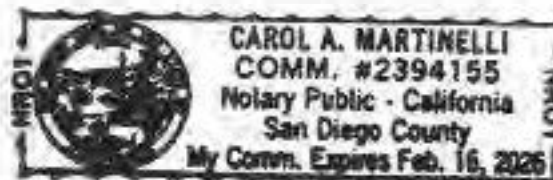
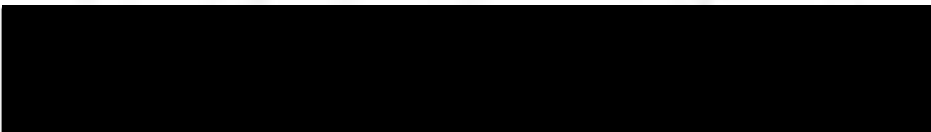
State of California)

County of San Diego)

On 03/30/2024 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 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 seal.



(Seal)

Recording Requested by (NAME):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

DOC# 2024-0143966



Jun 07, 2024 12:37 PM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (\$32 MARKS \$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, 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:

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 1 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 30th day of May, 2024 at El Cajon, CA

Ken O'horn

PRINT NAME

SIGNATURE

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-342-13-00

05/16/24 Received citizen complaint.

05/16/24 Initial inspection was made, property was found to be in violation.

05/16/24 Mailed 30 day courtesy notice to the owner.

05/28/24 Courtesy notice received returned mail 'unable to forward'.

06/24/24 Re-inspection was made, property was found to be in violation.

06/24/24 Posted property.

06/24/24 Verified ownership information with County of San Diego.

06/24/24 Mailed 10 day final notice to the owner, certified mail.

07/01/24 Certified notice received return mail 'unable to forward'.

07/08/24 Final inspection was made, property was found to be in violation.

07/10/24 Work order authorization signed by District Official.

07/23/24 F.P.S.I. crews abated the property.

07/23/24 The owner was mailed a bill at the contracted rates.

08/06/24 The owner was mailed a final bill.

08/19/24 Bill & final bill received return mail 'unable to forward'.

08/21/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: LARA, RODRIGO
1311 O Ave
NATIONAL CITY, CA 91950

Date: 05/16/2024

Case #: **NC-24-168**

Parcel Number: **5573421300**

Location: 1311 O Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

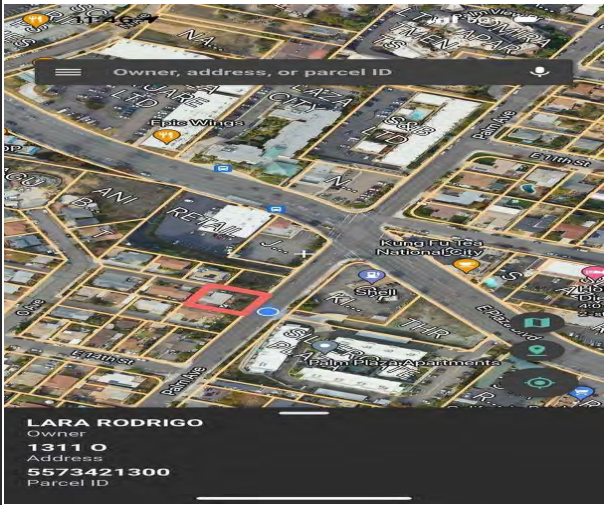
Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>





Photo	Details
	<p>Title: D6FC5145-DB00-477D-A58C-63A49D1A66D4_1_105_c_1715895690775.jpeg</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: AC1856F2-E94B-436A-9C61-782605422650_1_105_c_1715895692809.jpeg</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 89DE0DBC-874F-4A23-B5CC-DD6F6D0F01F7_1_105_c_1715895694576.jpeg</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: FEC5B4A5-5455-4D73-9920-E1A2FC7C8603_1_105_c_1715895695960.jpeg</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: Lara Rodrigo

1311 O Ave.

Date: 06/24/2024

National City, CA. 91950

Case #: NC-24-168

Parcel Number: 5573421300

Location of Public Nuisance: **1311 O Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 06/24/2024**. **Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at **your** expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that

reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

***You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.




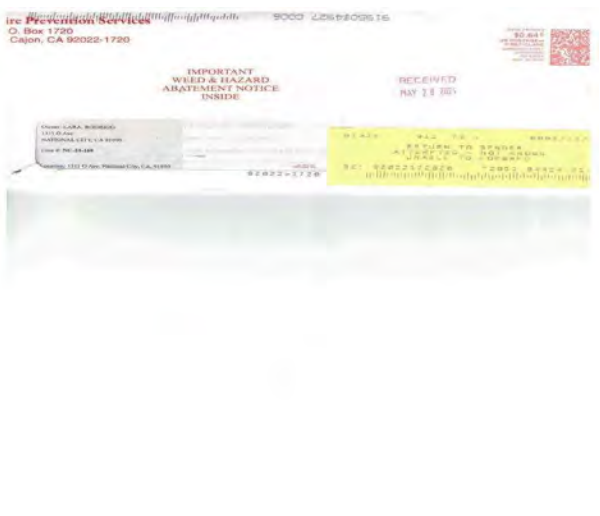
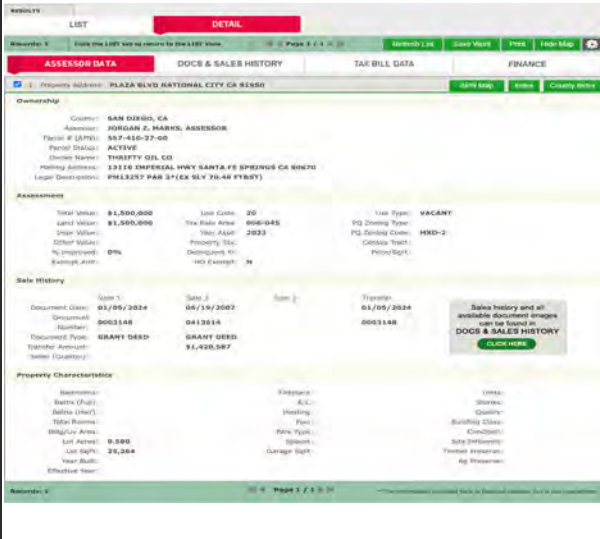
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	<p>Title: Initial Inspection</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: D6FC5145-DB00-477D-A58C-63A49D1A66D4_1_105_c_1715895690775.jpeg</p> <p>Date: May 16, 2024 14:42</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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	<p>Title: NC-24-168 FIRST NOTICE RETURNED_1716922622996.jpg</p> <p>Date: May 28, 2024 11:56</p> <p>Uploaded by: Carol Martinelli</p>

Photo

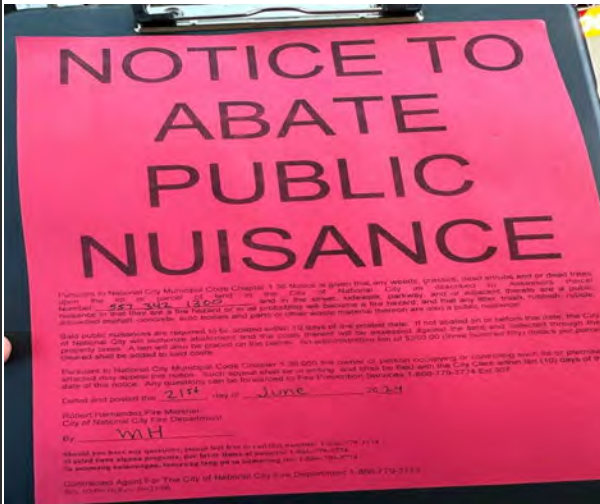
Details



Title: ParcelQuest

Date: Jun 24, 2024 08:39

Uploaded by: Michael Horkos



Title: Re-inspection

Date: Jun 24, 2024 08:41



Uploaded by: Michael Horkos



Title: EFC6A035-B8C3-478A-8080-4AAFEAC23D3_1_105_c_1719243609657.jpeg

Date: Jun 24, 2024 08:41

Uploaded by: Michael Horkos

Photo	Details
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	<p>Title: 391686DF-B5EC-404C-B36A-9D03C3002831_1_105_c_1719243631712.jpeg</p> <p>Date: Jun 24, 2024 08:41</p> <p>Uploaded by: Michael Horkos</p>

Fire Prevention Services

9000 4264808516

O. Box 1720
Cajon, CA 92022-1720

PITNEY BOWES
\$0.64 0
US POSTAGESM
FIRST-CLASS
628100223 10953
2603250942
JIR.92021
MAY 16 2024



**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

RECEIVED
MAY 28 2024

Owner: LARA, RODRIGO
1311 O Ave
NATIONAL CITY, CA 91950

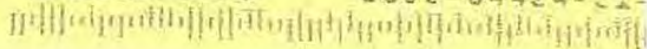
Case #: NC-24-168

Location: 1311 O Ave, National City, CA, 91950

REXEB 911 FE 1 8885/21/

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92822172828 *2652-84424-21-



92022>1720

261

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

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, Add fee as appropriate)

- | | | |
|---|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Restricted Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Lara Rodrigo

1311 O Ave.

National City, OH 44202-2629



NC-24-168

262

9589 0710 5270 0851 9830 54

Prevention Services

Box 1720
San Diego, CA 92022-1720



9589 0710 5270 0851 9830 54

SAN DIEGO CA 920

24 JUN 2024 PM 3 L

PITNEY BOWES

\$8.69

US POSTAGE

FIRST-CLASS

000W0000310186

2000290342

ZIP 92021

JUN 24 2024



**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

RECEIVED
JUL 01 2024

NAME _____
1ST NOTICE Holtzy
2ND NOTICE _____
RETURN _____

LAM

Owner: Lara Rodrigo

1311 O Ave.

National City, CA 91950

Case #: NC-24-168

NIXIE

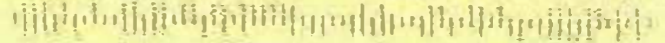
911 DE 1

0006/28/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

SC: 02022172020

*2204-02258-24-27



Prevention Services

Box 1720
National City, CA 92022-1720

SAN DIEGO CA 920

6 AUG 2024 PM 2 L

WILEY BOWEN
\$0.69
US POSTAGE
FIRST-CLASS
920W0002211081
250036942
ZIP 92024
AUG 06 2024



RECEIVED
AUG 19 2024

Case #NC-24-168 APN: 5573621300
LARA, RODRIGO
1311 O Ave
NATIONAL CITY CA 91950

08

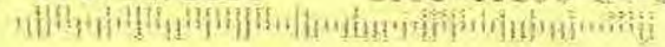
NIXIE 911 FE 1 8008/14/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Location: 1311 O Ave, National City, CA. 91950

001 92022172020 *2052-05230-14-29

01 08093 264



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-168

LOCATION

TAX-25-26...1311 O Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on July 8, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on July 8, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on July 8, 2024 by Michael Horkos
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Name
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Description
Final



Uploaded on July 12, 2024 by Michael Horkos
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Name
160A8C7D-2C7E-4485-AA07-714FBFA38293_1_105_c_1720808825816.jpeg

Description
work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd | National City, CA 91950-4516

WORK ORDER AUTHORIZATION

Authorization # NC-24-168

Owner: LARA, RODRIGO

Address: LARA, RODRIGO
1311 O Ave
NATIONAL CITY, CA 91950

Parcel #5373421300

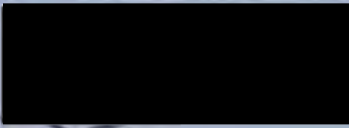
Job location 1311 O Ave, National City, CA, 91950

LTO: 06/12/2008
0238048

Authorized by:

R. DREW

Signature:



Date:

7-10-24

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

	Circle One:	Entire Parcel	Fire Break	
Hand Cutting:	300	sq. ft.	Hauling:	cu. yds.
Tractor Mowing:		sq. ft.	Discing:	sq. ft.

CREW INFORMATION

Name	Crew	Date
	Hand	07/23/24
Name:		
Name:		
Name:		
Name:		

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and animals. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round) (This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 1311 O AVE NATIONAL CITY CA 91950-4927

Ownership

Parcel# (APN): 557-342-13-00
Parcel Status: ACTIVE
Owner Name: LARA RODRIGO
Mailing Addr: 1311 O AVE NATIONAL CITY CA 91950
Legal Description: PM07037 PAR 3

Assessment

Total Value: \$470,742
Land Value: \$285,300
Impr Value: \$185,442
Other Value:
% Improved: 39%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 117.00/1
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: RS-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: SMALL LOT RES.

Sale History

Recording Date: 06/12/2018
Recording Doc: 0238048
Doc Type: GRANT DEED
Transfer Amount: \$422,000
Price/SqFt: \$400.76
Seller (Grantor):
Sale1: 06/12/2018, 0238048, GRANT DEED, \$422,000
Sale2: 08/27/2012, 0511286, GRANT DEED, \$252,000
Sale3: 06/07/1988, 0269224, \$89,000
Transfer: 06/12/2018, 0238048

Property Characteristics

Bedrooms: 3
Baths (Full): 2
Baths (Half):
Total Rooms:
Bldg/Liv Area: 1,053
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1980
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces: 2
Garage SqFt:
Bsmt SqFt: N/A
Units: 1
Stories:
Quality:
Building Class:
Condition:
Site influence: VIEW
Timber Preserve:
Ag Preserve:

Work space for diagrams and amount of work done

Hand Sq. Ft.: 300

Tractor Sq. Ft.: Ø

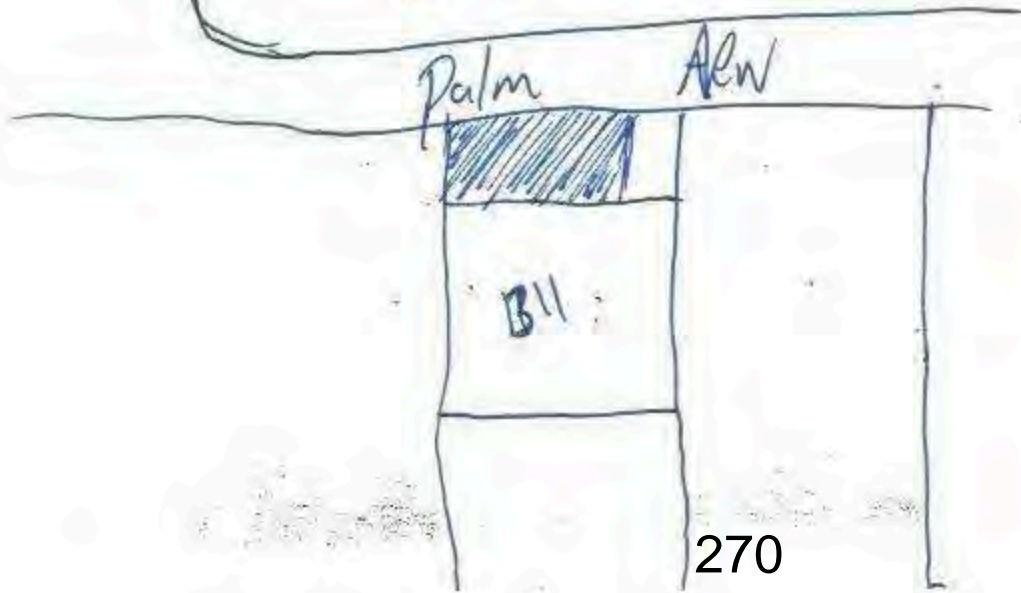
Total Removal Cu. Yds.: Ø

Dump ticket: Ø

Dump Charge: Ø

Hand cert sq F
 $15 \times 20 = 300$

Gasket
structure



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

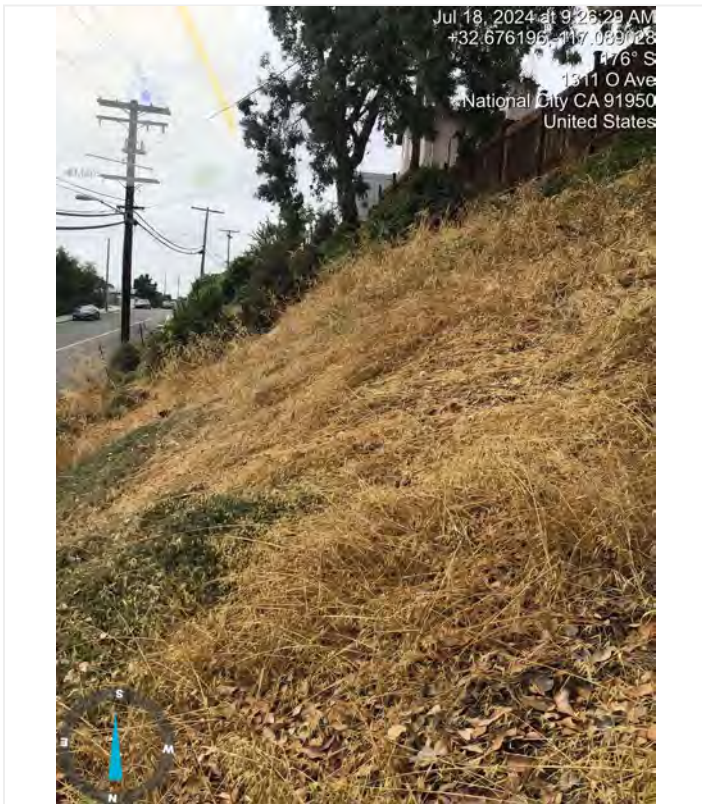
NC-24-168

LOCATION

TAX-25-26...1311 O Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on March 27, 2025 by Carol Martinelli

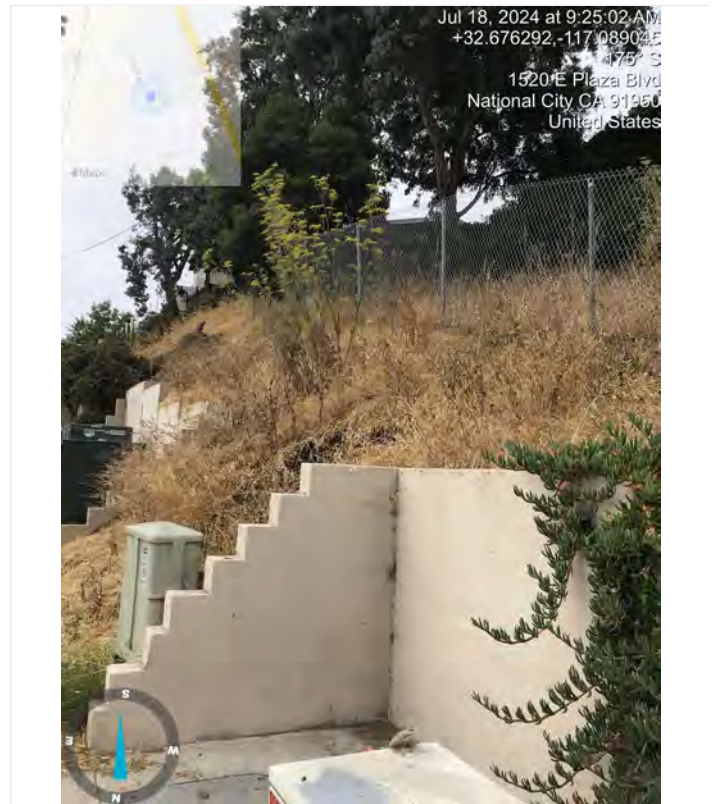
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Name

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Description

N/A



Uploaded on March 27, 2025 by Carol Martinelli

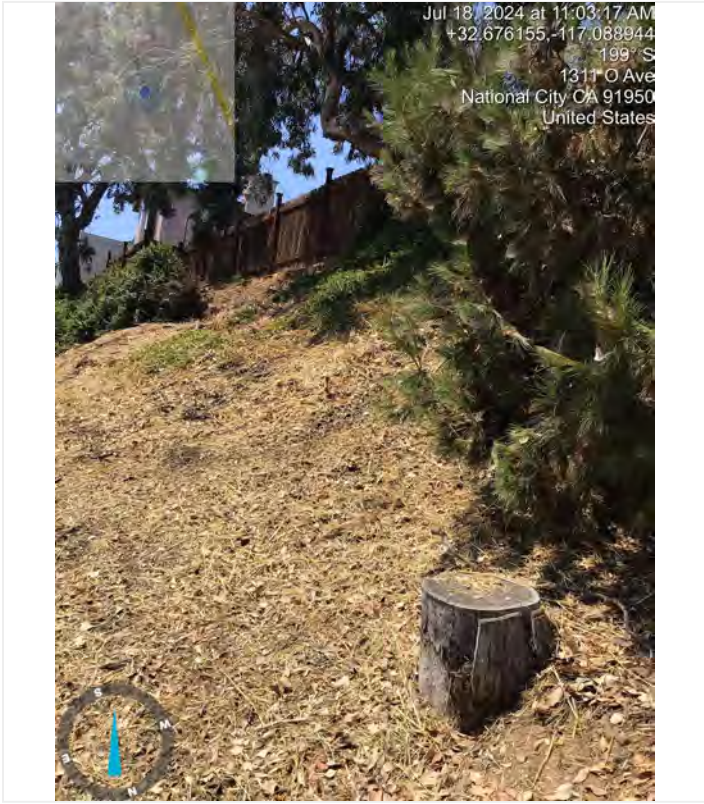
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Name

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Description

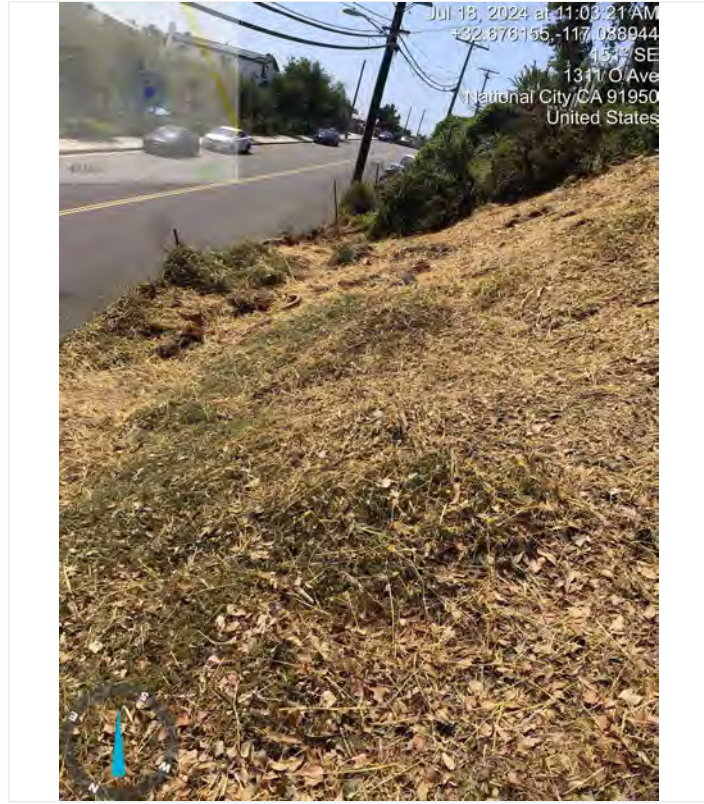
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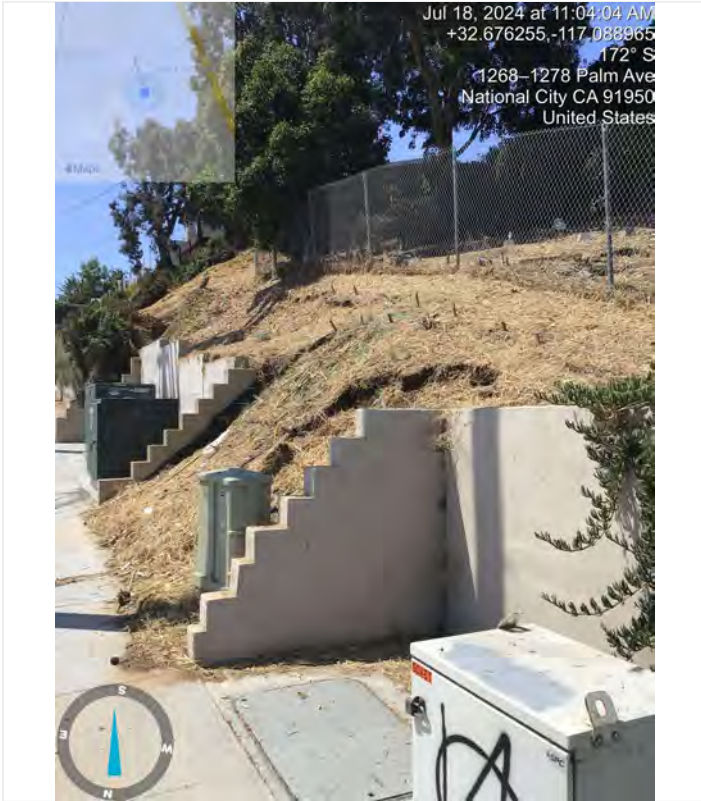
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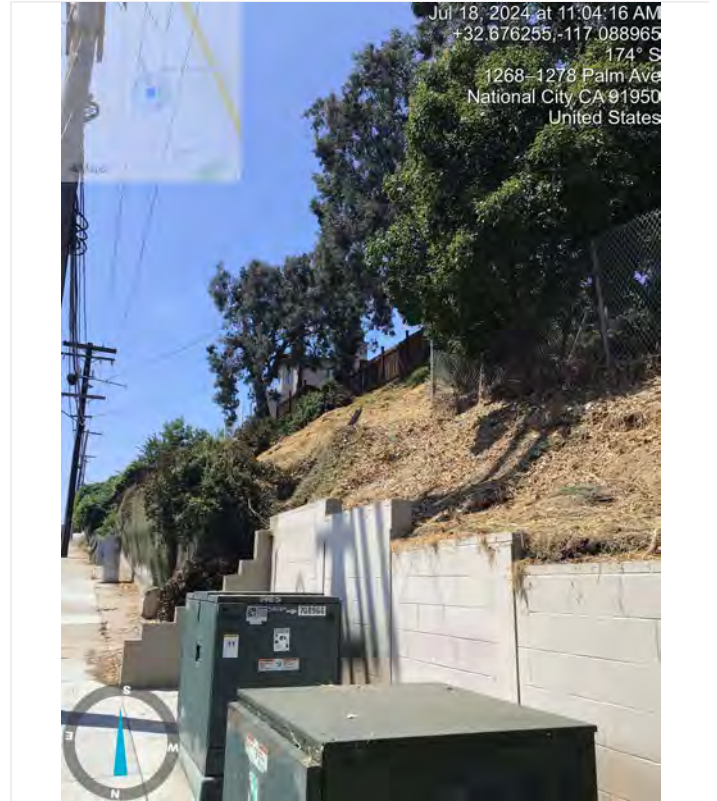
Description
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Name
NC-24-168 CREW AFTER 20240718_180416422_iOS_1743083419420.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-168 APN: 5573421300

07/23/2024

LARA, RODRIGO

1311 O Ave

NATIONAL CITY, CA 91950

Location: 1311 O Ave, National City, CA, 91950

Dear LARA, RODRIGO,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$380.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-168** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

Tractor Mowing

		quantity	sub total
A.	per parcel, sized 1 to 7,500 square feet		
B.	per parcel, sized 7,501 to 15,000 square feet		
C.	per parcel, sized 15,001 square feet to 30,000 square feet		
D.	per parcel, sized 30,001 square feet to one acre		
E.	per square foot over one acre	sq. ft.	

Hand Labor

A.	per square foot of area abated	\$0.10	300 sq. ft.	30.00
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Dozer Operation

A.	hourly rate	\$150.00		
B.	move-on fee	\$150.00		

Debris Remediation (includes chipping, grinding, and/or shredding)

A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	x	cu. yds =	
B.	dump fees			(reimbursement of cost)	

Administrative Fee (failure to comply by deadline of notice)

A.	per parcel	\$350.00	x	1	\$ 350.00
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Attorney Services

A.	per parcel, per hour	\$200.00			
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Assessment Fees (includes preparing reports, attending hearings, etc.)

A.	cost confirmation fee, per parcel	\$275.00			
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Miscellaneous Fees Per Parcel

A.	special inspection fee	\$50.00			
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			
H.	unscheduled fees			(reimbursement of cost)	

HLE # NC-24-168

APN # 557-342-1300

TOTAL \$ 380.00



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

Case #NC-24-168 APN: 5573421300

08/06/2024

LARA, RODRIGO

1311 O Ave

NATIONAL CITY, CA 91950

Location: 1311 O Ave, National City, CA, 91950

Dear LARA, RODRIGO,

You have failed to pay the bill dated 07/23/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$380.00 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 #**NC-24-168** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 508-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 07/10/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 07/18/2024, and


WHEREAS the charge for such abatement amounted to \$450.00:

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is LARA, RODRIGO at 1311 O Ave, NATIONAL CITY, CA, 91950 described as follows:

APN # 5573421300 CASE # NC-2416K
ADDRESS: 1311 O Ave, National City, CA, 91950
LEGAL DESCRIPTION: CITY: NATIONAL CITY SUBD: PALM COURT PM07037 PAR 3

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 \$450.00 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: 08/21/2024

BY: 
Ken Ostorn, Fire Prevention Services, Inc.
Designee for City of National City

Certificate of Acknowledgment

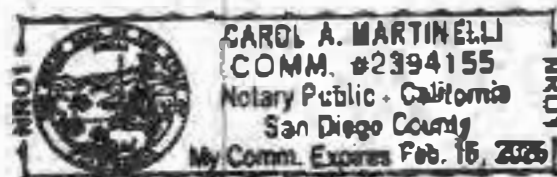
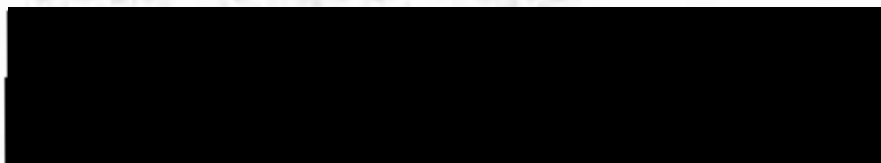
A Notary Public or other officer completing this certificate certifies that the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 08/21/2024 before me, Carol A. Martinelli, Notary Public personally appeared Ken Ostorn, 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 seal



(Seal)



Aug 29, 2024 09:55 AM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (SB2 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 920221720

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, 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:

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 21ST day of August, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 557-380-62-00

01/26/24 Initial inspection was made, property was found to be in violation.

01/29/24 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.

03/05/24 Verified ownership information with County of San Diego.

03/05/24 Mailed 10 day final notice to the owner, certified mail.

05/21/24 Received signed certified return receipt.

03/15/24 Final inspection was made, property was found to be in violation.

03/25/24 Work order authorization signed by District Official.

04/09/24 F.P.S.I. crews abated the property.

04/10/24 The owner was mailed a bill at the contracted rates.

05/30/24 The owner was mailed a final bill.

07/02/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: MCDONALDS CORP
PO Box 182571 ,Store #1134
COLUMBUS, OH 43218

Date: 01/29/2024

MCDONALDS CORP
P.O.BOX 182571
COLUMBUS, OH 43218

Parcel Number: **5573806200**

Case #: **NC-24-7**

Location: 0 Plaza Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction 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 clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

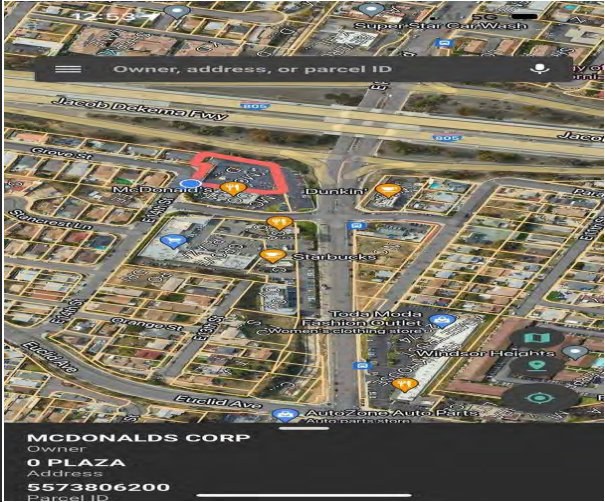
Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 26, 2024 12:53</p> <p>Uploaded by: Michael Horkos</p>




Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 26, 2024 12:53</p> <p>Uploaded by: Michael Horkos</p>
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.

- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.

- 3) Mature trees must be trimmed to six (6) feet above the ground.

- 4) Remove all vegetation existing within 10 feet of a chimney.

- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.

- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).

- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: MCDONALDS CORP
PO Box 182571 ,Store #1134
COLUMBUS, OH 43218
Case #: NC-24-7

Date: 03/05/2024

Parcel Number: 5573806200

Location of Public Nuisance: **0 Plaza Blvd, National City, CA, 91950**

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 clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 03/05/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

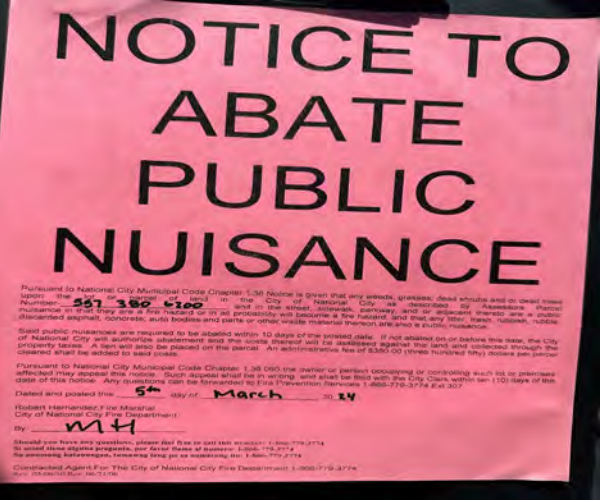


Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Mar 05, 2024 10:52</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection</p> <p>Date: Mar 05, 2024 10:52</p> <p>Uploaded by: Michael Horkos</p>
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box; add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

McDonalds Corp
P.O. Box 182571 Store # 1134
Columbus, GA 31904
290 43218



NC-24-7

7020 0640 0002 0687 8411
TI 48 1990 2000 0490 0202

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Case#NC-24-7
 Mc Donalds Corp
 P.O. Box 182571
 Store # 1134
 Columbus, OH. 43218



9590 9402 8151 3030 1788 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X



Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

in Delivery Restricted Delivery

Mail

Insurance/Mail Restricted Delivery (over \$500)

7020 0640 0002 0681 8477

291

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-7

LOCATION

TAX-25-26...0 Plaza Blvd, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on March 19, 2024 by Michael Horkos

8B91AC5A-D630-4A5E-8D2A-A6C6302E9DF1_1_102_o_1710877364223.jpeg (1.9 MB)

Name

Final

Description

N/A



Uploaded on March 19, 2024 by Michael Horkos

863340C4-F855-4263-805A-BB0F6DAB65E7_4_5005_c_1710877374691.jpeg (124.0 kB)

Name

Final

Description

N/A



Uploaded on March 19, 2024 by Michael Horkos
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Name
Final

Description
N/A



Uploaded on March 19, 2024 by Michael Horkos
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877380427.jpeg (114.6 kB)

Name
Final

Description
N/A



Uploaded on March 25, 2024 by Michael Horkos
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91939077.jpeg (520.6 kB)

Name
work auth

Description
N/A

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, GA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # MC-24-7

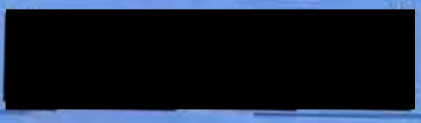
Owner: MCDONALDS CORP/MCDONALDS CORP

Address: MCDONALDS CORP
 PO Box 182571, Suite 1134
 COLUMBUS, OH 43218

Parcel #5533006200

Job location: Plaza Blvd., National City, GA, 91950

Authorized by: R. Seew

Signature: 

Date: 3-25-24

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

	Circle One:		Entire Parcel		Fire Break	
Hand Cutting:	1,640	sq. ft.			hauling:	10 cu. yds.
Tractor Mowing:		sq. ft.			Discing:	sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	04/09/24
Name: Removal	04/09/24
Name:	
Name:	
Name:	

Notes: (1) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (2) Please clear the entire property of all weeds, dead vegetation, trash, debris and ground. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round). This includes along sidewalks and ditches.



DETAIL REPORT

Property Address: **PLAZA BLVD NATIONAL CITY CA 91950**

Ownership

Parcel# (APN): **557-380-62-00**
Parcel Status: **ACTIVE**
Owner Name: **MCDONALDS CORP**
Mailing Addr: **110 N CARPENTER ST CHICAGO IL 60607**
Legal Description: **PM12772 PAR 1**

Assessment

Total Value: **\$816,485** Tax Rate Area: **006-000** PQ Zoning Code: **MXD-2**
Land Value: **\$816,485** Year Assd: **2024** PQ Zoning Type:
Impr Value: Census Tract: PQ Zoning Jdx: **NATIONAL CITY**
Other Value: Use Code: **35** PQ Zoning Descr: **MAJOR MIXED-USE DISTRICT**
% Improved: **0%** Use Type: **RESTAURANT**
Exempt Amt:
Exempt Type:

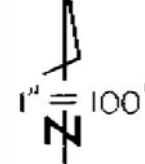
Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/12/1984			12/12/1984
Recording Doc:	0461942			0461942
Doc Type:	GRANT DEED			
Transfer Amount:	\$410,000			
Price/SqFt:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units: 1
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.700	Spaces:	Site influence:
Lot SqFt: 30,492	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

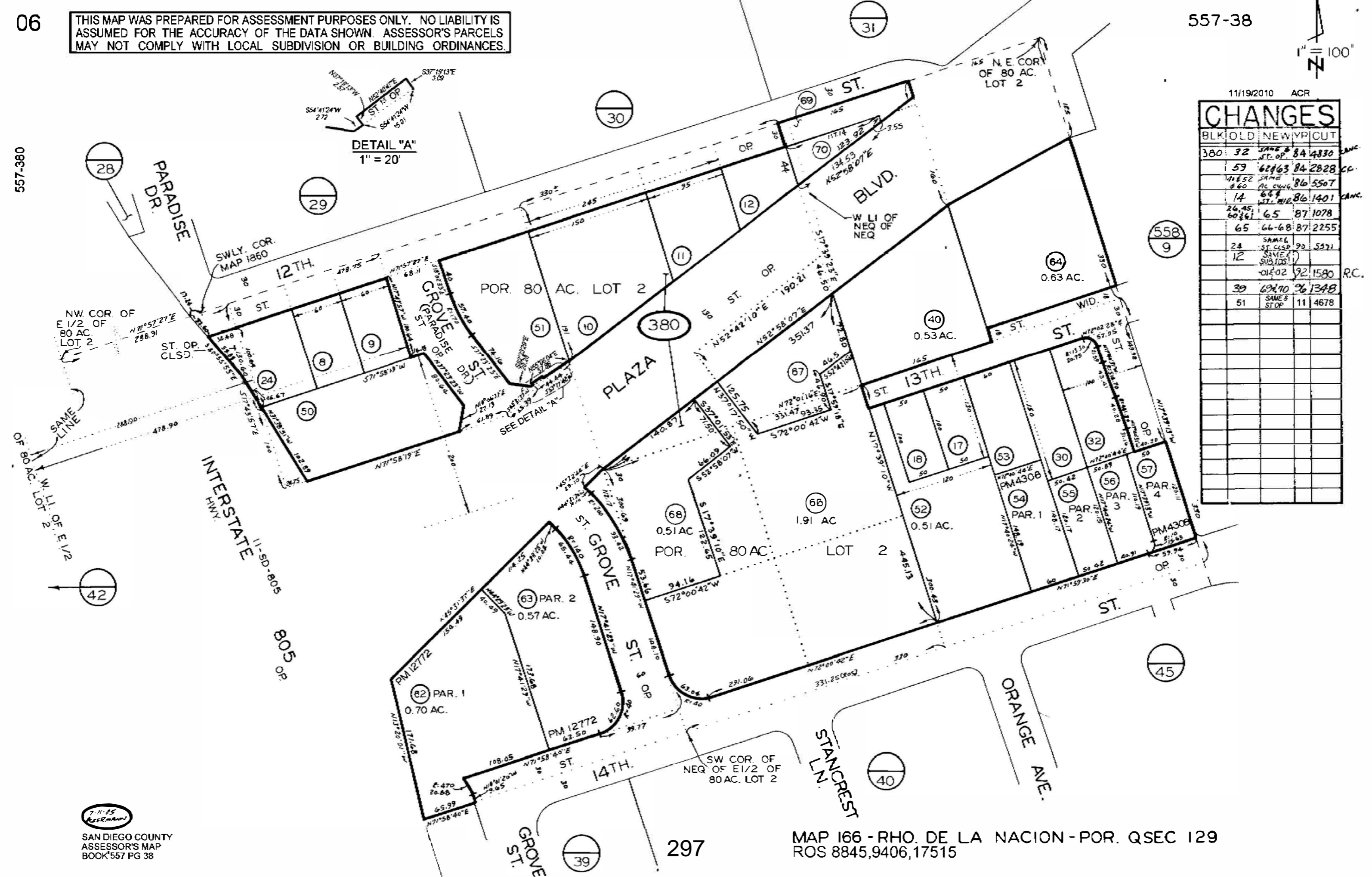
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



11/19/2010 ACR

CHANGES

BLK	OLD	NEW	YR	CUT	
380	32	JANE S ST. OP.	84	4830	CANC.
	59	62463	84	2828	CC.
	41852	SAME	86	5507	
	860	AC CHNG.			
	14	644	86	1401	CANC.
	26,45, 60, 61	65	87	1078	
	65	66-68	87	2255	
	24	SAME	90	5571	
	12	SAME			
		SUBD.			
		01502	92	1580	R.C.
	30	69410	96	1348	
	51	SAME	11	4678	
		STOP			



557-380



SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 557 PG 38

MAP 166 - RHO. DE LA NACION - POR. QSEC 129 ROS 8845,9406,17515

Work space for diagrams and amount of work done

Hand Sq. Ft.: 1640

Tractor Sq. Ft.: Ø

Total Removal Cu. Yds.: 10

Dump ticket: Ø

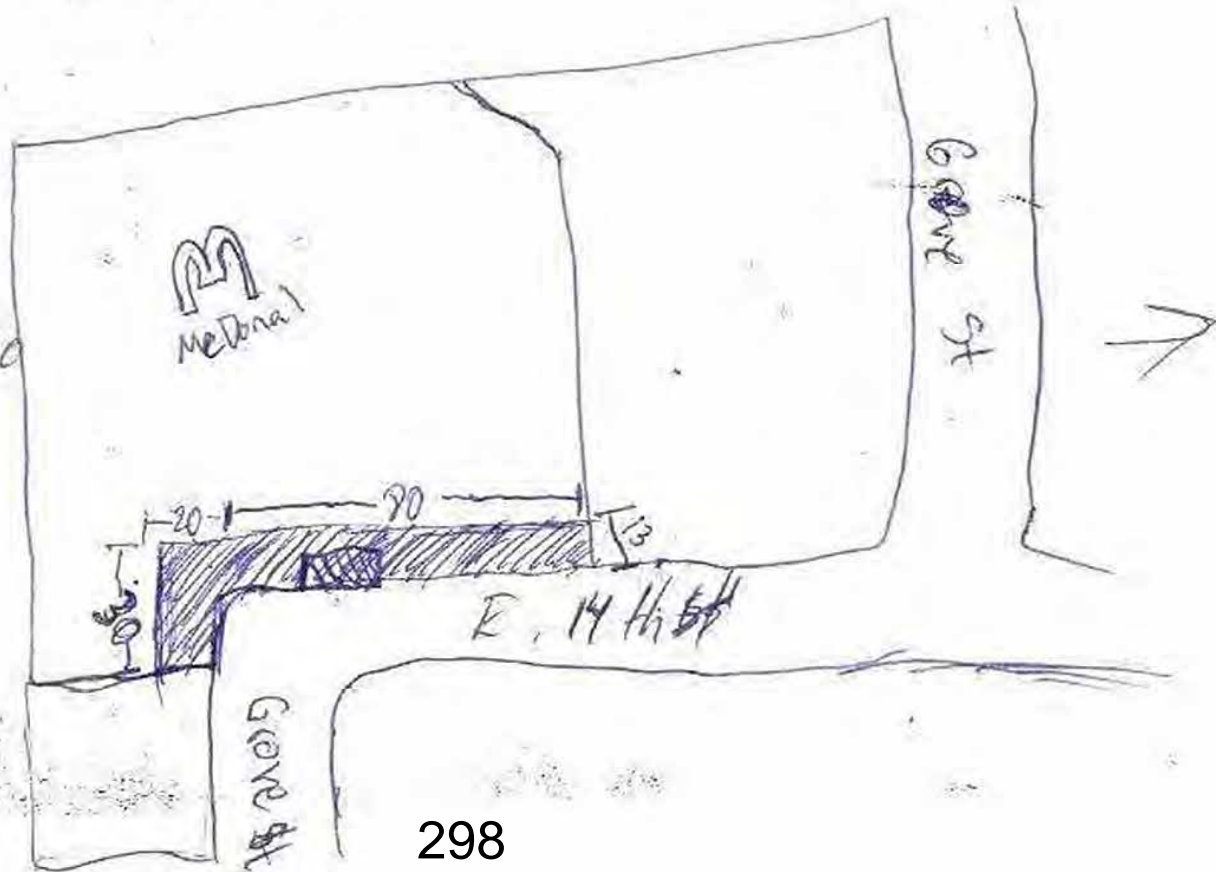
Dump Charge: Ø

Pile #1 ^{on back} →

E. Plaza Blvd

3x6x15=

Hand sq Ft
13 x 80 = 1040
90 x 30 = 600



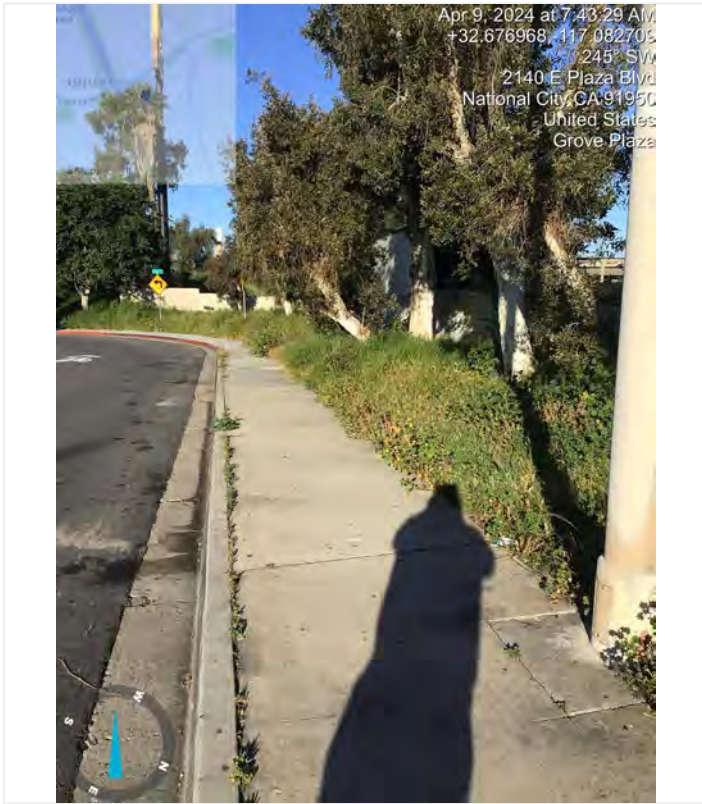
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-7

LOCATION
TAX-25-26...0 Plaza Blvd, National City, CA 91950

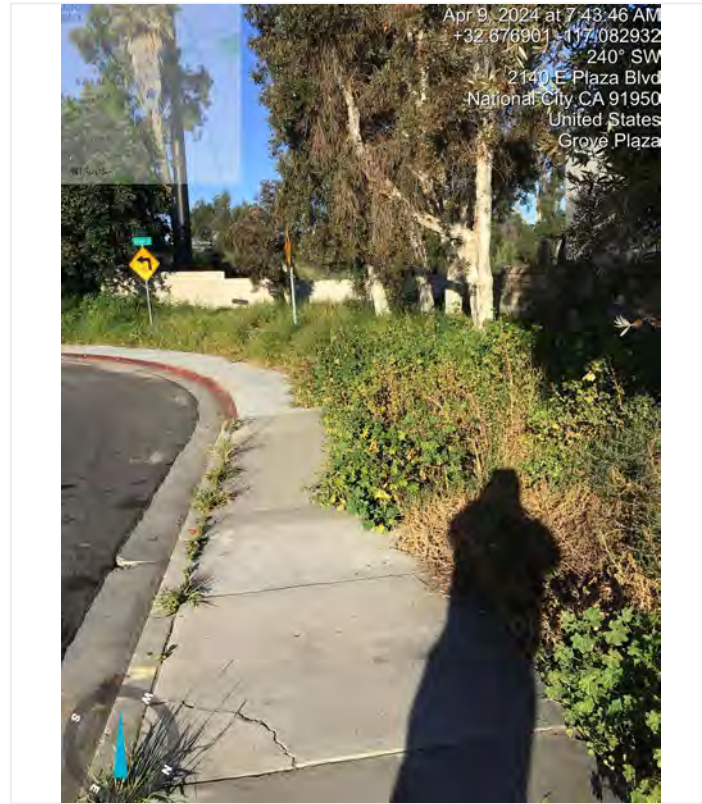
VIOLATIONS
Weeds, Rubbish & Debris



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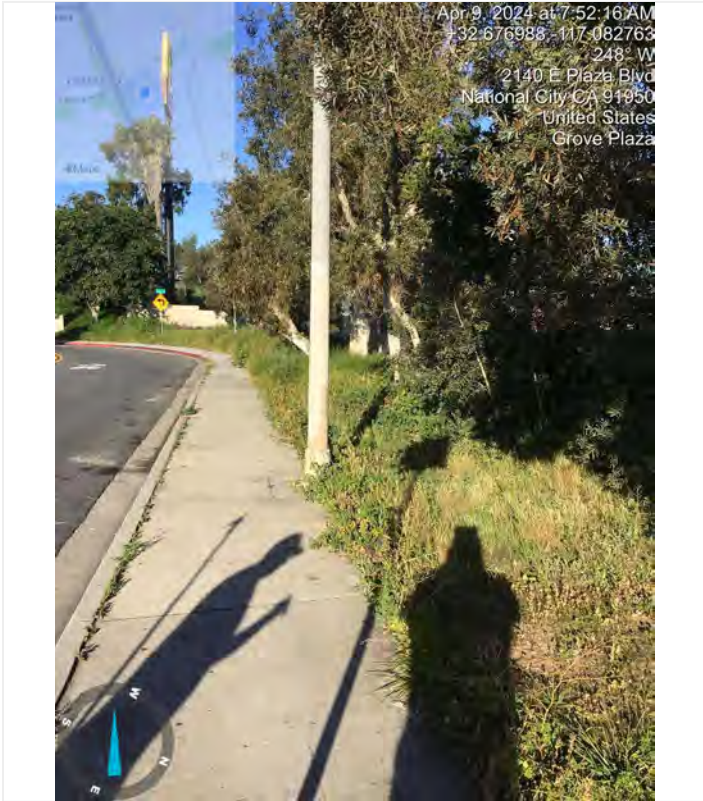
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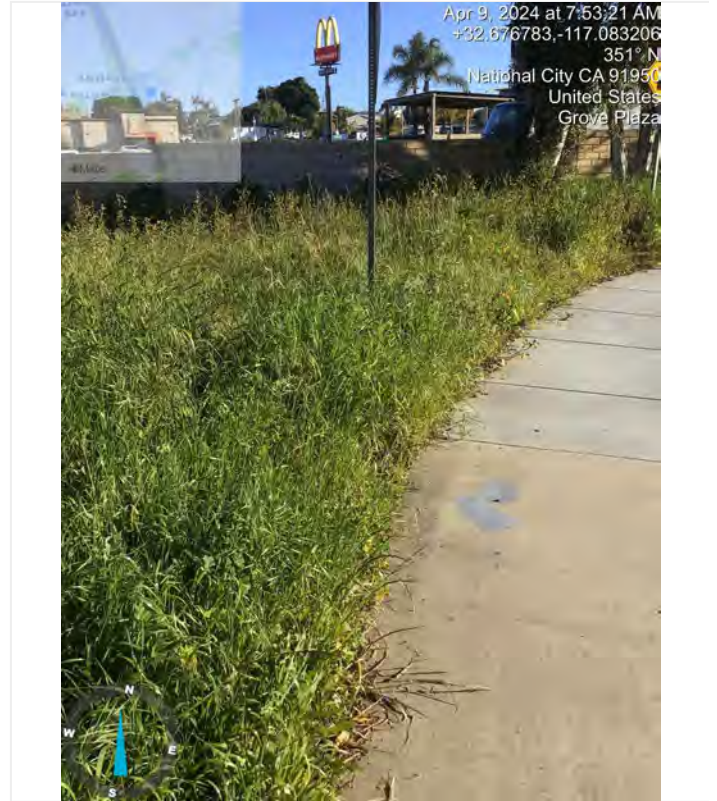
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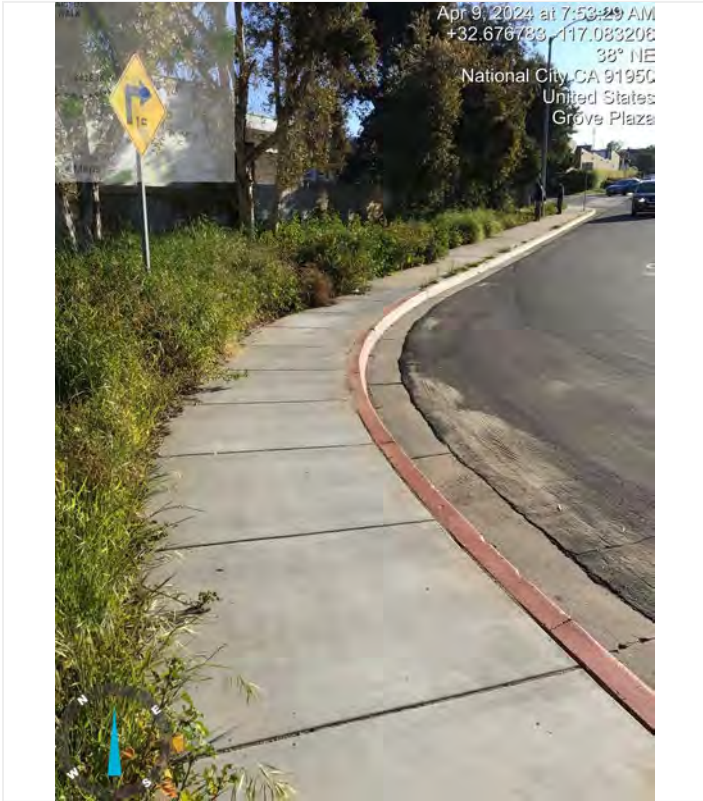
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Description
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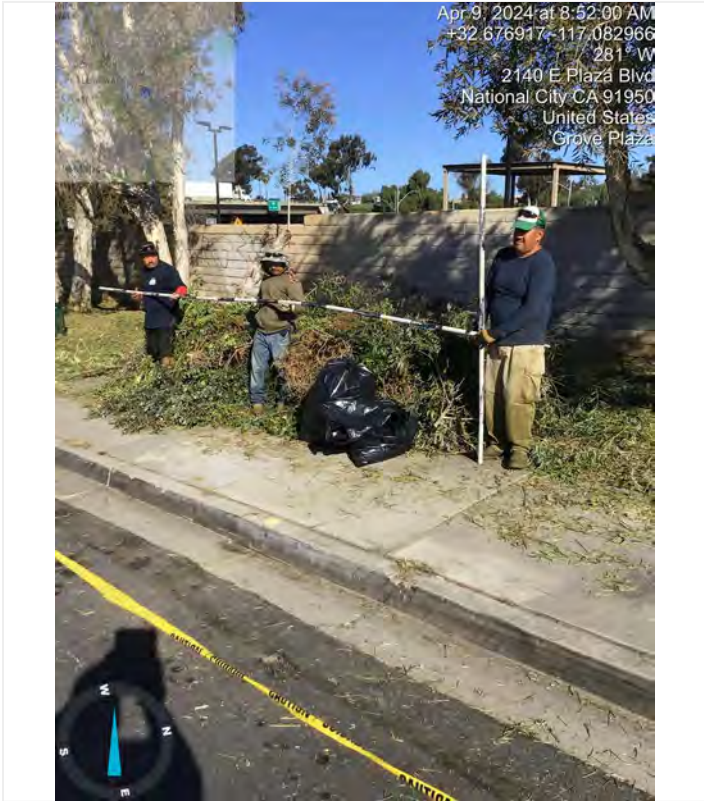
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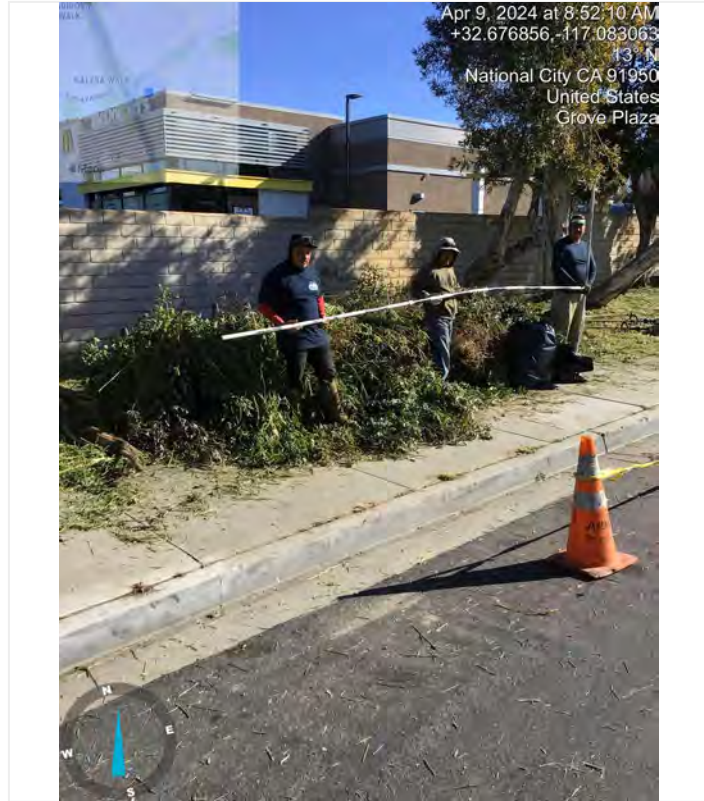
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Description
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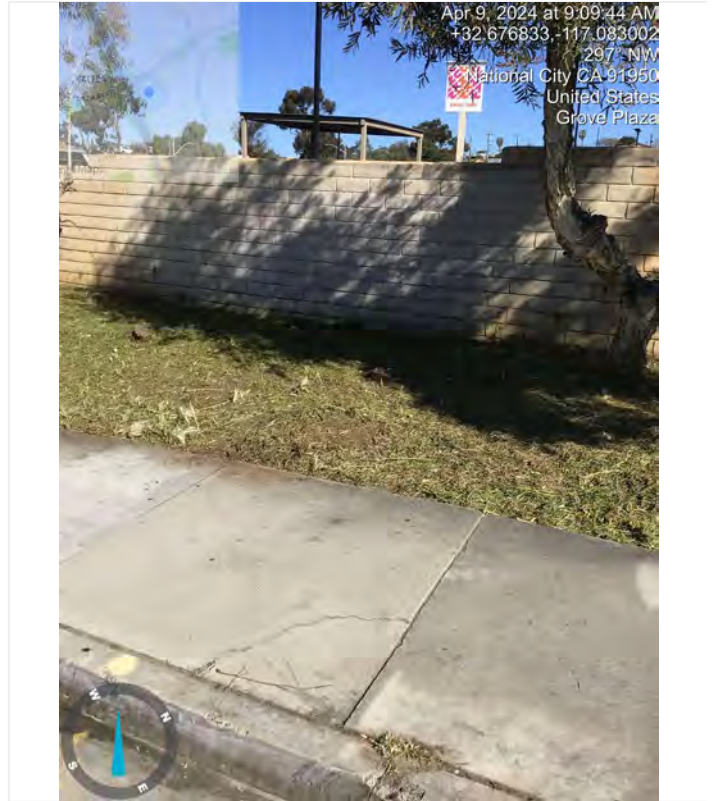
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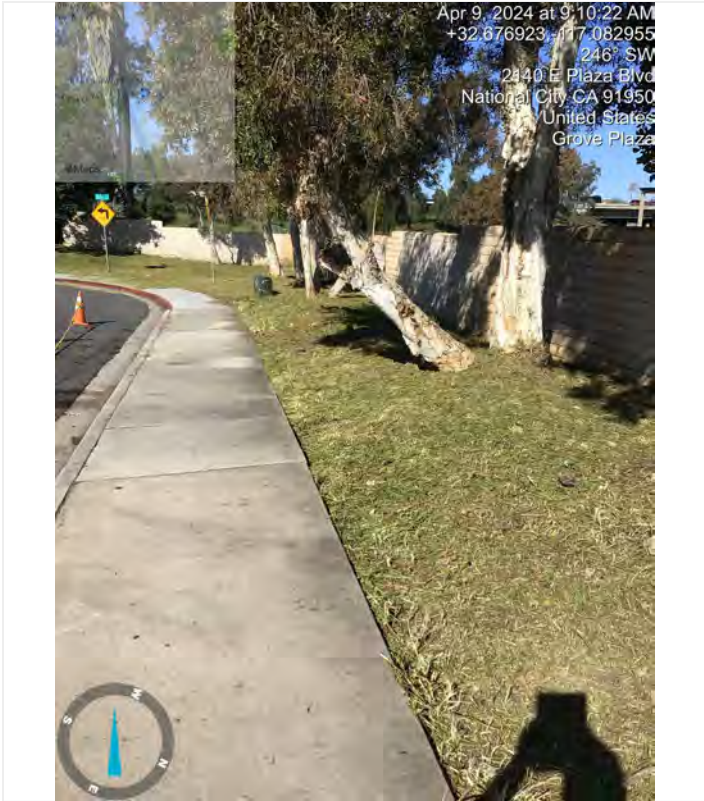
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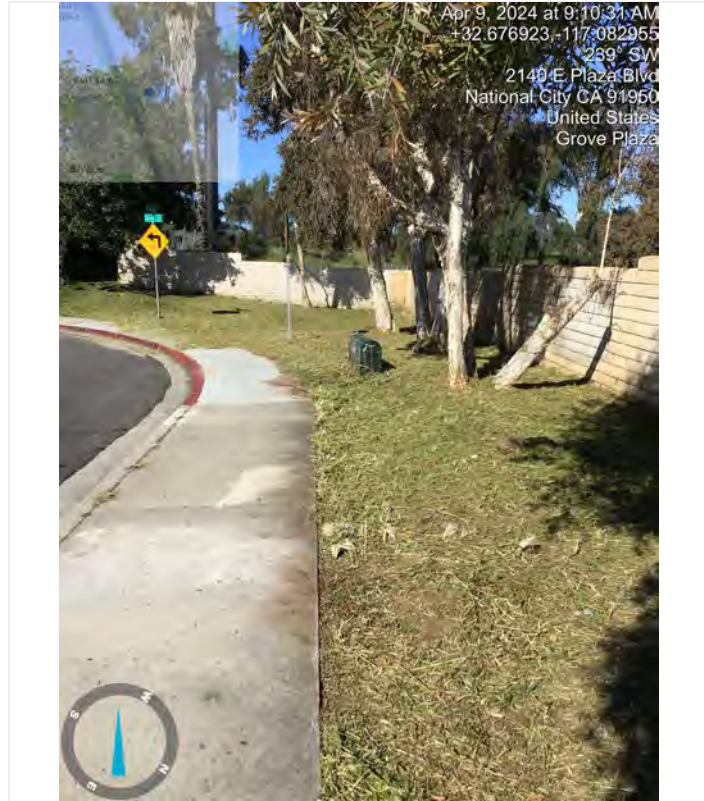
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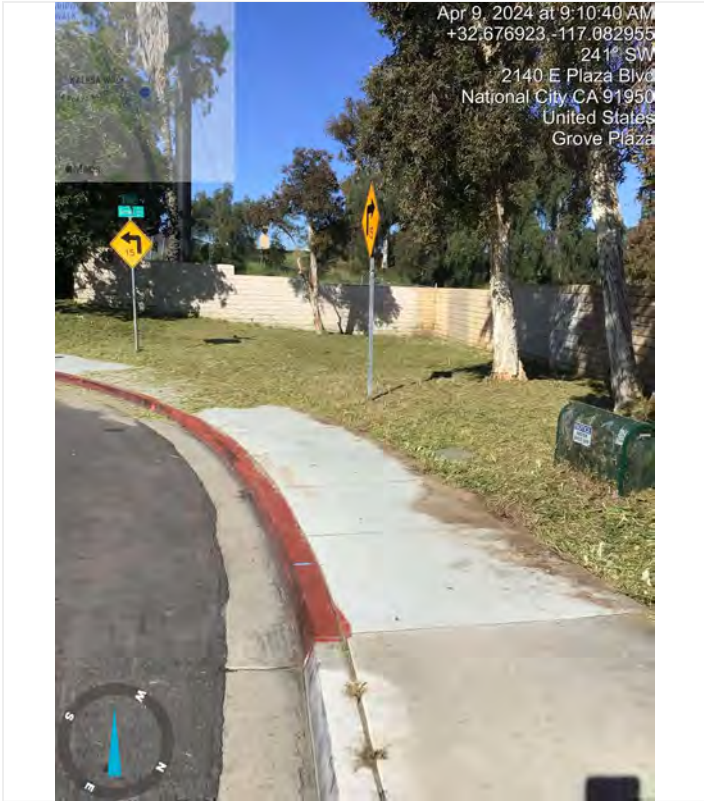
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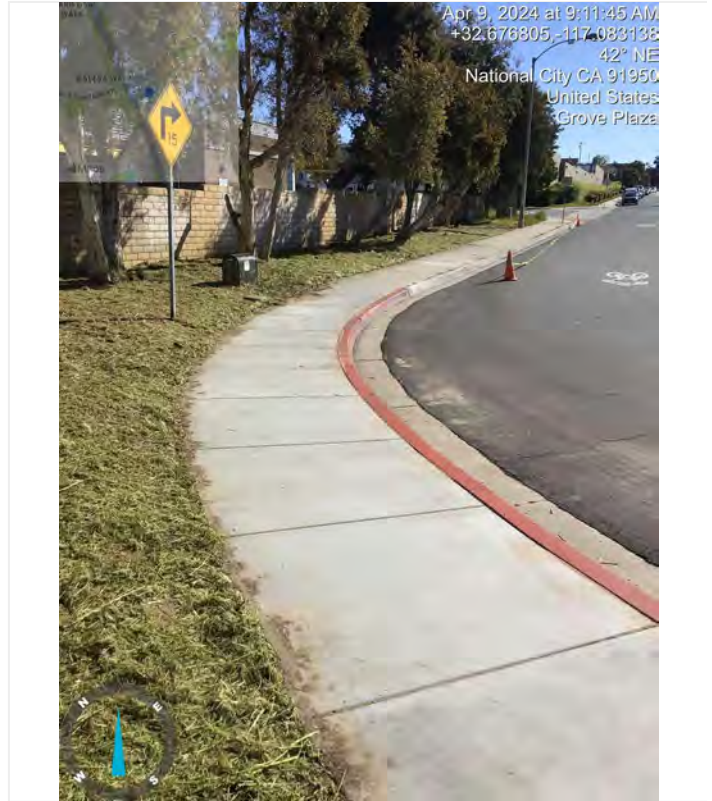
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Description
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Name
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Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-7 APN: 5573806200

04/10/2024

MCDONALDS CORP

PO Box 182571 ,Store #1134

COLUMBUS, OH 43218

Location: 0 Plaza Blvd, National City, CA, 91950

Dear MCDONALDS CORP,MCDONALDS CORP,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$894.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-7** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	164 sq. ft.	164.00
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation (includes chipping, grinding, and/or shredding)</u>			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	x 10 cu. yds =	380.00
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee (failure to comply by deadline of notice)</u>			
A. per parcel	\$350.00	1	\$350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees (includes preparing reports, attending hearings, etc.)</u>			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
 FILE # NC-24.7 APN # 557-380-62-00 TOTAL \$ 8,94.00			



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-7 APN: 5573806200

05/30/2024

MCDONALDS CORP

PO Box 182571 ,Store #1134

COLUMBUS, OH 43218

Location: 0 Plaza Blvd, National City, CA, 91950

Dear MCDONALDS CORP,MCDONALDS CORP,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$894.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-7** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
Escondido, CA 92022-1720
(619) 562-1050 Fax (619) 445-6336

(AND WHEN RECORDED BY MAIL) ♦
Fire Prevention Services, Inc.
PO Box 1720
Escondido, CA 92022-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist and

WHEREAS such violation was ordered abated on 3/25/2024, and

WHEREAS representatives of the City of National City abated the violation(s) on 4/9/2024, and


WHEREAS the charge for such abatement amounted to \$964.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is MCDONALDS CORP, MCDONALDS CORP at PO Box 182571, Store #1134, COLUMBUS, OH, 43218, P.O. BOX 182571, COLUMBUS, OH, 43218 described as follows:

APN # 5573806200 CASE # NC-247
ADDRESS: 0 Plaza Blvd, National City, CA, 91950
LEGAL DESCRIPTION: CITY: NATIONAL CITY PM12772 P & R1

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 \$964.00 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:

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

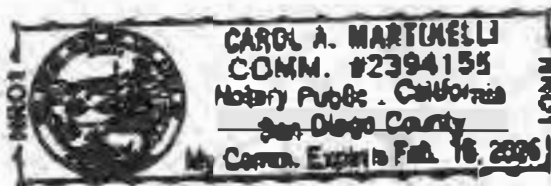
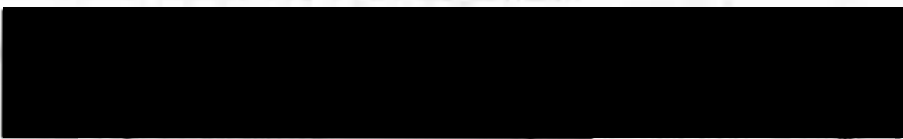
State of California)

County of San Diego)

On before me, Carol A. Martielli, Notary Public, personally appeared Keo 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 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 seal.



(Seal)

DOC# 2024-0156191



Jun 20, 2024 03:05 PM

OFFICIAL RECORDS

JORDAN Z MARKS,

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (SB2 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 13th day of June, 2024 at El Cajon, CA

Ken Osborn

PRINT NAME

SIGNATURE

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 property conveyed
Computed on full value less liens & encumbrances remaining thereon at time of sale
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 558-170-34-00

06/10/24 Initial inspection was made, property was found to be in violation.

06/10/24 Mailed 30 day courtesy notice to the owner.

07/16/24 Re-inspection was made, property was found to be in violation.

07/16/24 Posted property.

07/16/24 Verified ownership information with County of San Diego.

07/16/24 Mailed 10 day final notice to the owner, certified mail.

07/30/24 Final inspection was made, property was found to be in violation.

08/07/24 Work order authorization signed by District Official.

08/16/24 Certified notice returned "unable to forward".

08/29/24 & 09/09/24 F.P.S.I. crews abated the property.

09/12/24 The owner was mailed a bill at the contracted rates.

10/03/24 The owner was mailed a final bill.

10/16/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: MENA, NESTOR M
5153 Lenox Dr
SAN DIEGO, CA 92114

Date: 06/10/2024

Case #: **NC-24-241**

Parcel Number: **5581703400**

Location: 1305 Harbison Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial inspection</p> <p>Date: Jun 10, 2024 09:19</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: EE808DAF-EC4A-40AB-BC7F-09D9AF648E3E_1_102_o_1718036354305.jpeg</p> <p>Date: Jun 10, 2024 09:19</p> <p>Uploaded by: Michael Horkos</p>
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	<p>Title: B751833F-3EFD-43AE-8A86-BB7F230DAEA1_1_102_o_1718036359039.jpeg</p> <p>Date: Jun 10, 2024 09:19</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 5B55C3A7-B667-4F8D-AF69-B1E0FF5DD2C0_4_5005_c_1718036361406.jpeg</p> <p>Date: Jun 10, 2024 09:19</p> <p>Uploaded by: Michael Horkos</p>
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: MENA NESTOR G M & MARQUEZ ROSA M
5153 Lenox Dr
SAN DIEGO, CA 92114
Case #: NC-24-241

Date: 07/16/2024

Parcel Number: 5581703400

Location of Public Nuisance: **1305 Harbison Ave, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 07/16/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
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	<p>Title: AC4FBDAE-37A9-46F6-80B9-872E97E532CC_1_102_o_1721166599567.jpeg</p> <p>Date: Jul 16, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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	<p>Title: 85E3898E-FA97-4BA2-B981-C7664699EFAF_1721166615648.jpeg</p> <p>Date: Jul 16, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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9589 0710 5270 0948 1971 59

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

\$ _____

Other Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____



Mail To:
 Mena Nestor G.M. + Marquez Rosa M
 Street and Apt. No., or PO Box No.
 5153 Lenox Ave
 City, State, ZIP+4®
 San Diego, CA 92114

323

Fire Prevention Services

P. O. Box 1720
El Cajon, CA 92022-1720

8/14/24



SAN DIEGO CA 920

15 JUL 2024 PM 3 L

9589 0710 5270 0948 1971 59

PIETREY BOWEN
\$9.64
US POSTAGE
FIRST-CLASS
028W0002311081
2000280942
ZIP 92021
JUL 18 2024



RETURNED TO SENDER
UNCLAIMED

**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

RETURNED TO SENDER
UNCLAIMED

knocked
17-24
26

Owner: MEN. NESTOR G M & MARQUEZ ROSA M
5153 Leroux Dr
SAN DIEGO, CA 92118
Case #: NC-24-211

ation of Public Nuisance: 1305 Harbison Ave, National City, CA, 91950

324

NIXIE 91109 08/08/2024
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMAT
BC: 56998999955

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC 04-211

Owner: MENA, NESTOR, G M & MARQUEZ, ROSA M

Address: MENA, NESTOR, G M & MARQUEZ, ROSA M
5153 Lenox Dr
SAN DIEGO, CA 92114

Parcel # 5551700800

Job location: 1305 Barbican Ave, National City, CA 91950

LTD: 10/13/17
0475081

Authorized by: R. Deen

Signature:  Date: 8-7-24

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

	Circle One:	Entire Parcel	Fire Break	
Hand Cutting:	19,200	sq. ft.	Blading:	32 cu. yds.
Tractor Mowing:		sq. ft.	Tracing:	sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	08/29/24
Name: Remediation	08/29/24
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

1 Property Address: 1305 S HARBISON AVE NATIONAL CITY CA 91950-3924

APN Map

Index

County Index

Ownership

County: **SAN DIEGO, CA**
 Assessor: **JORDAN Z. MARKS, ASSESSOR**
 Parcel # (APN): **558-170-34-00**
 Parcel Status: **ACTIVE**
 Owner Name: **MENA NESTOR G M & MARQUEZ ROSA M**
 Mailing Address: **5153 LENOX DR SAN DIEGO CA 92114**
 Legal Description: **TR 2366 LOT 8*PAR 2 PER R&T CODE 326 IN PAR 1&IN**

Assessment

Total Value: \$501,979	Use Code: 11	Use Type: RESID. SINGLE FAMILY
Land Value: \$412,740	Tax Rate Area: 006-000	PQ Zoning Type:
Impr Value: \$89,239	Year Assd: 2024	PQ Zoning Code: RS-2
Other Value:	Property Tax:	Census Tract: 120.03/1
% Improved: 17%	Delinquent Yr:	Price/SqFt:
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				10/13/2017
Document Number:				0475081
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY**

[CLICK HERE](#)

Property Characteristics

Bedrooms: 3	Fireplace:	Units: 1
Baths (Full): 2	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area: 1,065	Park Type:	Condition:
Lot Acres:	Spaces: 2	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year: 1947		

Work space for diagrams and amount of work done

Hand Sq. Ft.: 19,200

TraCTOR Sq. Ft.: ~~0~~

Total Removal Cu. Yds.: 32

Dump ticket: ~~0~~

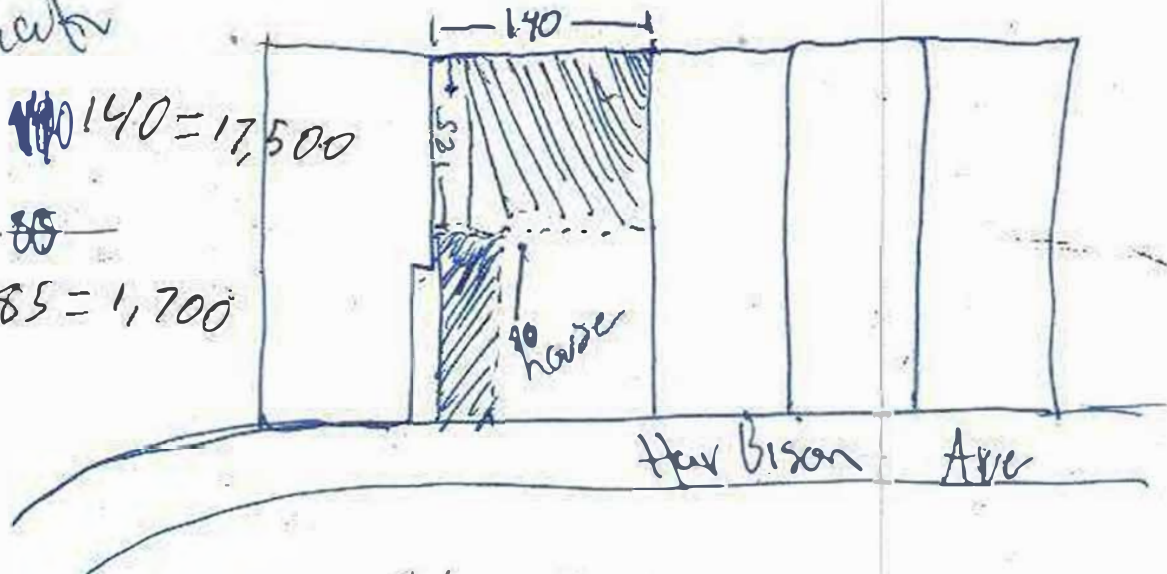
Dump Charge: ~~0~~

Handwritten: *Handwritten*

$195 \times 140 = 17,500$

~~90×85~~

$20 \times 85 = 1,700$



Handwritten: *Pile: cat # 1*

$14 \times 8 \times 27 = 864 \div 27 = 32$

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-241

LOCATION

TAX-25-26...1305 Harbison Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on September 12, 2024 by Carol Martinel
li

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Name

NC-24-241 CREW BEFORE 20240829_163044230_iOS
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Description

N/A



Uploaded on September 12, 2024 by Carol Martinel
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N/A



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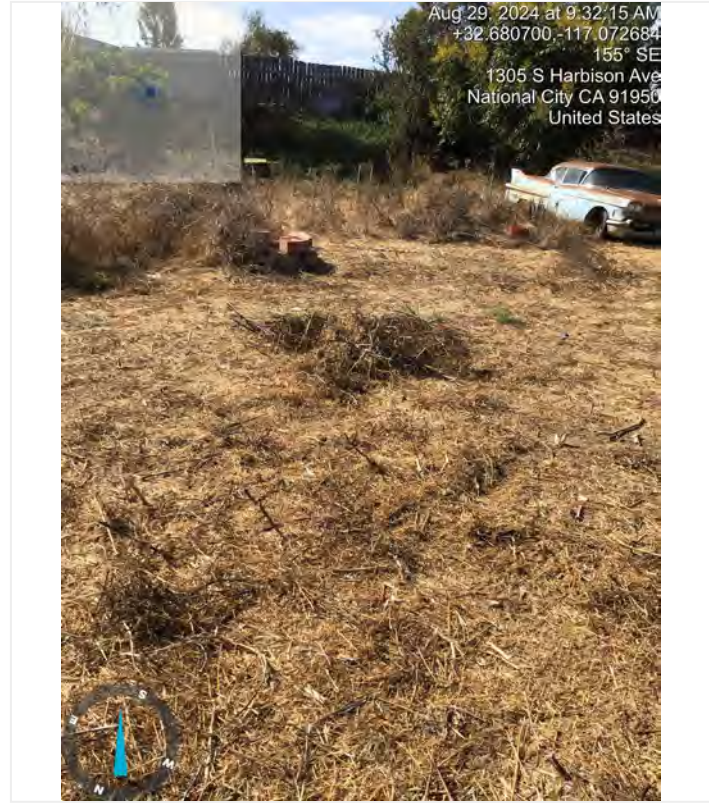
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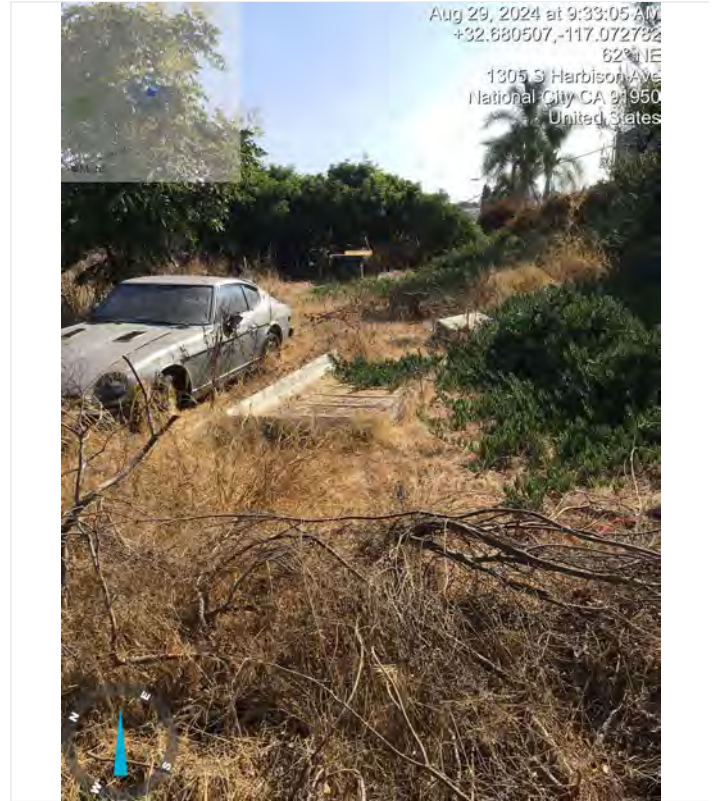
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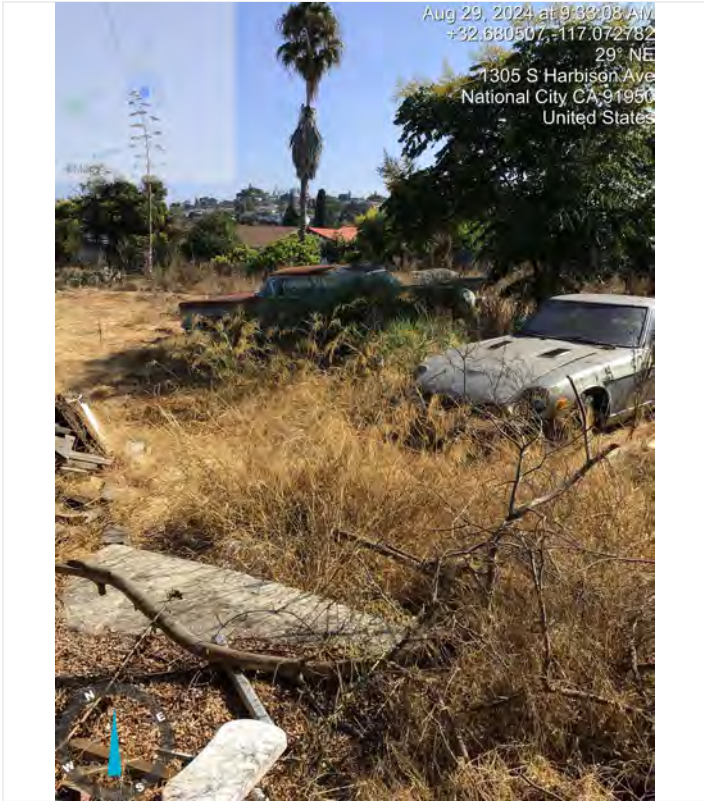
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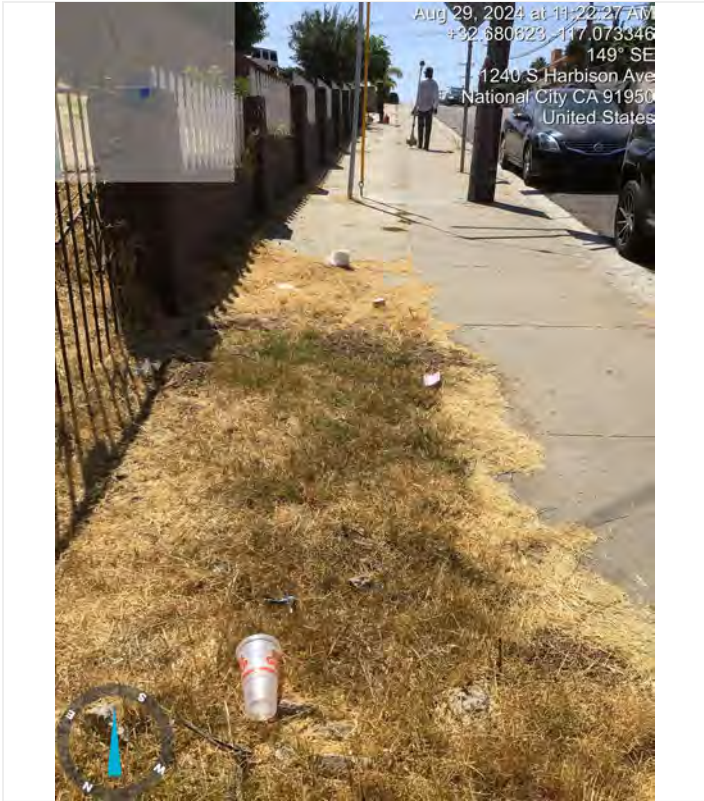
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Description

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Description

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Name

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Description

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Uploaded on September 12, 2024 by Carol Martinel
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Description

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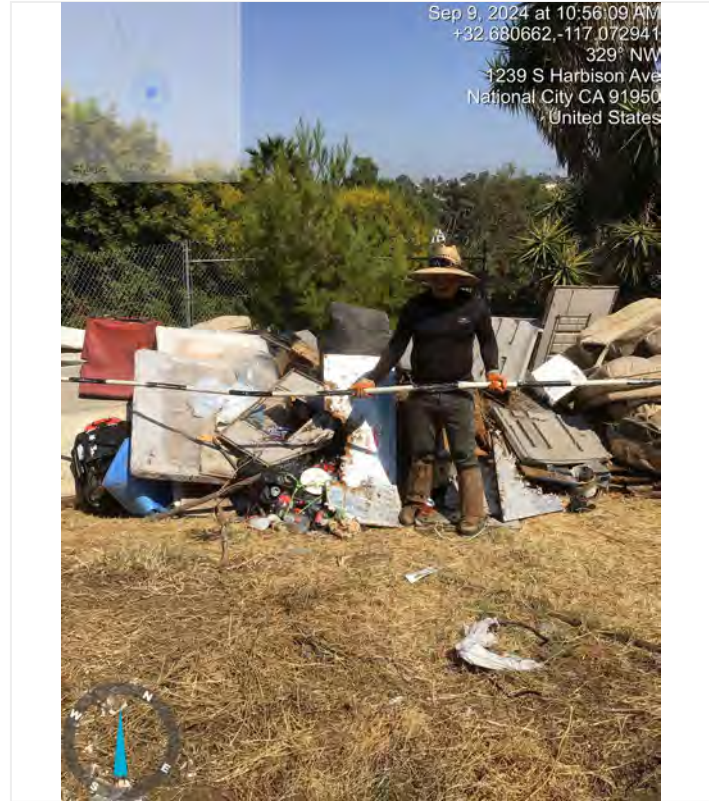
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Description

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Description

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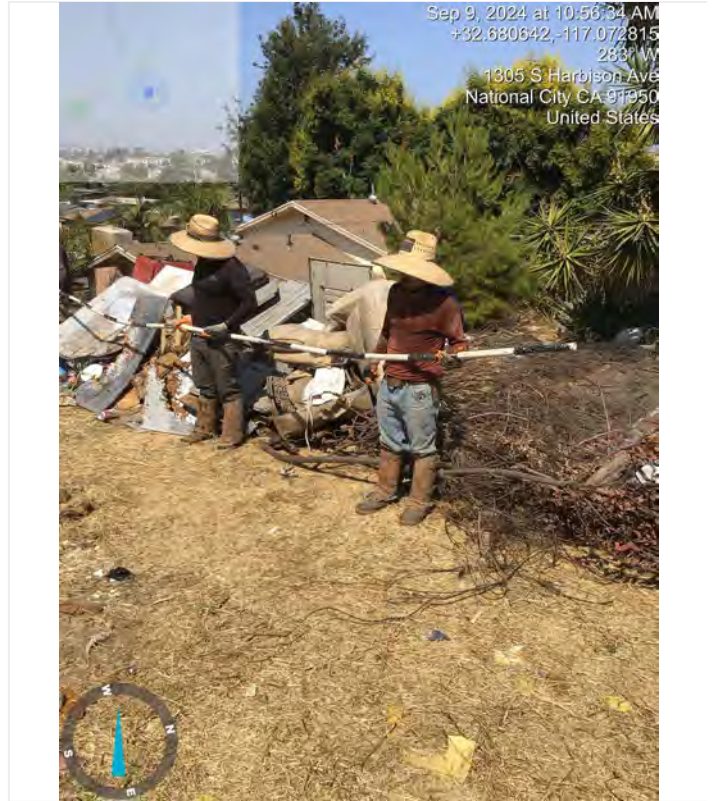
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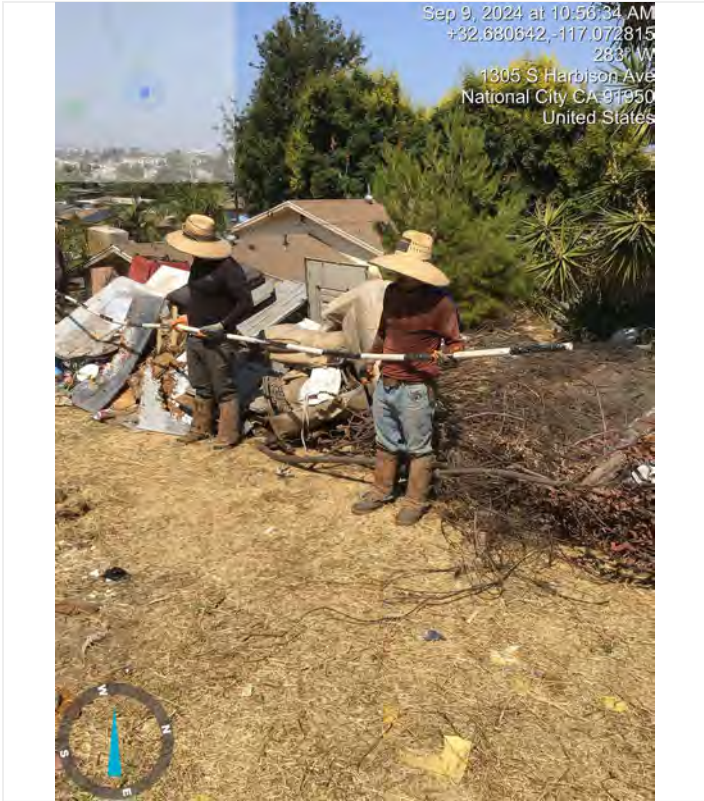
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Description

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Description

N/A



Uploaded on September 12, 2024 by Carol Martinel
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Name

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Description

N/A



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Name
NC-24-241 CREW AFTER

Description
N/A



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Description

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Description

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Description
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Uploaded on September 12, 2024 by Carol Martinel
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Description
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Name

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Description

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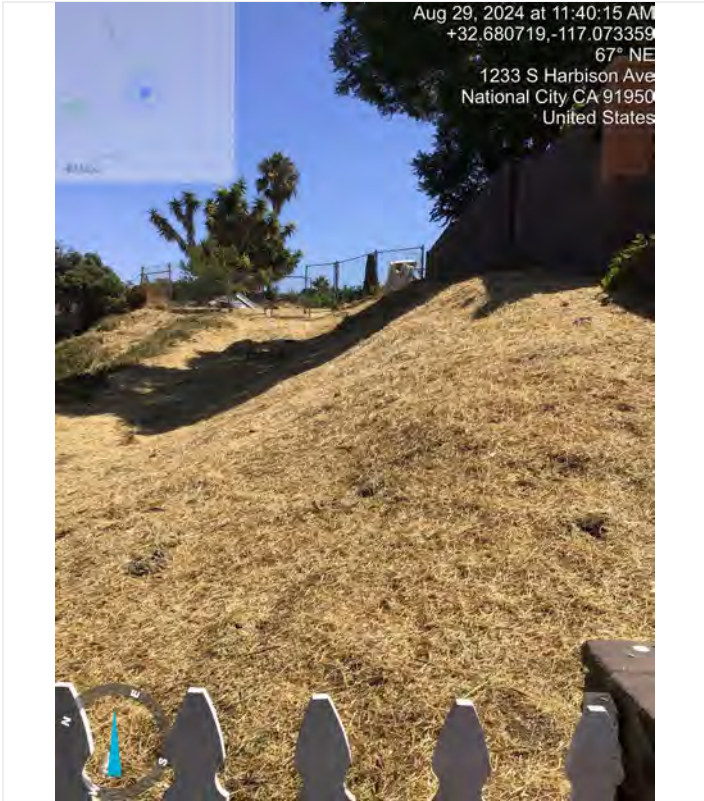
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Uploaded on September 12, 2024 by Carol Martinel
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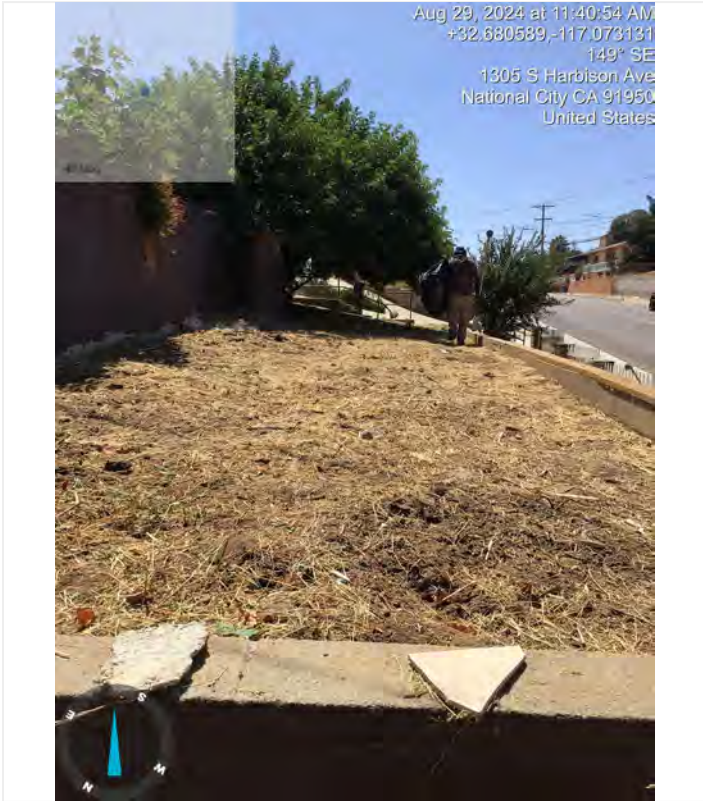
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Description

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Description

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Uploaded on September 12, 2024 by Carol Martinel
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Name

NC-24-241 CREW AFTER 20240909_185340719_iOS_1726150941654.jpg

Description

N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-241 APN: 5581703400

09/12/2024

MENA NESTOR G M & MARQUEZ ROSA M

5153 Lenox Dr

SAN DIEGO, CA 92114

Location: 1305 Harbison Ave, National City, CA, 91950

Dear MENA NESTOR G M & MARQUEZ ROSA M,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$3571.01. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-241** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>		quantity	sub total
A.	per parcel, sized 1 to 7,500 square feet	_____	_____
B.	per parcel, sized 7,501 to 15,000 square feet	_____	_____
C.	per parcel, sized 15,001 square feet to 30,000 square feet	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	_____	_____
E.	per square foot over one acre	_____ sq. ft.	_____

<u>Hand Labor</u>			
A.	per square foot of area abated	\$0.10	1,920 sq. Ft. 1,920.00

<u>Dozer Operation</u>			
A.	hourly rate	\$150.00	_____
B.	move-on fee	\$150.00	_____

<u>Debris Remediation (includes chipping, grinding, and/or shredding)</u>			
A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	X 32 cu. yds = 1,216.00
B.	dump fees (reimbursement of cost)		85.01

<u>Administrative Fee (failure to comply by deadline of notice)</u>			
A.	per parcel	\$350.00	1 \$ 350.00

<u>Attorney Services</u>			
A.	per parcel, per hour	\$200.00	_____

<u>Assessment Fees (includes preparing reports, attending hearings, etc.)</u>			
A.	cost confirmation fee, per parcel	\$275.00	_____

<u>Miscellaneous Fees Per Parcel</u>			
A.	special inspection fee	\$50.00	_____
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	_____
H.	unscheduled fees (reimbursement of cost)		_____

FILE # NC-24-241 APN # 558-170-34-00 TOTAL \$ 3,571.01



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

Case #NC-24-241 APN: 5581703400

10/03/2024

MENA NESTOR G M & MARQUEZ ROSA M

5153 Lenox Dr

SAN DIEGO, CA 92114

Location: 1305 Harbison Ave, National City, CA, 91950

Dear MENA NESTOR G M & MARQUEZ ROSA M,

You have failed to pay the bill dated 09/12/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$3571.01 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 #**NC-24-241** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon CA 92022-1720
(619) 562-1056 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 08/07/2024, and

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


WHEREAS the charge for such abatement amounted to \$3641.01;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is MENA NESTOR G M & MARQUEZ ROSA Mat 5153 Lenox Dr, SAN DIEGO, CA, 92114 described as follows:

APN # 5581703400 CASE # NC-24-241
ADDRESS: 1305 Harbison Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT 8 CITY: NATIONAL CITY TR#: 2366 TR 2366 LOT 8* PAR 2 PER R&T CODE 326 IN PAR 1&IN

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 \$3641.01 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: 10/16/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
in signee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

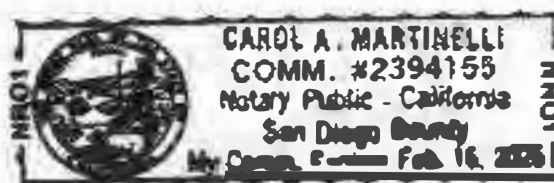
State of California)

County of San Diego)

On 10/16/2024 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 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 seal.



(Seal)



Oct 23, 2024 11:33 AM

OFFICIAL RECORDS

JORDAN Z. MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: 50.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon CA 92023-1720

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, 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:

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 16th day of October, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 558-210-16-00

04/29/24 Initial inspection was made, property was found to be in violation.

04/29/24 Mailed 30 day courtesy notice to the owner.

06/03/24 Re-inspection was made, property was found to be in violation.

06/03/24 Posted property.

06/05/24 Verified ownership information with County of San Diego.

06/05/24 Mailed 10 day final notice to the owner, certified mail.

06/10/24 Received signed certified return receipt.

06/27/24 Final inspection was made, property was found to be in violation.

07/10/24 Work order authorization signed by District Official.

07/18/24 F.P.S.I. crews abated the property.

07/22/24 The owner was mailed a bill at the contracted rates.

08/05/24 The owner was mailed a final bill.

08/21/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: LUCERO, ROSALINDA
2919 E 18Th St
NATIONAL CITY, CA 91950

Date: 04/29/2024

Case #: **NC-24-144**

Parcel Number: **5582101600**

Location: 2919 E 18Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any tree branches and/or vegetation existing upon or touching rooftop.

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

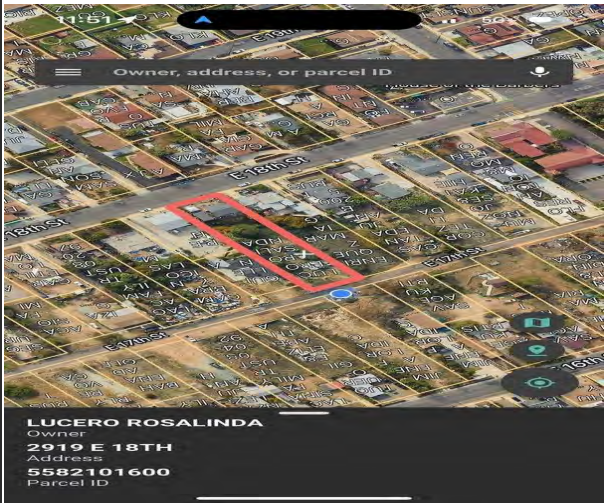
Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Apr 29, 2024 09:32</p> <p>Uploaded by: Michael Horkos</p>



Photo	Details
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	<p>Title: 2C105721-10A1-498C-8198-34DE55FF1CC5_1_102_o_1714408221933.jpeg</p> <p>Date: Apr 29, 2024 09:32</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: LUCERO, ROSALINDA
2919 E 18Th St
NATIONAL CITY, CA 91950
Case #: NC-24-144

Date: 06/05/2024

Parcel Number: 5582101600

Location of Public Nuisance: **2919 E 18Th St, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any tree branches and/or vegetation existing upon or touching rooftop.**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 06/05/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

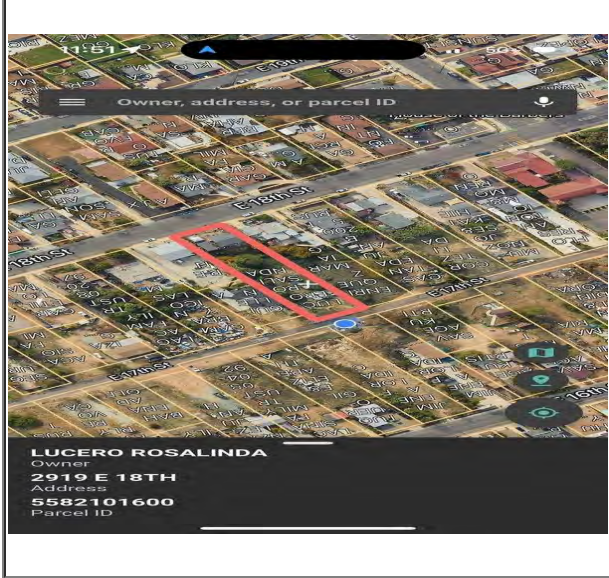
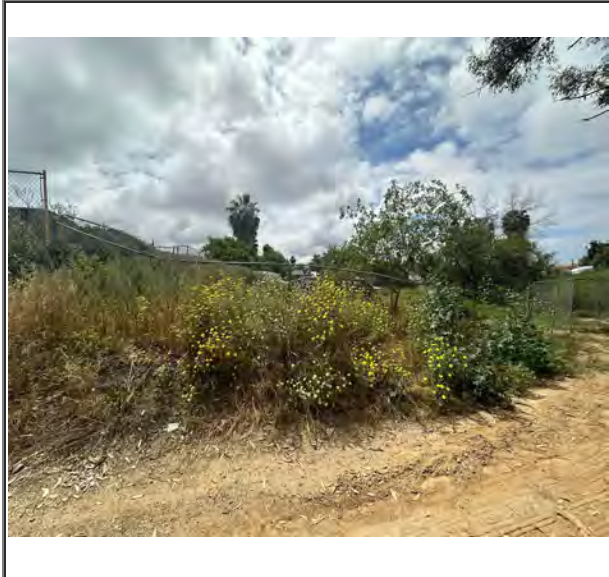

Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Apr 29, 2024 09:32</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 5F67A65B-065F-4806-B02E-75BAE4F61AC3_1_102_o_1714408220199.jpeg</p> <p>Date: Apr 29, 2024 09:32</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 2C105721-10A1-498C-8198-34DE55FF1CC5_1_102_o_1714408221933.jpeg</p> <p>Date: Apr 29, 2024 09:32</p> <p>Uploaded by: Michael Horkos</p>

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Photo

Details



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Date: Apr 29, 2024 09:32

Uploaded by: Michael Horkos



Title: C607556D-78DF-47F2-BC10-6EC68269E901_1_105_c_1714408251825.jpeg

Date: Apr 29, 2024 09:32

Uploaded by: Michael Horkos

ASSESSOR DATA DOCS & SALES HISTORY TAX BILL DATA FINANCE

Property Address: 2849 E 18TH ST NATIONAL CITY CA 91959-5305

Ownership

County: SAN DIEGO, CA
 Assessor: JEROME E. MARSH, ASSESSOR
 Parcel # (APN): 536-240-16-00
 Parcel Status: ACTIVE
 Owner Name: LUCERO ROSALINDA
 Mailing Address: 2849 E 18TH ST NATIONAL CITY CA 91959
 Legal Description: TR 1748 LOT 138*

Assessment

Final Value:	\$506,878	Use Code:	R1	Use Type:	RESID, SINGLE FAMILY
Land Value:	\$136,336	Tax Rate Area:	006-000	HQ Zoning Type:	
Impv Value:	\$176,741	Map Area:	2023	HQ Zoning Code:	MKC-3
Water Value:		Assessory Fee:	\$6,475.14	Camera Fee:	\$20.00/3
W. Exempt:	34%	Development Fee:		Fee/Right:	\$1.66/36
Exempt Amt:		HO Exempt:	N		

Sale History

Document Date	Doc #	Transfer
09/11/1994		07/10/2007
Document Number:	0497242	Doc #:
Document Type:	GRANT	
Transfer Amount:	\$110,000	
Seller (Grantor):		

Property Characteristics

Rooms:	2	Fireplace:	N/C	Lines:	2
Baths (Full):	1	Heating:	None	Stones:	
Baths (Half):		Floor:	Tile	Quality:	
Water:		Permit:	None	Building Class:	
Water Area:	762	Typical:	None	Condition:	
Water Area:		Typical:	None	Use Approval:	
Lot Area:		Garage Type:		Transfer Property:	
Lot Sqr Ft:				Ag. Reserve:	
Year Built:	1930				
Effective Year:					

Title: ParcelQuest

Date: Jun 03, 2024 14:37

Uploaded by: Michael Horkos

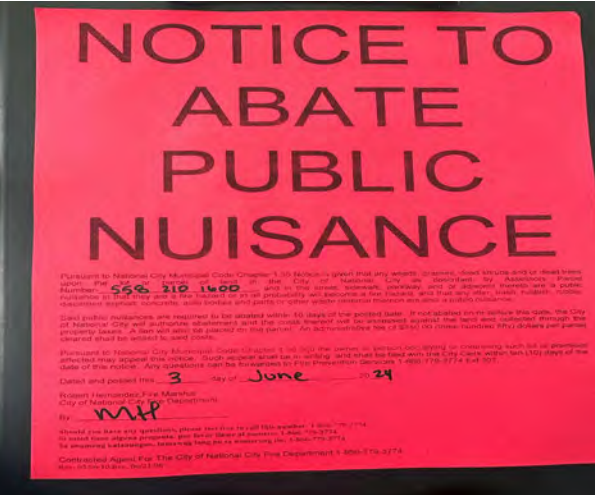



Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Jun 03, 2024 14:41</p> <p>Uploaded by: Michael Horkos</p>
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate):

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |



Postage

\$ _____

Total Postage and Fees

\$ _____

NC-24-144

Sent To

Lucero, Rosalinda

2919 E. 18th St.

National City, OH 45424-9195

366

7021 2720 0000 5249 7932

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to

CASE#NC-24-144
LUCERO, ROSALINDA
2919 E. 18TH ST.
NATIONAL CITY, CA. 91950



9590 9402 8357 3156 1377 35

2. Article Number (Transfer from container label)

7021 2720 0000 5249 7812

367

COMPLETE THIS SECTION ON DELIVERY

A.

X


 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-144

LOCATION

TAX-25-26...2919 E 18Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on June 27, 2024 by Michael Horkos

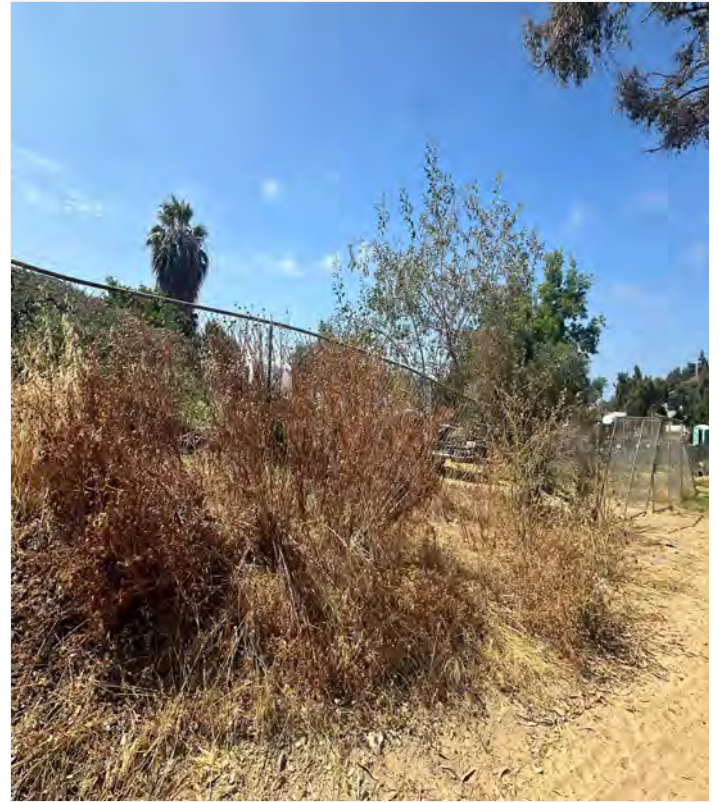
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Name

Final

Description

N/A



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Name

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Description

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Name

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Description

Final



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Description

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Description
work auth



Uploaded on July 12, 2024 by Michael Horkos
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Name
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Description
work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd, National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-144

Owner: LUCERO, ROSALINDA

Address: LUCERO, ROSALINDA
2919 E 18th St
NATIONAL CITY CA 91950

Phone: 6598210600

Job location: 2919 E 18th St, National City, CA, 91950

LTD: 07/10/2007

0403642

Authorized by:

R. Deew

Signature:



Date:

7-10-24

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

	Circle One:	Entire Parcel	Fire Break:
Hand Cutting: <u>11,700</u> sq. ft.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tractor Mowing: _____ sq. ft.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Hauling: <u>15.62</u> cu. yds.	
		Discing: _____ sq. ft.	

CREW INFORMATION

Crew	Date
Name: Hand	07/18/24
Name: Removal	07/18/24
Name: _____	
Name: _____	
Name: _____	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, brush, debris and stumps. All piles of dead vegetation and debris must be removed from the property (Please maintain any and all grasses below 3 inches year round) (This includes along sidewalks and alleys) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves) (3) Please remove any tree branches and/or vegetation existing upon or touching rooftop.



DETAIL REPORT

Property Address: 2919 E 18TH ST NATIONAL CITY CA 91950-5305

Ownership

Parcel# (APN): 558-210-16-00
Parcel Status: ACTIVE
Owner Name: LUCERO ROSALINDA
Mailing Addr: 2919 E 18TH ST NATIONAL CITY CA 91950
Legal Description: TR 1748 LOT 238*

Assessment

Total Value: \$515,073
Land Value: \$334,798
Impr Value: \$180,275
Other Value:
% Improved: 34%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-000
Year Assd: 2024
Census Tract: 120.03/2
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: MXC-1
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MINOR MIXED-USE CORRIDOR

Sale History

Recording Date: 09/11/1989
Recording Doc: 0487262
Doc Type: GRANT DEED
Transfer Amount: \$110,000
Price/SqFt: \$146.28
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
07/10/2007
0463642

Property Characteristics

Bedrooms: 2
Baths (Full): 1
Baths (Half):
Total Rooms:
Bldg/Liv Area: 752
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1930
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces: 1
Garage SqFt:
Bsmt SqFt: N/A
Units: 1
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

Work space for diagrams and amount of work done

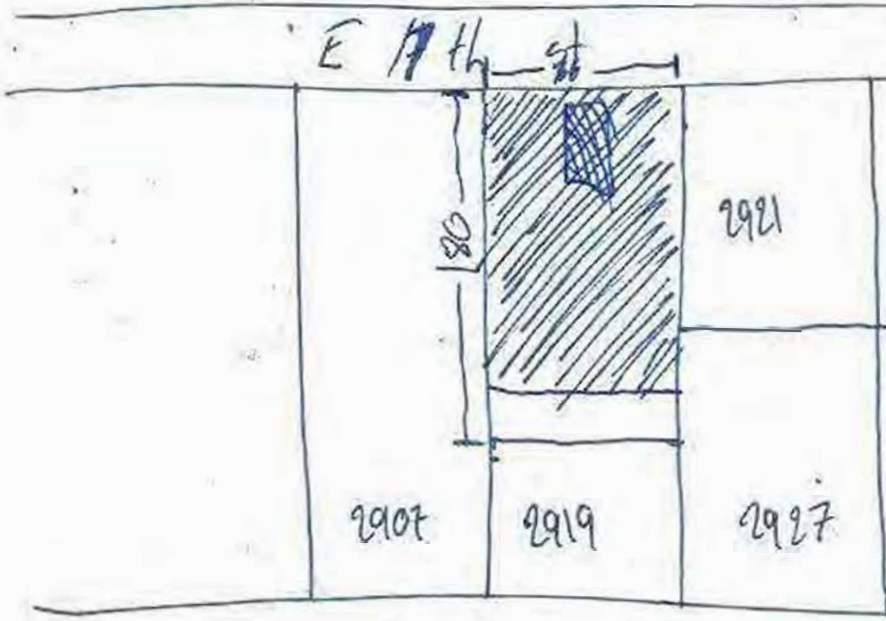
Hand Sq. Ft. 11,700

Tractor Sq. Ft.:

Total Removal Cu. Yds.: 15.62

Dump ticket:

Dump Charge:



Hand Sq Ft
 $65 \times 180 = 11,700$

Pile # 1
 $5 \times 7 \times 10 = 350$
 12.96

Pile # 2: $2 \times 6 \times 6 = 72$
 2.66

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-144

LOCATION

TAX-25-26...2919 E 18Th St, National City, CA 91950

VIOLATIONS

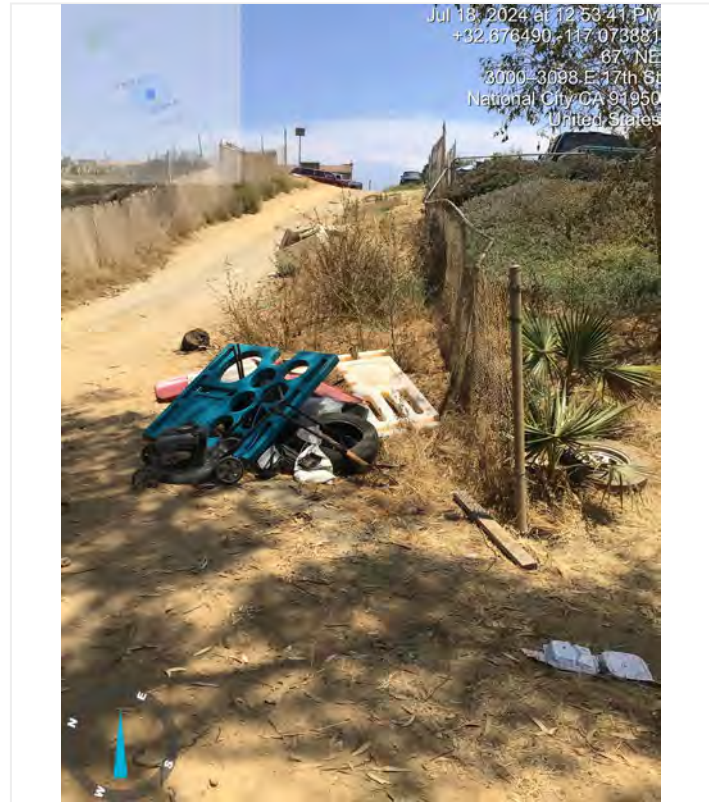
Weeds, Rubbish & Debris



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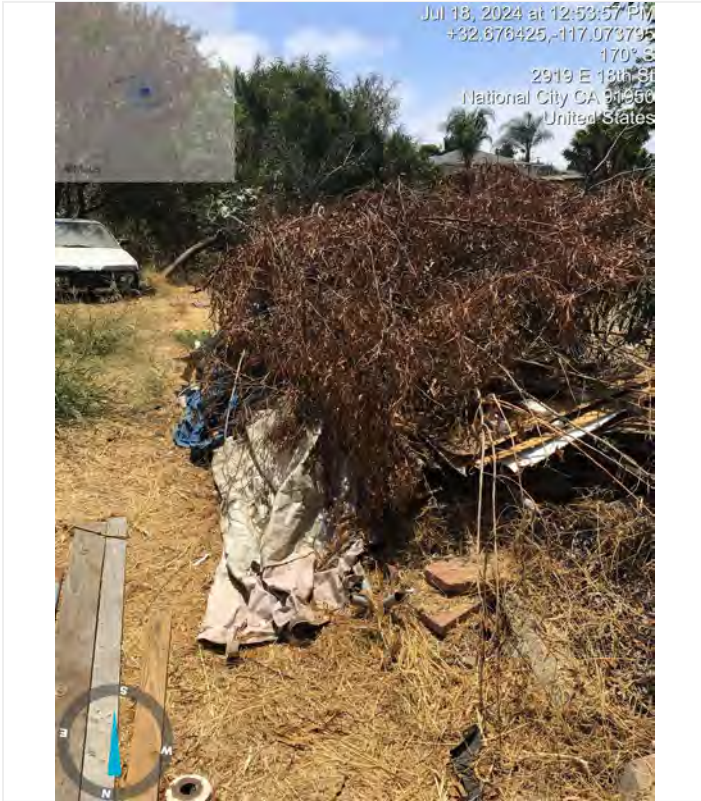
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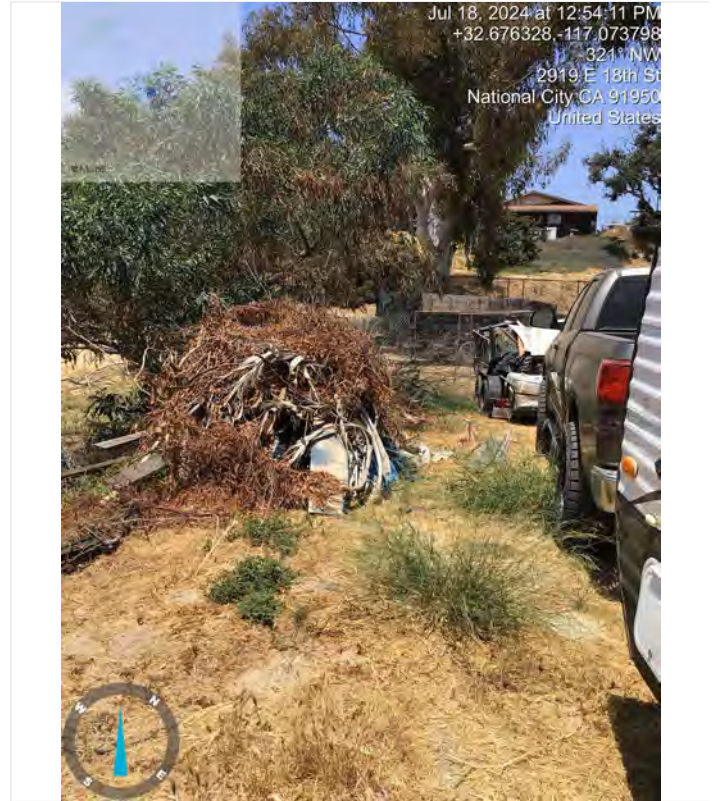
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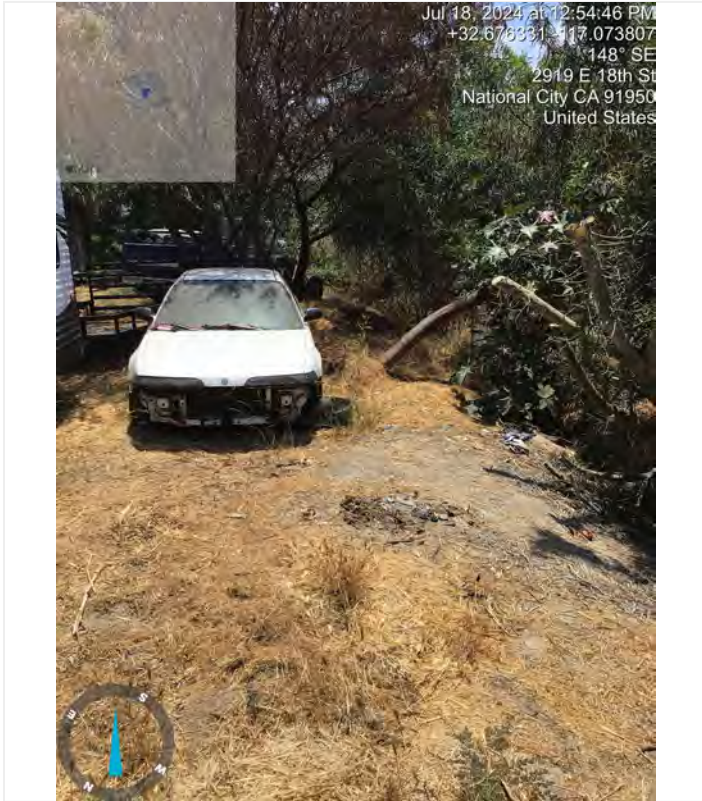
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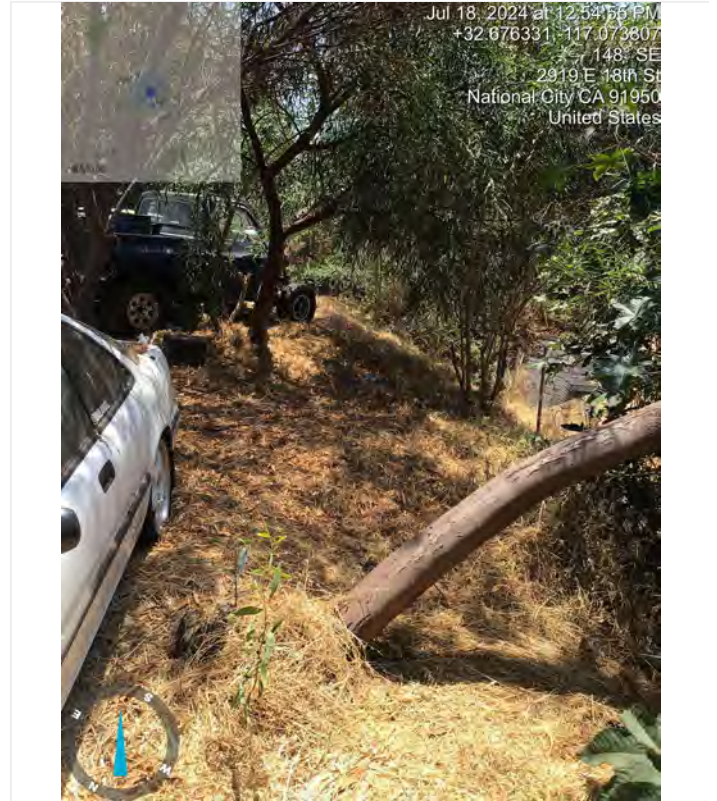
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Description
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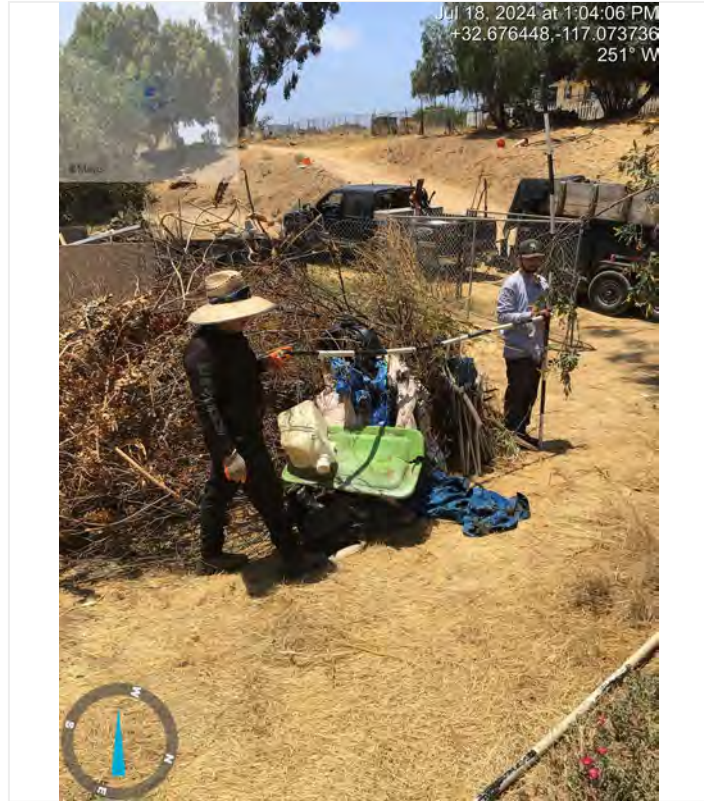
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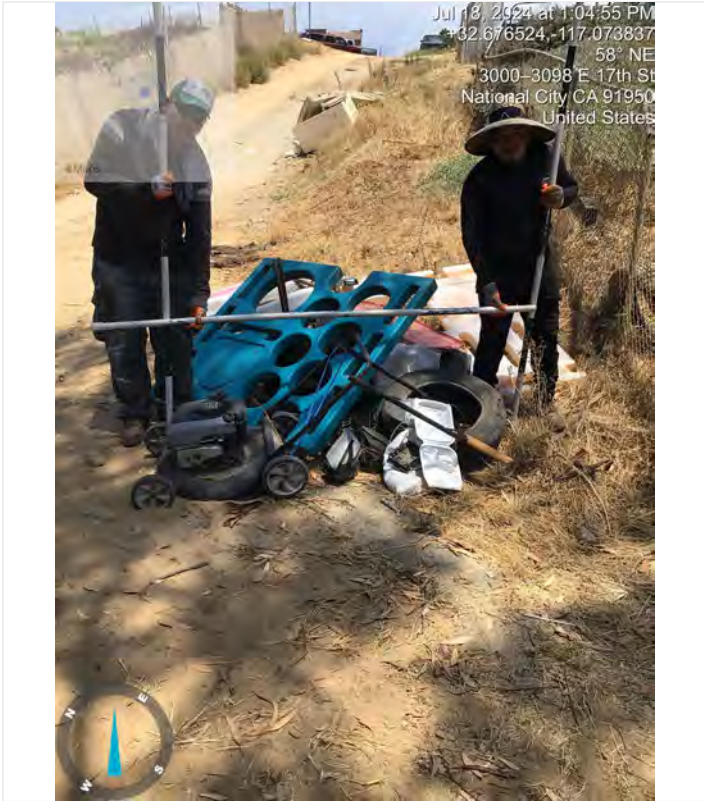
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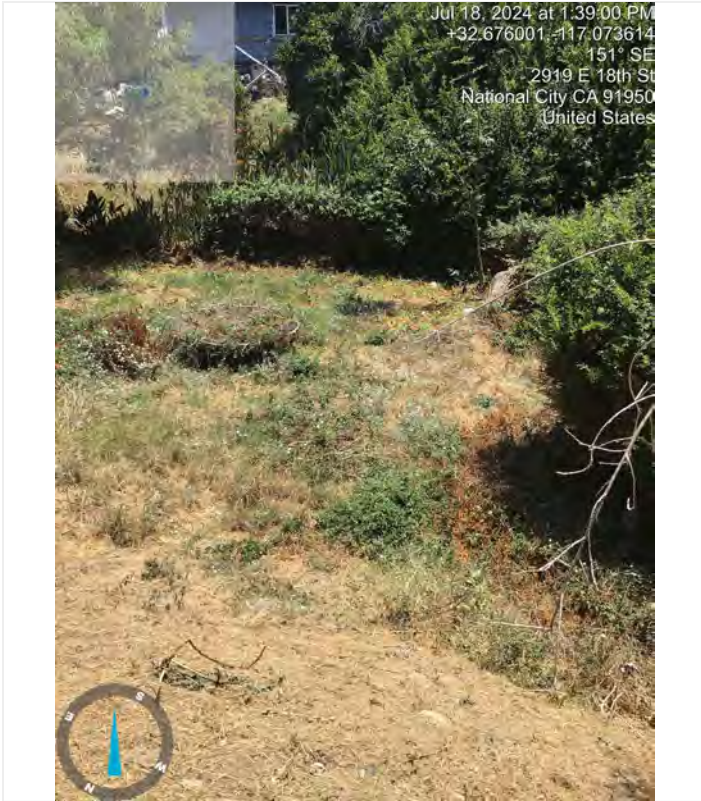
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Description
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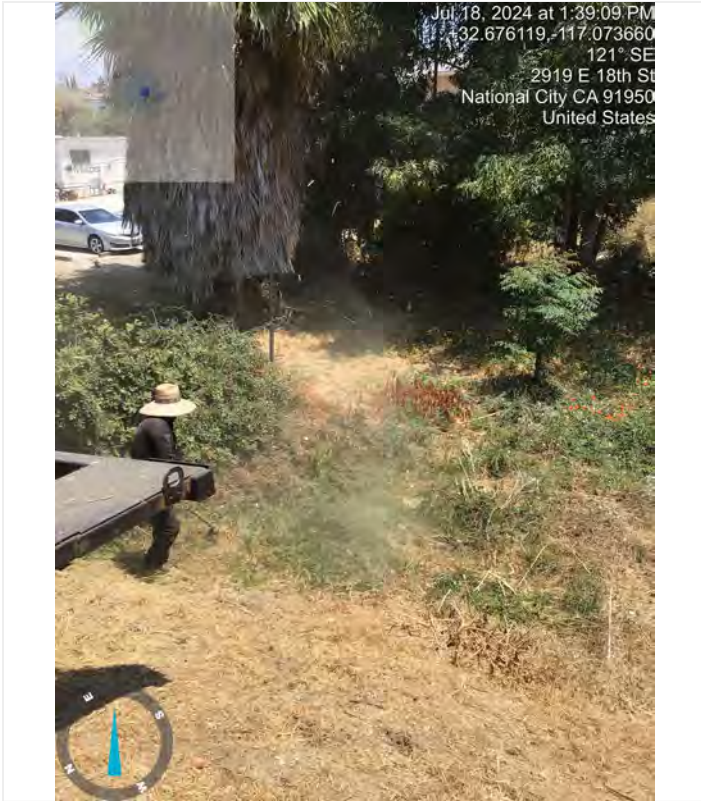
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Description
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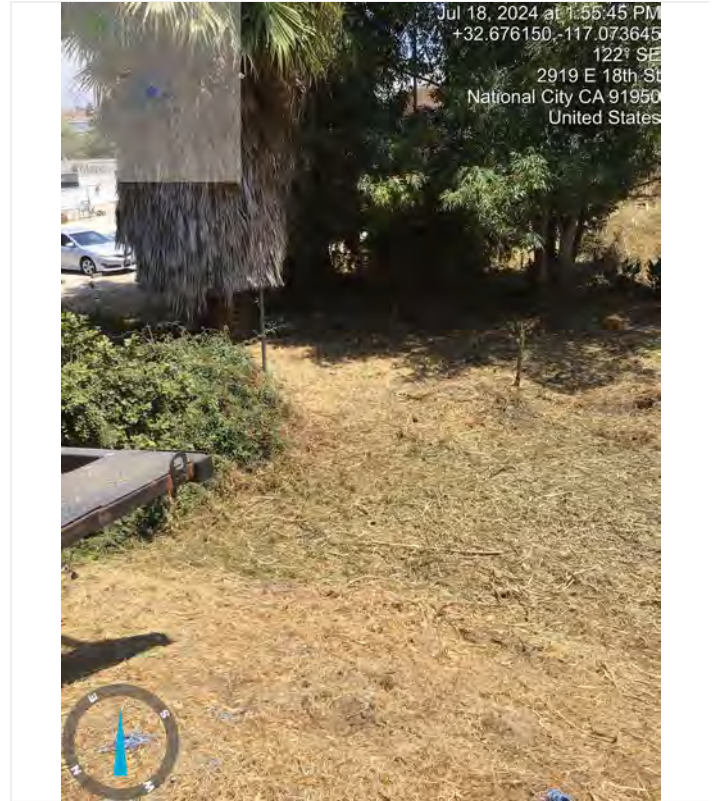
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Description
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Description
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Description
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Description
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Description
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Description
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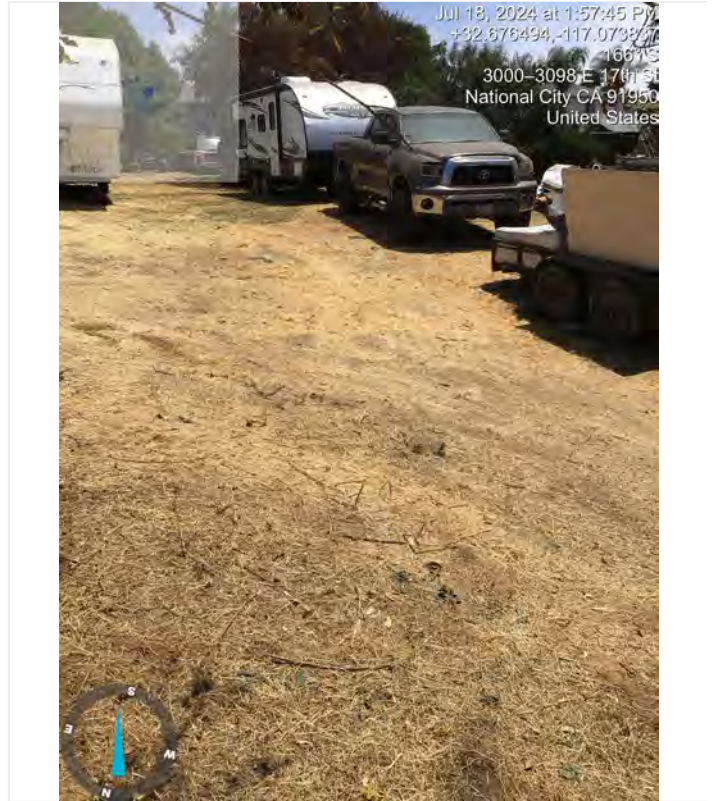
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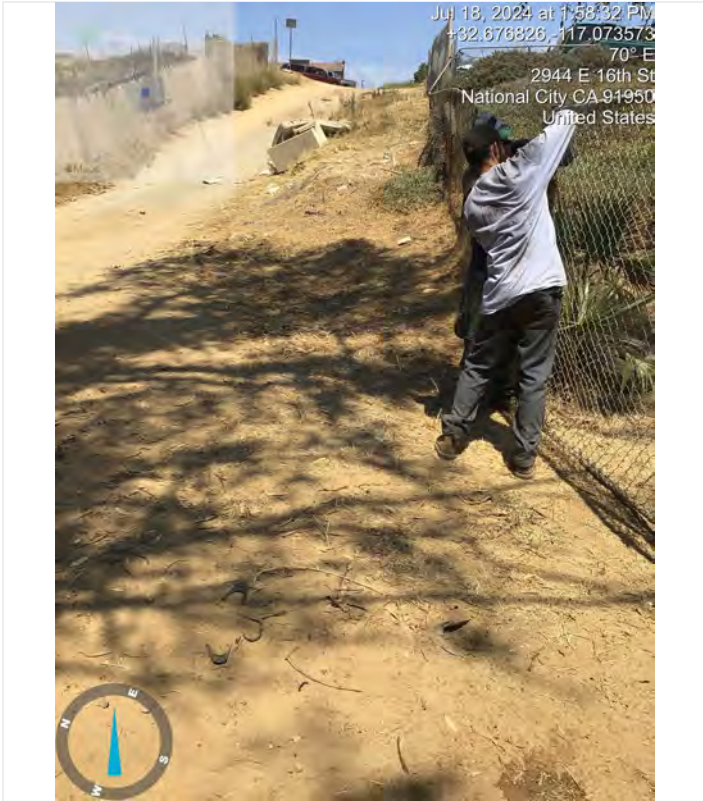
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Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-144 APN: 5582101600

07/22/2024

LUCERO, ROSALINDA

2919 E 18Th St

NATIONAL CITY, CA 91950

Location: 2919 E 18Th St, National City, CA, 91950

Dear LUCERO, ROSALINDA,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$2113.56. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-144** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	11,700 sq. ft.	1,170.00
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation (includes chipping, grinding, and/or shredding)</u>			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X 15.62 cu.yds =	593.56
B. dump fee: (reimbursement of cost)		_____	_____
 <u>Administrative Fee (failure to comply by deadline of notice)</u>			
A. per parcel	\$350.00	1	\$350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees (includes preparing reports, attending hearings, etc.)</u>			
A. cost confirmation fee per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____
FILE # <u>NC-24144</u>	APN # <u>558210-16-00</u>	TOTAL	\$2,113.56



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

Case #NC-24-144 APN: 5582101600

08/05/2024

LUCERO, ROSALINDA

2919 E 18Th St

NATIONAL CITY, CA 91950

Location: 2919 E 18Th St, National City, CA, 91950

Dear LUCERO, ROSALINDA,

You have failed to pay the bill dated 07/22/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$2113.56 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 #**NC-24-144** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
619-445-6336 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 136 did exist, and

WHEREAS such violation was ordered abated on 07/10/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 07/18/2024, and

WHEREAS the charge for such abatement amounted to \$2183.56;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is LUCERO, ROSALINDA at 2919 E 18Th St, NATIONAL CITY, CA, 91950 described as follows:

APN # 5582101600 CASE # NC-24-144
ADDRESS: 2919 E 18Th St, National City, CA, 91950
LEGAL DESCRIPTION: LOT:238 CITY-NATIONAL CITY SUBD:LINCOLN ACRES ANNEX #2 TR#:1748 TR 1748 LOT
238* MAP REF:001748

This abatement obligation shall attach to the property, out 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 \$2183.56 plus interest and other costs which may hereafter accrue 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: 08/21/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.
Agent for City of National City

Certificate Of Acknowledgment

A Notary Public or other officer in imposing this certificate, verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 08/21/2024 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 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 seal.



(Seal)



Aug 29, 2024 09:55 AM

OFFICIAL RECORDS

JORDAN Z. MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (SB2 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

Where recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 1911 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 21st day of August, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

[Redacted Signature]
SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 558-320-21-00

07/08/24 Initial inspection was made, property was found to be in violation.

07/08/24 Mailed 30 day courtesy notice to the owner.

08/21/24 Re-inspection was made, property was found to be in violation.

08/21/24 Posted property.

08/22/24 Verified ownership information with County of San Diego.

08/22/24 Mailed 10 day final notice to the owner, certified mail.

08/26/24 Certified notice returned "unclaimed".

09/09/24 Final inspection was made, property was found to be in violation.

09/18/24 Work order authorization signed by District Official.

09/26/24 F.P.S.I. crews abated the property.

10/08/24 The owner was mailed a bill at the contracted rates.

10/24/24 The owner was mailed a final bill.

11/25/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: F T C VENTURES LLC
11251 Rancho Carmel Dr # 502413
SAN DIEGO, CA 92150

Date: 07/08/2024

Case #: **NC-24-282**

Parcel Number: **5583202100**

Location: 0 Rachael Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>







Photo	Details
	<p>Title: FE6ED2B6-171F-4F43-A333-90728455BF44_1_102_o_1720451689841.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 29255D7C-E8AA-41CD-A35B-F0E8DC121C68_1_102_o_1720451693376.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 5B64E9A0-561B-47C5-84D3-4997BD51CCB1_4_5005_c_1720451699662.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 47B88087-7C36-42D2-94C5-DE3D9C697F23_4_5005_c_1720451703779.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: EE93736F-9A3B-405A-AB76-CBB8EFCFA745_4_5005_c_1720451708147.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 6FFD4FEB-2106-474B-B289-BC8873DC23E1_4_5005_c_1720451711214.jpeg</p> <p>Date: Jul 08, 2024 08:15</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: F T C VENTURES LLC
11251 Rancho Carmel Dr # 502413
SAN DIEGO, CA 92150
Case #: NC-24-282

Date: 08/22/2024

Parcel Number: 5583202100

Location of Public Nuisance: **0 Rachael Ave, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 08/22/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,



619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
	<p>Title: AB029899-FBD5-42F8-924C-814651F98196_1_102_o_1724275234940.jpeg</p> <p>Date: Aug 21, 2024 14:21</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 0553AABB-7E2E-4EA1-AAD1-1591460E5C4A_1_102_o_1724275242892.jpeg</p> <p>Date: Aug 21, 2024 14:21</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 9DF0BE7A-8EAF-4AD5-9CE5-DA833A0D4A14_1_102_o_1724275244709.jpeg</p> <p>Date: Aug 21, 2024 14:21</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 6B37F291-97D9-4E86-8D95-55D07C2E1529_1_102_o_1724275248660.jpeg</p> <p>Date: Aug 21, 2024 14:21</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 9BABDC8C-1B74-4DE1-9F38-3040B3AA0AB3_1_102_o_1724275250777.jpeg</p> <p>Date: Aug 21, 2024 14:21</p> <p>Uploaded by: Michael Horkos</p>

9589 0710 5270 2069 5415 83

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee

Enter Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees



NC-24-282

To
 F.T.C. Ventures LLC.
 Street or Post Office Box No.
 1125 / Rancho Carmel Dr. #502413
 City, State, ZIP+4®
 San Diego, CA 92150

405

Prevention Services

Box 1720
on, CA 92022-1720



9589 0710 5270 2069 5415 83

**IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE**

NA 1E
1ST NOTICE 8/29/24
2ND NOTICE
RETURN

PIKEY BOWES
\$9.649
US POSTAGE
FIRST-CLASS
028V0002311062
2500200642
ZIP 92022
AUG 22 2024



RE
AUG 29 2024

- Not Del. At Address
- Unable to Deliver
- Return to Sender
- No Postage Necessary
- No Receipts
- Refused
- Vacant
- Hold Awa...



ICE TO ABATE

NIXIE 911 D0 1 0005/26/24
 RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD
 BC: 92022172020 *0104-02865-22-4

92022>17 406

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-282

LOCATION

TAX-25-26...0 Rachael Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on September 9, 2024 by Michael Horkos
EA3B7439-0881-4740-A17F-8ACA92929863_1725914881402.jpeg (6.6 MB)

Name

EA3B7439-0881-4740-A17F-8ACA92929863_1725914881402.jpeg

Description

Final



Uploaded on September 9, 2024 by Michael Horkos
DE40A774-8424-4DC0-938D-0F943FC18A02_1725914883202.jpeg (4.5 MB)

Name

DE40A774-8424-4DC0-938D-0F943FC18A02_1725914883202.jpeg

Description

Final



Uploaded on September 9, 2024 by Michael Horkos
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Name
0FBB88E2-A071-4BB5-8AA2-DBC6941CB1C9_1725914892570.jpeg

Description
Final



Uploaded on September 18, 2024 by Michael Horkos
088BF1E8-161A-4EB0-B53E-64F0CBF67C6D_1726685681681.jpeg (5.1 MB)

Name
088BF1E8-161A-4EB0-B53E-64F0CBF67C6D_1726685681681.jpeg

Description
work auth



Uploaded on September 18, 2024 by Michael Horko

S

9D12DD1B-52E1-4067-9FAA-016EADA653FA_172668568563

4.jpeg (4.8 MB)

Name

9D12DD1B-52E1-4067-9FAA-016EADA653FA_1726685

685634.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-282

Owner: F T C VENTURES LLC

Address: F T C VENTURES LLC
11251 Rancho Carmel Dr # 502413
SAN DIEGO, CA 92150

Parcel #5583202100

Job location: 0 Rachael Ave, National City, CA, 91950

LTP: 12/18/18
0517622

Authorized by: _____

_____ Date: 9-18-24

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

Circle One: Entire Parcel Fire Break	
Hand Cutting: <u>17,400</u> sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing: _____ sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	<u>09/26/24</u>
Name:	
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)



DETAIL REPORT

Property Address: **RACHAEL AVE NATIONAL CITY CA 91950**

Ownership

Parcel# (APN): **558-320-21-00**
Parcel Status: **ACTIVE**
Owner Name: **F T C VENTURES LLC**
Mailing Addr: **11251 RANCHO CARMEL DR #502413 SAN DIEGO CA 92150**
Legal Description: **TR 1748 LOT 382***

Assessment

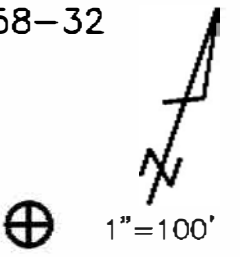
Total Value: **\$311,687** Tax Rate Area: **006-000** PQ Zoning Code: **RS-2**
Land Value: **\$311,687** Year Assd: **2024** PQ Zoning Type:
Impr Value: Census Tract: PQ Zoning Jdx: **NATIONAL CITY**
Other Value: Use Code: **10** PQ Zoning Descr: **SMALL LOT RES.**
% Improved: **0%** Use Type: **VACANT**
Exempt Amt:
Exempt Type:

Sale History

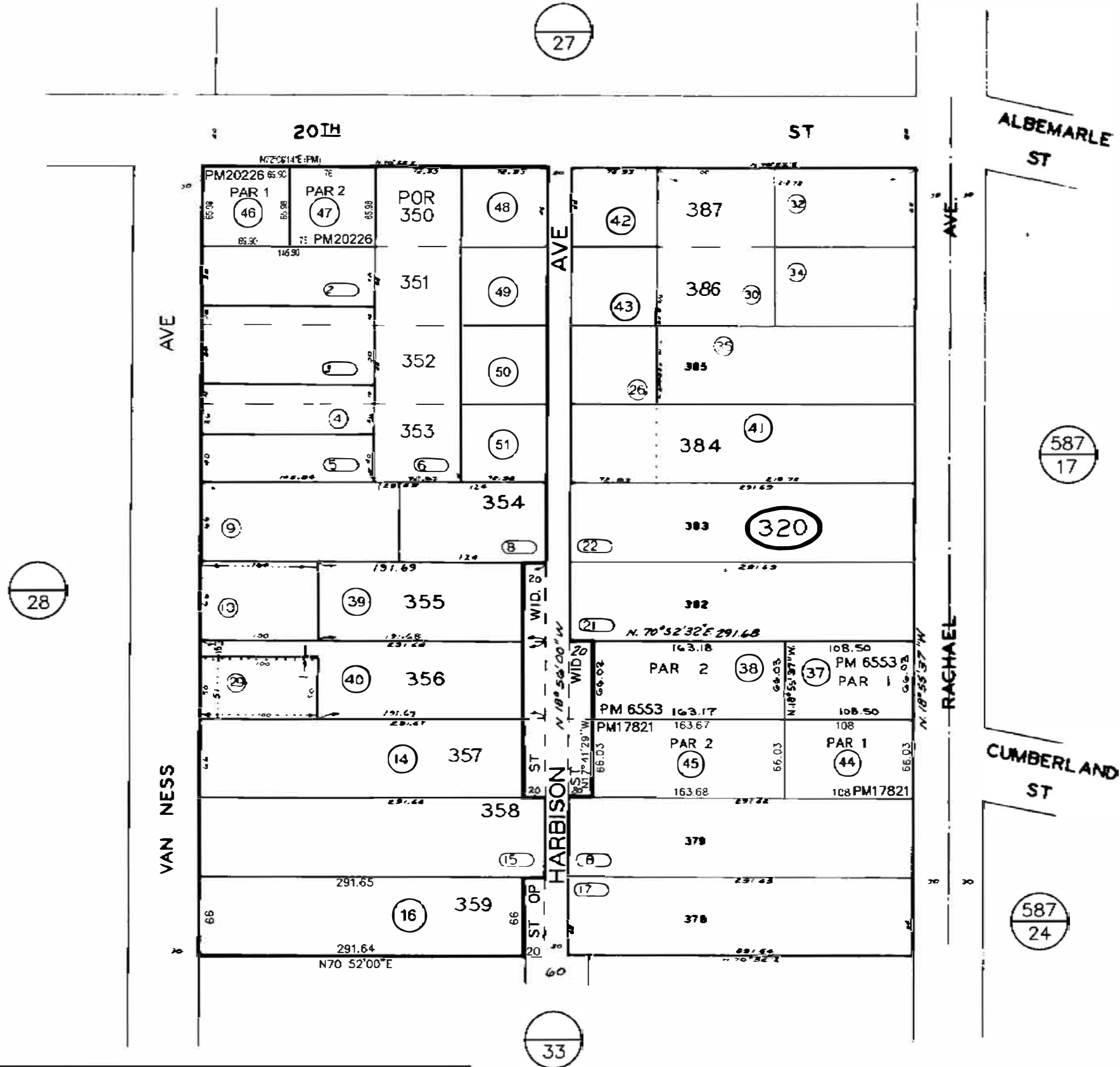
	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/18/2018			12/18/2018
Recording Doc:	0517622			0517622
Doc Type:	GRANT DEED			
Transfer Amount:	\$285,000			
Price/SqFt:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



558-320



8/1/2007 AJR

CHANGES

BLK	OLD	NEW	TR	CUT
320	33	35	36	73 3137
	20	SAME	78	4846 CANC
	20	37	78	2764
	28	39	78	3121
	39	SAME	79	3478 CANC
	25	41	83	3333
	27	42	90	1955
	14	SAME	91	4641
	19	SUPER	92	4617
	19	44	97	1877
	16	SAME	04	4719
	1	46	08	1533
	7	48-51	08	1550

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



Work space for diagrams and amount of work done

Hand Sq. Ft.: 17,400

Tractor Sq. Ft.: 0

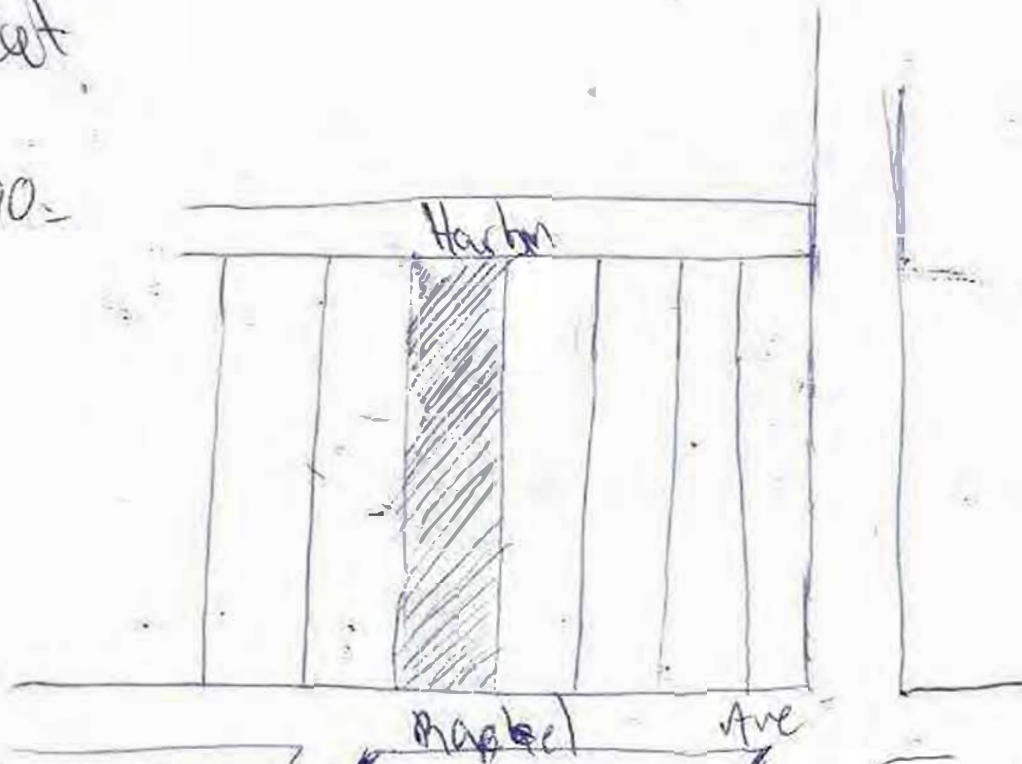
Total Removal Cu. Yds. 0

Dump ticket: 0

Dump Charge: 0

Handwritten signature

60 x 290



413

Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-282

LOCATION
TAX-25-26...0 Rachael Ave, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on October 8, 2024 by Carol Martinelli
20240926_144312148_iOS_1728408589753.jpg (2.6 MB)

Name
NC-24-282 CREW BEFORE

Description
N/A

Uploaded on October 8, 2024 by Carol Martinelli
20240926_144328492_iOS_1728408634178.jpg (1.7 MB)

Name
NC-24-282 CREW BEFORE M20240926_144328492_iOS_1728408634178.jpg

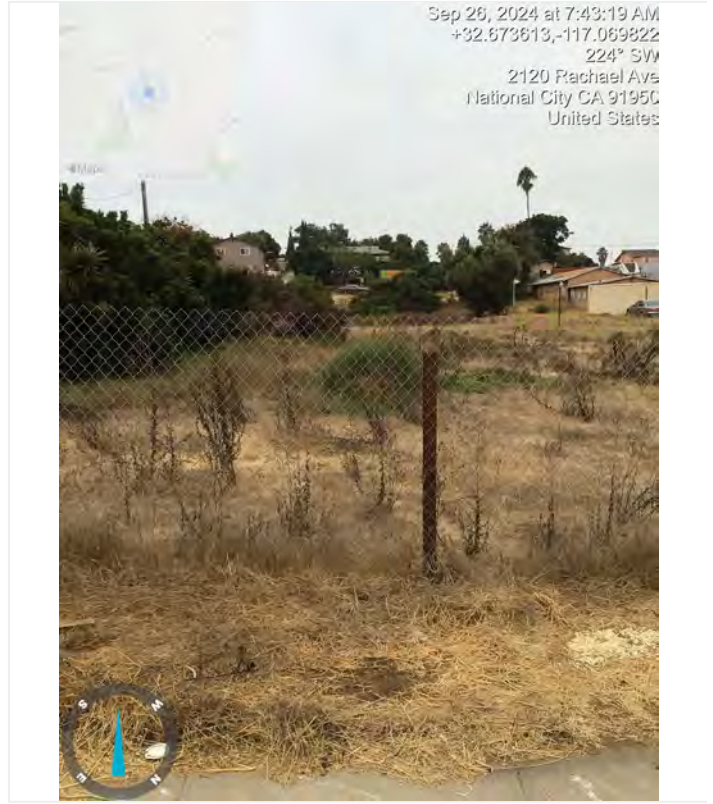
Description
N/A



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Name
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Description
N/A



Uploaded on October 8, 2024 by Carol Martinelli
20240926_144319823_iOS_1728408634176.jpg (2.4 MB)

Name
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Description
N/A



Uploaded on October 8, 2024 by Carol Martinelli
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Name
NC-24-282 CREW AFTER 20240926_201600196_iOS_1
728408754721.jpg

Description
N/A



Uploaded on October 8, 2024 by Carol Martinelli
20240926_201608331_iOS_1728408754722.jpg (2.6 MB)

Name
NC-24-282 CREW AFTER 20240926_201608331_iOS_1
728408754722.jpg

Description
N/A



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Name
NC-24-282 CREW AFTER 20240926_201552662_iOS_1
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Description
N/A



Uploaded on October 8, 2024 by Carol Martinelli
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Name
NC-24-282 CREW AFTER 20240926_201614759_iOS_1
728408754722.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-282

F T C VENTURES LLC

11251 Rancho Carmel Dr # 502413

SAN DIEGO, CA 92150

Case #NC-24-282 APN: 5583202100 Date: 10/08/2024

Location: 0 Rachael Ave, National City, CA, 91950

Dear F T C VENTURES LLC,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$2090.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-282** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>		<u>quantity</u>	<u>sub total</u>
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	<u>17,400</u> sq. Ft.	<u>1,740.00</u>

<u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu. yds. =	_____
B. dump fees	(reimbursement of cost)	_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>

<u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____

FILE # <u>NC-24-282</u>	APN # <u>558-30221-0</u>	TOTAL	<u>\$ 2,090.00</u>
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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

NC-24-282

F T C VENTURES LLC

11251 Rancho Carmel Dr # 502413

SAN DIEGO, CA 92150

Case #NC-24-282 APN: 5583202100 Date: 10/24/2024

Location: 0 Rachael Ave, National City, CA, 91950

Dear F T C VENTURES LLC,

You have failed to pay the bill dated 10/08/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$2090.00 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 #**NC-24-282** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY

Fire Prevention Services, Inc.
PO Box 1720
National City, CA 92022-1720
Tel: 619-445-6336 Fax: 619-445-6336

AND WHEN RECORDED MAIL TO

Fire Prevention Services, Inc.
PO Box 1720
National City, CA 92022-1720

For Payoff / Demand please submit to: payoff@firepreventionnet or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 09/18/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 09/26/2024, and

WHEREAS the charge for such abatement amounted to \$2160.00

THEREFORE, be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is CASILLAS JOSE Dat 1626-G Sweetwater Rd # 161, NATIONAL CITY, CA, 91950 described as follows:

APN # 5583202200 CASE # NC-24-281
ADDRESS: 2112 Rachael Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT:383 CITY:NATIONAL CITY SUBD:LENCOLN ACRES ANNEX #2 TR#:1748 TR 1748 LOT
383* MAP REF:001748

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 \$2160.00 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: 11/25/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed this document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 11/25/2024 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 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 seal



(Seal)



Dec 04, 2024 02:02 PM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 25th day of November, 2024 at El Cajon, CA

Ken Osborn

PRINT NAME

SIGNATURE

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

Documentary Transfer Tax: \$ _____ If exempt, enter R&I code: _____

- Computed on full value of the property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of Declarant or agent determining tax

SUMMARY REPORT FOR APN 558-320-22-00

07/08/24 Initial inspection was made, property was found to be in violation.

07/08/24 Mailed 30 day courtesy notice to the owner.

08/21/24 Re-inspection was made, property was found to be in violation.

08/21/24 Posted property.

08/21/24 Verified ownership information with County of San Diego.

08/21/24 Mailed 10 day final notice to the owner, certified mail.

09/09/24 Final inspection was made, property was found to be in violation.

09/18/24 Work order authorization signed by District Official.

11/14/03 F.P.S.I. crews abated the property.

10/08/24 The owner was mailed a bill at the contracted rates.

10/24/25 The owner was mailed a final bill.

11/05/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: CASILLAS, JOSE D
1626 Sweetwater Rd # 161
NATIONAL CITY, CA 91950

Date: 07/08/2024

Case #: **NC-24-281**

Parcel Number: **5583202200**

Location: 2112 Rachael Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any and all Dead trees from property and dispose of it properly.

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

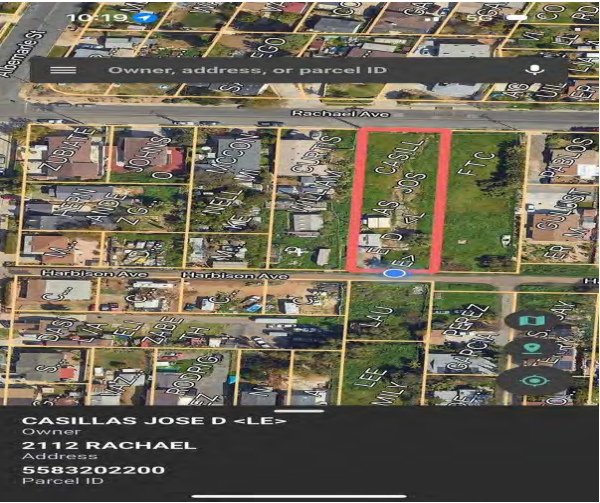
Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: A8333FEC-0857-4071-B679-395B997FF3C4_1_102_o_1720451545182.jpeg</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: E9E7A057-A39C-4098-AB1B-A03A863F3C5F_1_102_o_1720451554151.jpeg</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 45512015-B77E-4DB4-9234-423B90669652_1_102_o_1720451557519.jpeg</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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	<p>Title: 4A835F21-F8D2-4E24-9F16-C5DA7B34997B_4_5005_c_1720451566039.jpeg</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 78F1F7DE-D3AD-4BB3-884C-842A6FC8A71A_4_5005_c_1720451567689.jpeg</p> <p>Date: Jul 08, 2024 08:13</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: CASILLAS, JOSE D
1626-G Sweetwater Rd # 161
NATIONAL CITY, CA 91950
Case #: NC-24-281

Date: 08/21/2024

Parcel Number: 5583202200

Location of Public Nuisance: **2112 Rachael Ave, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any and all Dead trees from property and dispose of it properly.**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 08/21/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,


619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
	<p>Title: EA4782C3-89BA-450A-886E-E63139F6BFFA_1_102_o_1724274957948.jpeg</p> <p>Date: Aug 21, 2024 14:17</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 443CEB27-44FB-4FAF-B8C7-F10AF1F37849_1_102_o_1724274962051.jpeg</p> <p>Date: Aug 21, 2024 14:17</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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9589 0710 5270 2069 5432 80

U.S. Postal ServiceSM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

or

Street address, no. or P.O. box no.

or

City, State, ZIP+4[®]

\$



Casillas, Jose D
 1626-G Sweetwater Rd #161
 National City, CA 91950

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-281

LOCATION

TAX-25-26...2112 Rachael Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on September 9, 2024 by Michael Horkos

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1.jpeg (7.4 MB)

Name

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Description

Final



Uploaded on September 9, 2024 by Michael Horkos

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2.jpeg (6.5 MB)

Name

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Description

Final



Uploaded on September 9, 2024 by Michael Horkos
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Description
Final



Uploaded on September 18, 2024 by Michael Horkos
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Name
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Description
work auth



Uploaded on September 18, 2024 by Michael Horko
S

A63CC855-B1C3-43DE-ABFA-BAE8D93FA552_172668563650
1.jpeg (5.0 MB)

Name

A63CC855-B1C3-43DE-ABFA-BAE8D93FA552_172668
5636501.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd. National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-281

Owner: CASILLAS, JOSE D

Address: CASILLAS, JOSE D
1628-G Sweetwater Rd # 161
NATIONAL CITY, CA 91950

Parcel #5583202200

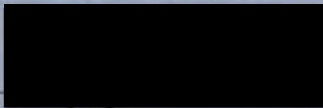
Job location: 2112 Rachael Ave, National City, CA, 91950

LTO: 12/10/85
0465056

Authorized by:

R. DREW

Signature:



Date:

9-18-24

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

Circle One: Entire Parcel		Fire Break:	
Hand Cutting: <u>17,400</u> sq. ft.		Hauling: _____ cu. yds.	
Tractor Mowing: _____ sq. ft.		Discing: _____ sq. ft.	

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	<u>09/26/24</u>
Name: _____	
Name: _____	
Name: _____	
Name: _____	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any and all Dead trees from property and dispose of it properly.

Records: 1

Click the LIST tab to return to the LIST View

Page 1 / 1

Refresh List

Save Work

Print

Hide Map



ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

 1 Property Address: **2112 RACHAEL AVE NATIONAL CITY CA 91950-6248**

APN Map

Index

County Index

Ownership

County: **SAN DIEGO**
 Assessor: **JORDAN Z. MARKS, ASSESSOR**
 Parcel # (APN): **558-320-22-00**
 Parcel Status: **ACTIVE**
 Owner Name: **CASILLAS JOSE D CASILLAS ESTELLA V**
 Mailing Address: **1626-G SWEETWATER RD #161 NATIONAL CITY CA 91950**
 Legal Description: **TR 1748 LOT 383***

Assessment

Total Value: \$40,708	Use Code: 11	Use Type: RESID. SINGLE FAMILY
Land Value: \$31,227	Tax Rate Area: 006-000	PQ Zoning Type:
Impr Value: \$9,481	Year Assd: 2024	PQ Zoning Code: RS-2
Other Value:	Property Tax:	Census Tract: 121.02/2
% Improved: 23%	Delinquent Yr:	Price/SqFt:
Exempt Amt:	HO Exempt: N	

Sale History

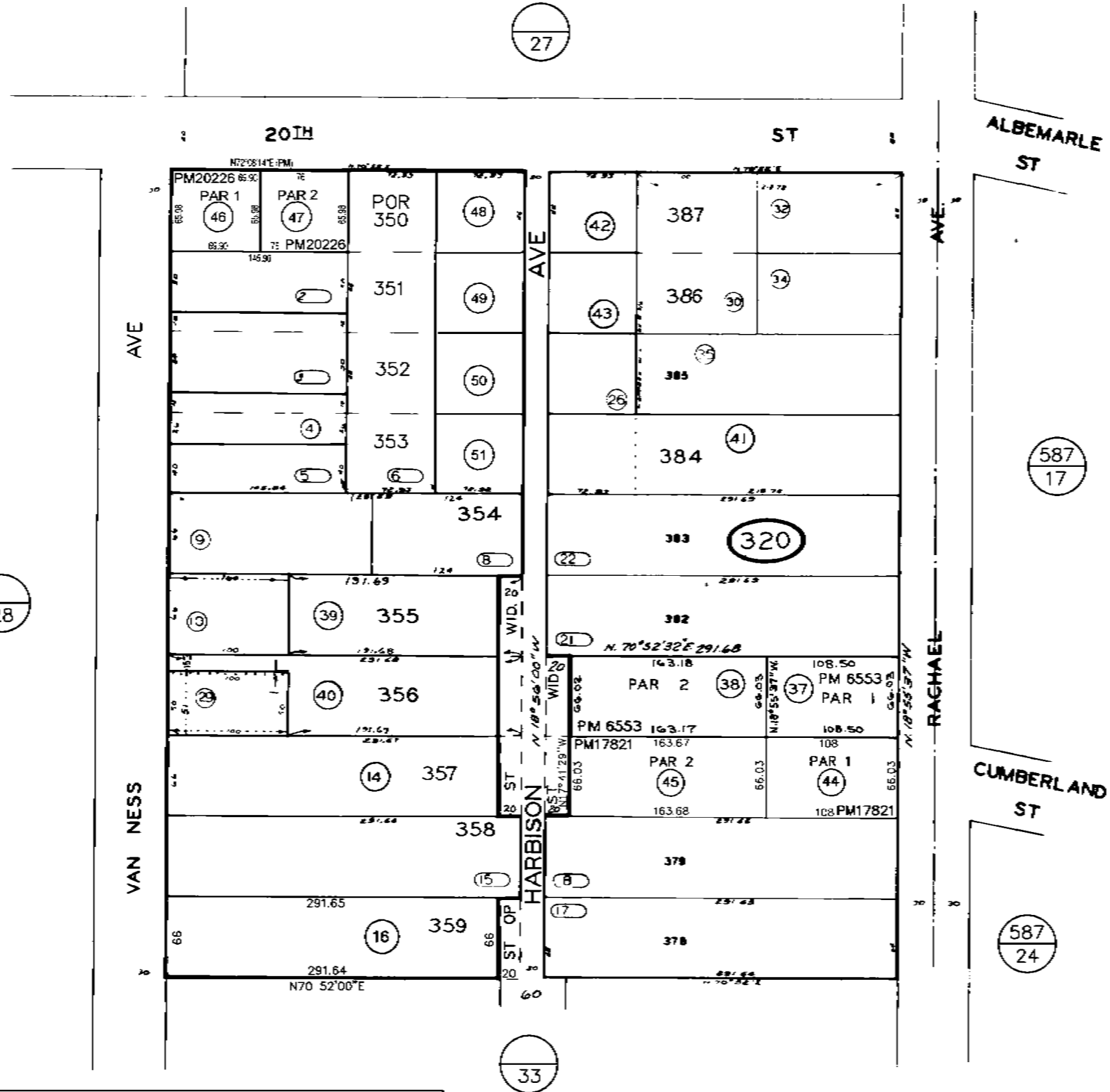
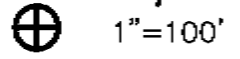
	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				12/10/1985
Document Number:				0465056
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY**

[CLICK HERE](#)

Property Characteristics

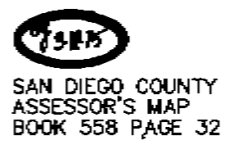
Bedrooms: 3	Fireplace:	Units: 1
Baths (Full): 1	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area: 1,452	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year: 1932		



8/1/2007 AJR

CHANGES				
BLK	OLD	NEW	YR	CUT
320	33	35	73	3137
	20	SAME	78	4846
	20	2 WID	78	2764
	28	39	78	3121
	39	40	79	3478
	25	41	83	3333
	27	42	90	1955
	14	SAME & ST WID	91	4641
	19	SURVEY	92	4617
	19	44	97	1877
	16	SAME ST OP	04	4719
	1	46	08	1533
	7	48-51	08	1550

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-281

LOCATION

TAX-25-26...2112 Rachael Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on March 27, 2025 by Carol Martinelli

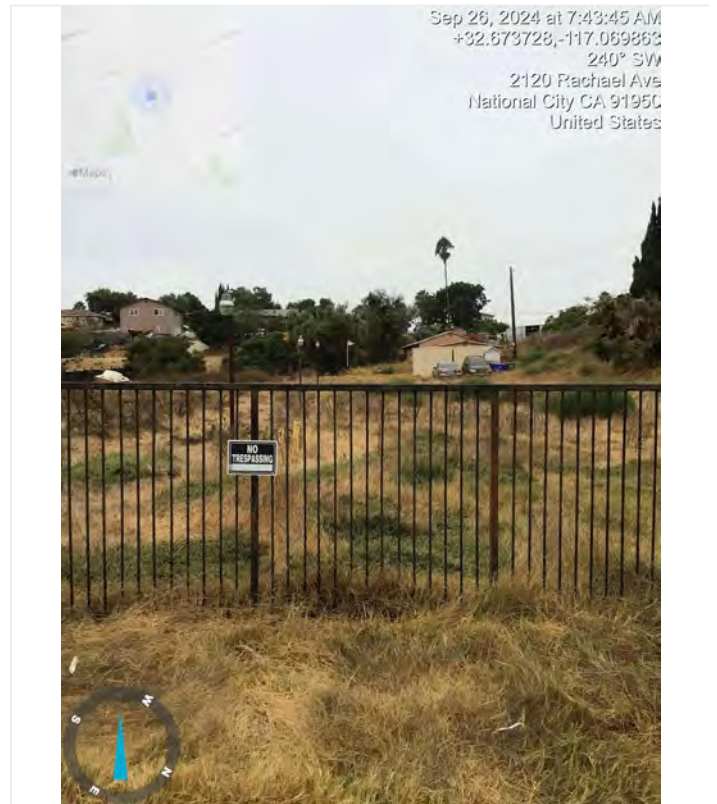
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Name

NC-24-281 CREW BEFORE 20240926_144402613_iOS_1743083770035.jpg

Description

N/A



Uploaded on March 27, 2025 by Carol Martinelli

20240926_144345078_iOS_1743083770034.jpg (2.1 MB)

Name

NC-24-281 CREW BEFORE 20240926_144345078_iOS_1743083770034.jpg

Description

N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on March 27, 2025 by Carol Martinelli
20240926_201621865_iOS_1743083852465.jpg (2.6 MB)

Name
NC-24-281 CREW AFTER V 20240926_201621865_iOS_1743083852465.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-281

CASILLAS, JOSE D

1626-G Sweetwater Rd # 161

NATIONAL CITY, CA 91950

Case #NC-24-281 APN: 5583202200 Date: 10/08/2024

Location: 2112 Rachael Ave, National City, CA, 91950

Dear CASILLAS, JOSE D,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$2090.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-281** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>			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	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E.	per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>				
A.	per square foot of area abated	\$0.10	<u>17,400</u> sq. Ft.	<u>1,740.00</u>

<u>Dozer Operation</u>				
A.	hourly rate	\$150.00	_____	_____
B.	move-on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)				
A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu yds	_____
B.	dump fees (reimbursement of cost)		_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)				
A.	per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>

<u>Attorney Services</u>				
A.	per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)				
A.	cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>				
A.	special inspection fee	\$50.00	_____	_____
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	_____	_____
H.	unscheduled fees (reimbursement of cost)		_____	_____

FILE # <u>NC-24-281</u>	APN # <u>558-320-22-00</u>	TOTAL	<u>\$ 2,090.00</u>
-------------------------	----------------------------	--------------	--------------------



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

NC-24-281

CASILLAS, JOSE D

1626-G Sweetwater Rd # 161

NATIONAL CITY, CA 91950

Case #NC-24-281 APN: 5583202200 Date: 10/24/2024

Location: 2112 Rachael Ave, National City, CA, 91950

Dear CASILLAS, JOSE D,

You have failed to pay the bill dated 10/08/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$2090.00 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 #**NC-24-281** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1958 Fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 09/18/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 09/26/2024, and


WHEREAS the charge for such abatement amounted to \$2160.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is CASILLAS, JOSE Dat 1626-G Sweetwater Rd # 161, NATIONAL CITY, CA, 91950 described as follows:

APN # 5583202200 CASE # NC-24-281
ADDRESS: 2112 Rachael Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT:383 CITY:NATIONAL CITY SUBD:LINCOLN ACRES ANNEX #2 TR#:1748 TR 1748 LOT
383* MAP REF:001748

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 \$2160.00 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: 11/25/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

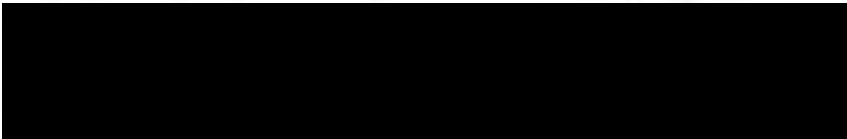
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 11/25/2024 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 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 seal.



(Seal)



Dec 04, 2024 02:02 PM

OFFICIAL RECORDS
JORDAN Z. MARKS
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 25th day of November, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 558-320-43-00

07/08/24 Initial inspection was made, property was found to be in violation.

07/08/24 Mailed 30 day courtesy notice to the owner.

08/21/24 Re-inspection was made, property was found to be in violation.

08/21/24 Posted property.

08/22/24 Verified ownership information with County of San Diego.

08/22/24 Mailed 10 day final notice to the owner, certified mail.

09/03/24 Certified notice returned "unable to forward".

09/09/24 Final inspection was made, property was found to be in violation.

09/18/24 Work order authorization signed by District Official.

10/09/24 F.P.S.I. crews abated the property.

10/15/24 The owner was mailed a bill at the contracted rates.

10/31/24 The owner was mailed a final bill.

11/25/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: DURAN ALEJANDRO M REVOCABLE 2016 TRUST
804 24Th St
SAN DIEGO, CA 92154

Date: 07/08/2024

Case #: NC-24-275

Parcel Number: 5583204300

Location: 0 Harbison Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>


Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Jul 08, 2024 07:44</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 2A81A56E-DFB9-4FF0-98BC-04F36C51D070_1_105_c_1720449823988.jpeg</p> <p>Date: Jul 08, 2024 07:44</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: C8463CE8-2303-408A-BAED-593B10094EDC_1_105_c_1720449830543.jpeg</p> <p>Date: Jul 08, 2024 07:44</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: FF74A8AA-D0F5-4672-BF19-84B5FB6729B2_1_105_c_1720449833524.jpeg</p> <p>Date: Jul 08, 2024 07:44</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 66D2FAA0-FBC9-45EA-BF51-874F7FE4FFA2_1_102_o_1720449837077.jpeg</p> <p>Date: Jul 08, 2024 07:44</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: DURAN ALEJANDRO M REVOCABLE 2016 TRUST
804 24Th St
SAN DIEGO, CA 92154
Case #: NC-24-275

Date: 08/22/2024

Parcel Number: 5583204300

Location of Public Nuisance: **0 Harbison Ave, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove "any and all" combustibile materials, discarded furniture and appliances, trash, piles of debris from entire property.**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 08/22/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustibile growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustibile, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.





Photo	Details
 A photograph showing a dirt area with a fence in the background. A red sign is visible in the foreground, and a damaged car is partially visible on the right side.	<p>Title: 593771D0-4680-45AE-8522-75DCCD0DBAF0_1_102_o_1724274681629.jpeg</p> <p>Date: Aug 21, 2024 14:11</p> <p>Uploaded by: Michael Horkos</p>
 A photograph showing a dirt area with a fence in the background. There are trees and a damaged car visible on the right side.	<p>Title: 159C6A25-4BED-4A58-B637-DFEB213E7C30_1_102_o_1724274683643.jpeg</p> <p>Date: Aug 21, 2024 14:11</p> <p>Uploaded by: Michael Horkos</p>
 A photograph showing a dirt area with a fence in the background. There are trees and a damaged car visible on the left side.	<p>Title: 67BA7008-6C58-48C7-9772-2A4D6D39E44C_1_102_o_1724274685494.jpeg</p> <p>Date: Aug 21, 2024 14:11</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 156EE426-2730-413A-A721-53791CDC8F5B_1_102_o_1724274687095.jpeg</p> <p>Date: Aug 21, 2024 14:11</p> <p>Uploaded by: Michael Horkos</p>

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

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

Total Postage and Fees

NC-24-275
To: Duran, Alejandro M, Rev 2016 Trust.
804-24th St.
San Diego, CA 92154

9589 0710 5270 2069 5415 90



Prevention Services
Box 1720
San Diego, CA 92022-1720



9589 0710 5270 2069 5415 90

PRIME BOWERS
\$9.64
US POSTAGE
FIRST-CLASS
92022172016
300020942
ZIP 92022
AUG 22 2024



RECEIVED
SEP 03 2024

RT

IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

NAME _____
1ST NOTICE 2/30/24
2ND NOTICE _____
RETURN _____

Owner: DURAN ALEJANDRO M REVOCABLE 2016 TRUST
804 24th St
SAN DIEGO, CA 92154
Case #: NC-24-275

W101E 911 FB 1 6666/28/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92022172020 *0104-02740-22-45

462

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-275

Owner: DURAN ALEJANDRO M REVOCABLE 2016 TRUST

Address: DURAN ALEJANDRO M REVOCABLE 2016 TRUST
804 24Th St
SAN DIEGO, CA 92154

Parcel #5583204300

Job location: 0 Harbison Ave, National City, CA, 91950

LTD: 2/16/16
0066424

Authorized by: _____

R. Saew

Signature: _____

Date: _____

9-18-24

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

Circle One: Entire Parcel Fire Break

Hand Cutting: <u>2,800</u> sq. ft.	Hauling: <u>18.51</u> cu. yds.
Tractor Mowing: _____ sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	10/09/24
Name: Removal	10/09/24
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove "any and all" combustible materials, discarded furniture and appliances, trash, piles of debris from entire property.



DETAIL REPORT

Property Address: **HARBISON AVE NATIONAL CITY CA**

Ownership

Parcel# (APN): **558-320-43-00**
Parcel Status: **ACTIVE**
Owner Name: **DURAN ALEJANDRO M REVOCABLE 2016 TRUST**
Mailing Addr: **804 24TH ST SAN DIEGO CA 92154**
Legal Description: **TR 1748 LOT 386*W H OF W H OF**

Assessment

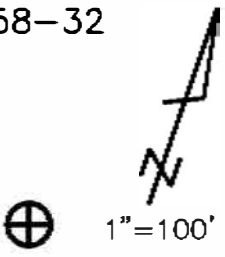
Total Value: **\$54,543** Tax Rate Area: **006-000** PQ Zoning Code: **RS-2**
Land Value: **\$54,543** Year Assd: **2024** PQ Zoning Type:
Impr Value: Census Tract: PQ Zoning Jdx: **NATIONAL CITY**
Other Value: Use Code: **10** PQ Zoning Descr: **SMALL LOT RES.**
% Improved: **0%** Use Type: **VACANT**
Exempt Amt:
Exempt Type:

Sale History

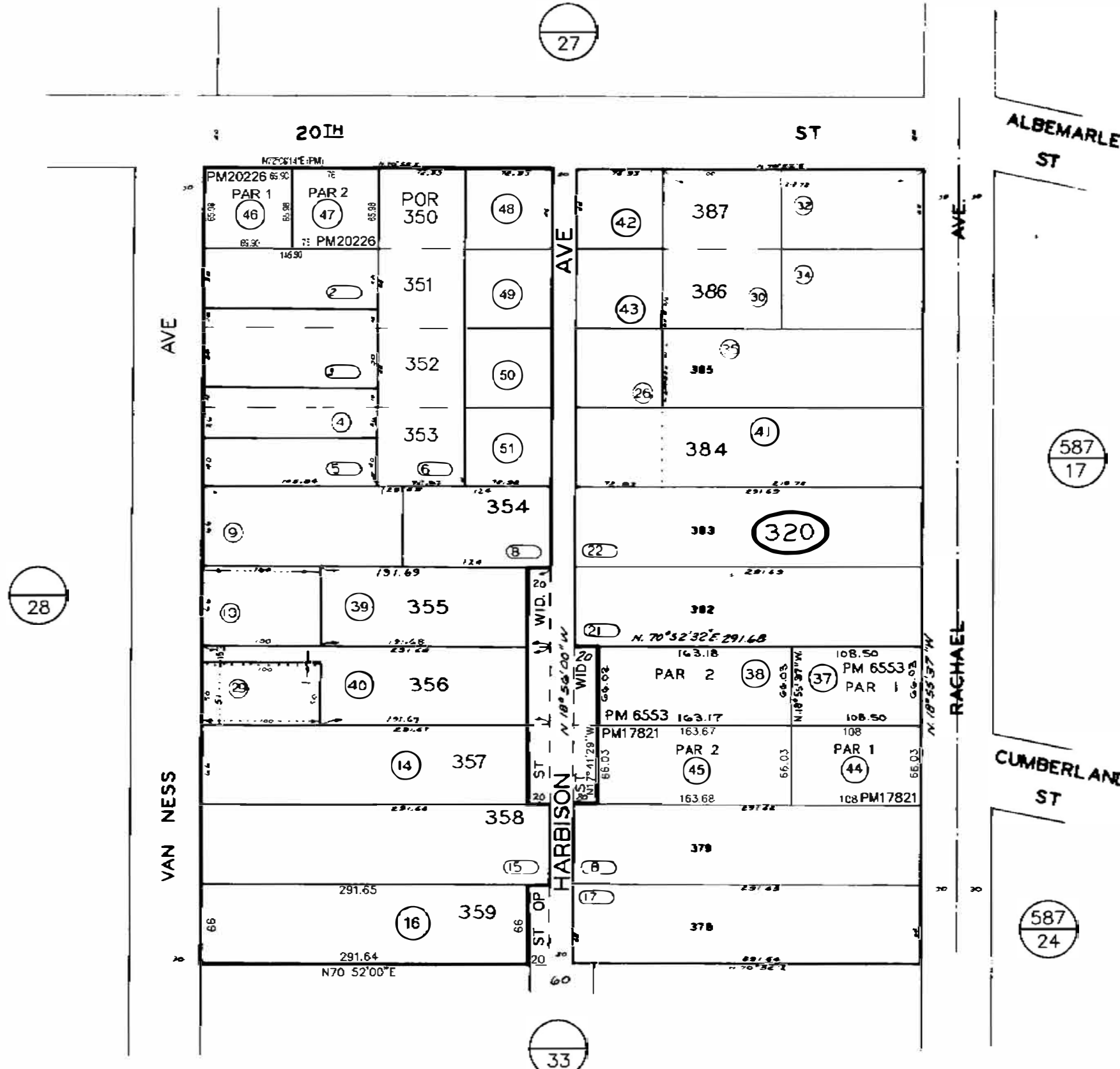
	Sale1	Sale2	Sale3	Transfer
Recording Date:	02/16/2016	06/30/2000		02/16/2016
Recording Doc:	0066424	0348824		0066424
Doc Type:				
Transfer Amount:	\$47,000	\$40,000		
Price/SqFt:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



558-320



8/1/2007 AJR

CHANGES

BLK	OLD	NEW	TR	CUT
320	33	35	36	73 3137
	20	SAME	78	4846 CANC
	20	37	78	2764
	28	39	78	3121
	39	SAME	79	3478 CANC
	25	36	41	83 3333
	27	42	90	1955
	14	SAME	91	4641
	19	SUPER	92	4617
	19	44	97	1877
	16	SAME	04	4719
	1	46	08	1533
	7	48	08	1550

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



Work space for diagrams and amount of work done

Hand Sq. Ft.: 2800

Tractor Sq. Ft.: 0

Total Removal Cu. Yds.: 18.51

Dump Charge: 2343.081

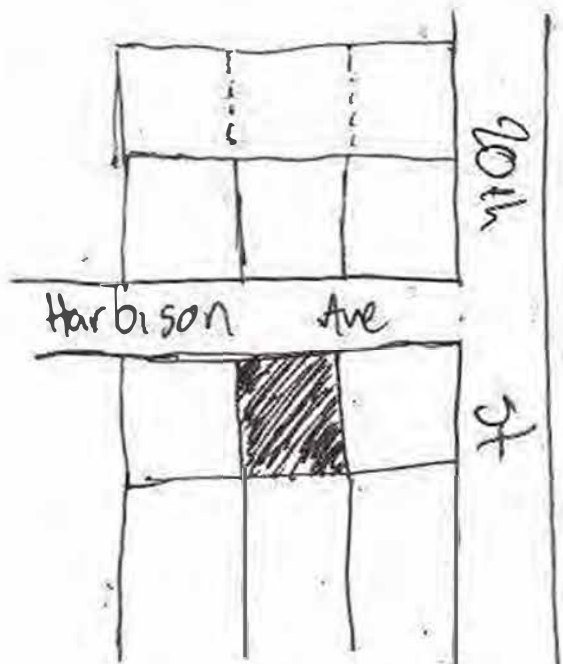
Dump Charge: 45.14

Hand Cat

$$40 \times 70 = 2,800$$

Pile

$$5 \times 10 \times 10 = 500$$



466

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-275

LOCATION

TAX-25-26...0 Harbison Ave, National City, CA 91950

VIOLATIONS

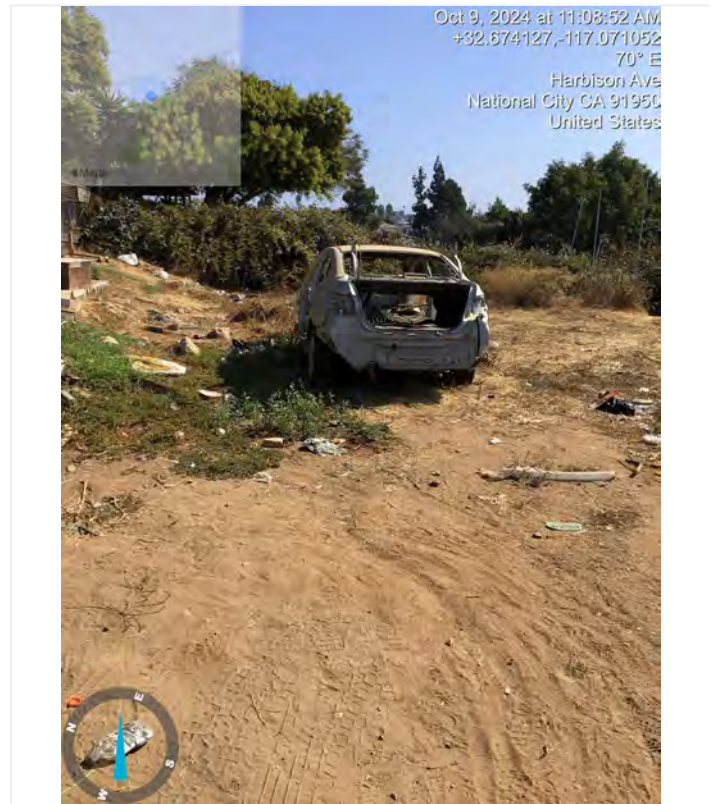
Weeds, Rubbish & Debris



Uploaded on October 15, 2024 by Carol Martinelli
20241009_180845945_iOS_1729009715470.jpg (2.9 MB)

Name
NC-24-275 CREW BEFORE 20241009_180845945_iOS_1729009715470.jpg

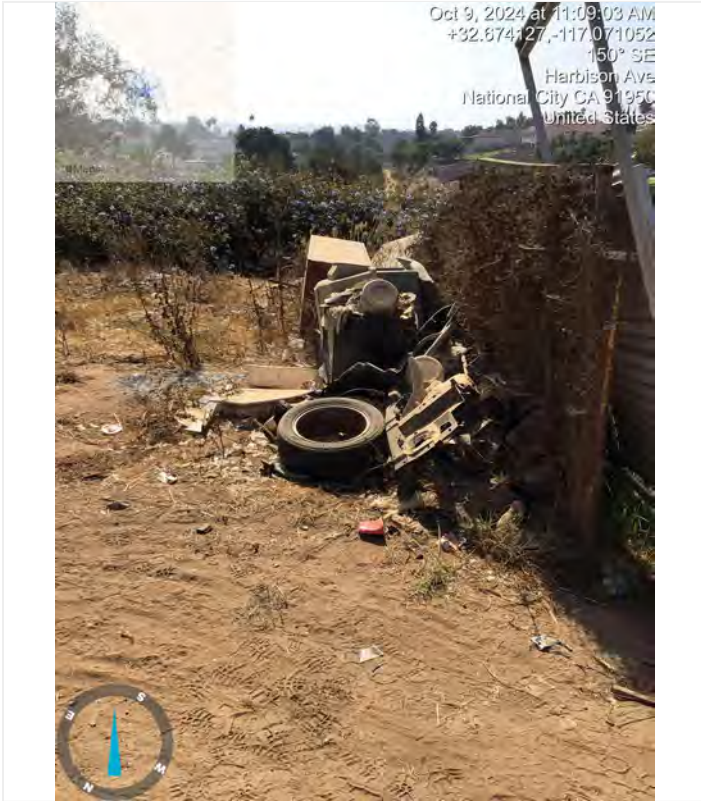
Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_180852220_iOS_1729009715473.jpg (2.4 MB)

Name
NC-24-275 CREW BEFORE 20241009_180852220_iOS_1729009715473.jpg

Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_180903522_iOS_1729009715480.jpg (2.5 MB)

Name
NC-24-275 CREW BEFORE 20241009_180903522_iOS_1729009715480.jpg

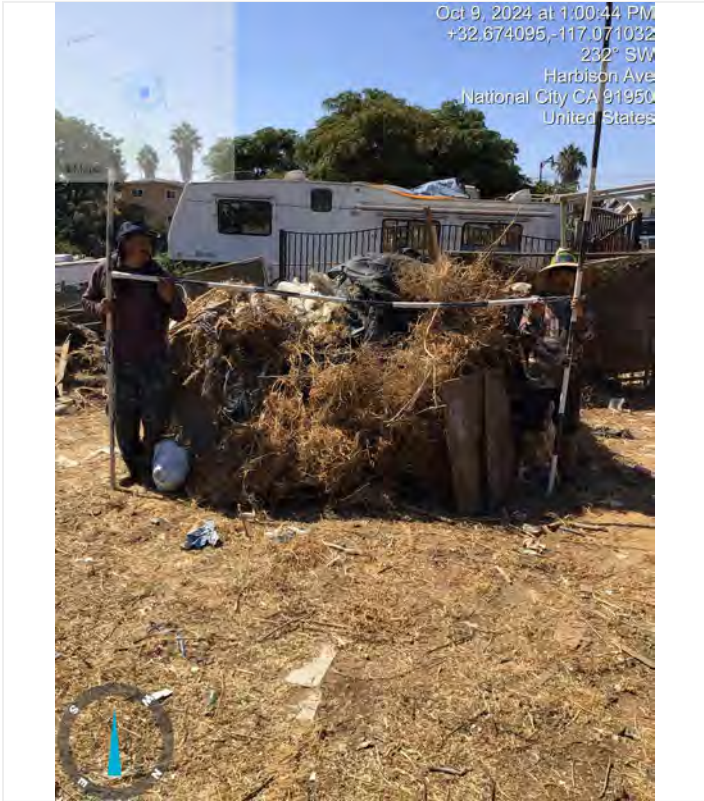
Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_180857488_iOS_1729009715474.jpg (2.6 MB)

Name
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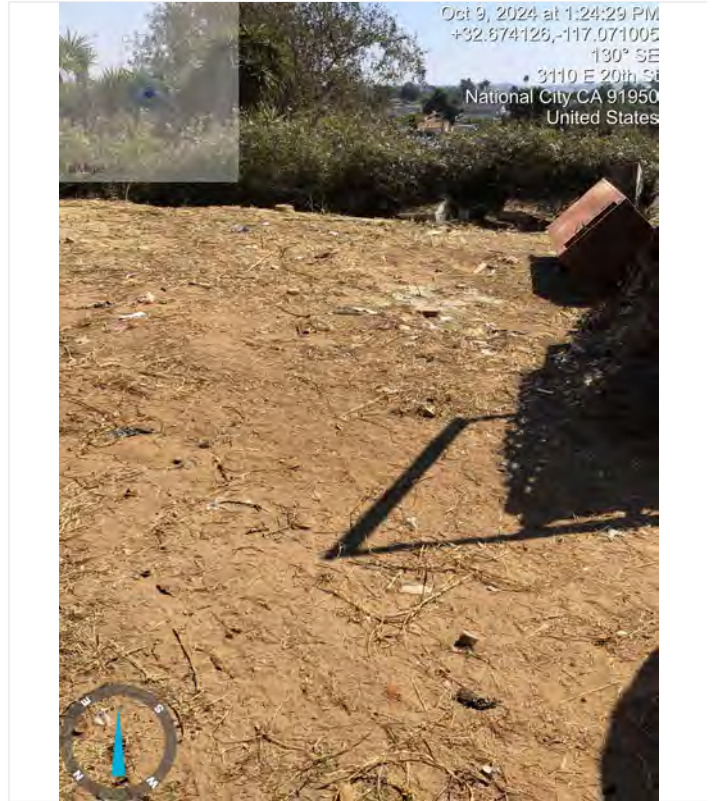
Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_200044983_iOS_1729009819691.jpg (2.6 MB)

Name
NC-24-275 CREW DURING 20241009_200044983_iOS_1729009819691.jpg

Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_202429741_iOS_1729009861572.jpg (3.0 MB)

Name
NC-24-275 CREW AFTER 20241009_202429741_iOS_1729009861572.jpg

Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_202436396_iOS_1729009861573.jpg (3.3 MB)

Name
NC-24-275 CREW AFTER 20241009_202436396_iOS_1729009861573.jpg

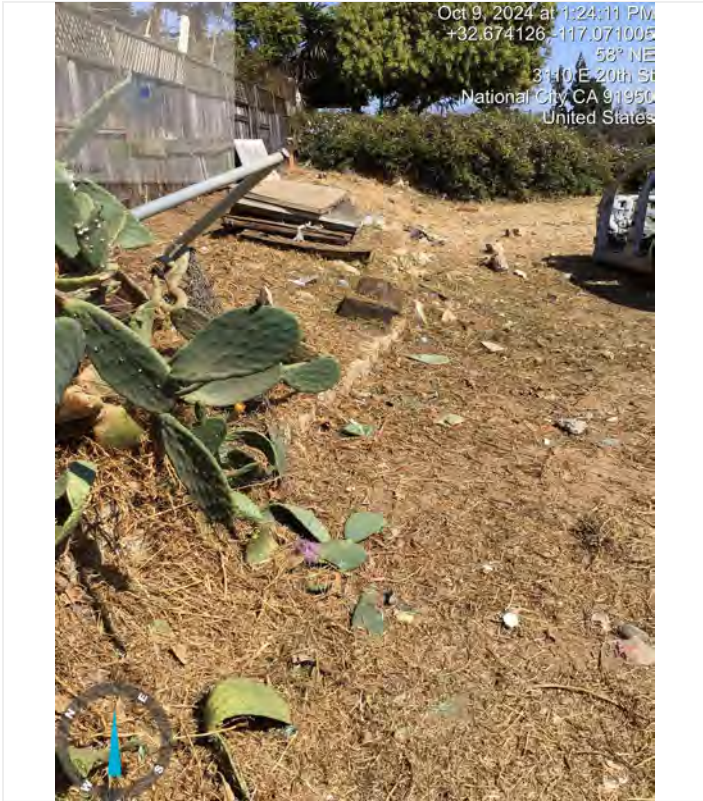
Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_202421953_iOS_1729009861572.jpg (3.0 MB)

Name
NC-24-275 CREW AFTER 20241009_202421953_iOS_1729009861572.jpg

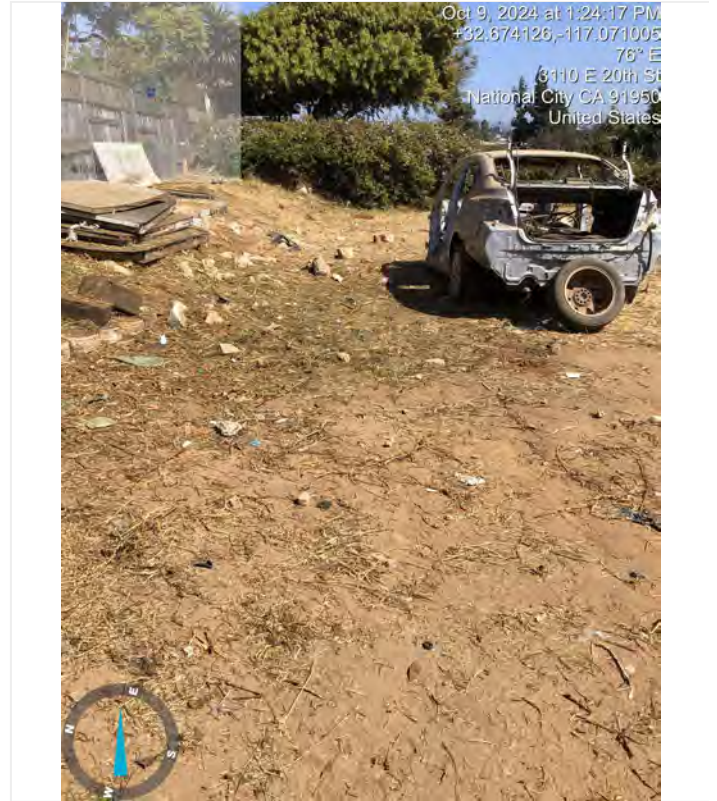
Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_202411703_iOS_1729009861569.jpg (3.3 MB)

Name
NC-24-275 CREW AFTER 20241009_202411703_iOS_1729009861569.jpg

Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli
20241009_202417141_iOS_1729009861571.jpg (3.0 MB)

Name
NC-24-275 CREW AFTER 20241009_202417141_iOS_1729009861571.jpg

Description
N/A



Uploaded on October 15, 2024 by Carol Martinelli

20241009_202448360_iOS_1729009963042.jpg (3.0 MB)

Name

NC-24-275 CREW AFTER 20241009_202448360_iOS_1729009963042.jpg

Description

N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-275

DURAN ALEJANDRO M REVOCABLE 2016 TRUST

804 24Th St

SAN DIEGO, CA 92154

Case #NC-24-275 APN: 5583204300 Date: 10/15/2024

Location: 0 Harbison Ave, National City, CA, 91950

Dear DURAN ALEJANDRO M REVOCABLE 2016 TRUST,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$1378.52. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-275** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	2,800 sq. Ft.	280.00
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping and or compacting	\$38.00	X 18.51 cu yds	703.38
B. dump fees (reimbursement of cost)		_____	45.14
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1	\$ 350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____
 FILE # <u>NC-24-275</u> APN # <u>558-320-43-00</u>			 TOTAL \$ <u>1,378.52</u>



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

NC-24-275

DURAN ALEJANDRO M REVOCABLE 2016 TRUST

804 24Th St

SAN DIEGO, CA 92154

Case #NC-24-275 APN: 5583204300 Date: 10/31/2024

Location: 0 Harbison Ave, National City, CA, 91950

Dear DURAN ALEJANDRO M REVOCABLE 2016 TRUST,

You have failed to pay the bill dated 10/15/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$1378.52 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 #**NC-24-275** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, LLC
PO Box 1720
San Diego, CA 92101-1720
Tel: 619-445-6336 Fax: 619-445-6336

AND WHEN RECORDED MAIL TO
Fire Prevention Services, LLC
PO Box 1720
San Diego, CA 92101-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 09/18/2024, and

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

WHEREAS the charge for such abatement amounted to \$1448.52;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is **DURAN ALEJANDRO M REVOCABLE 2036 TBUST** at 504 24th St. SAN DIEGO, CA, 92154 described as follows:

APN # 5583204300 CASE # NC-24-275
ADDRESS: 0 Harbison Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT 386 CITY: NATIONAL CITY SUBD: LINCOLN ACRES ANNEX #2 TR#: 1748 TR 1748 LOT 386*W H OF W H OF MAP REF: 001748

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 \$1448.52 plus interest and other costs which may hereafter become due. This filing does not preclude the filing of legal action for collection. Should such action be required or determined to be appropriate, reasonable legal fees will be incurred and added to said obligation.

DATED: 11/25/2024

By: 
Ken Osborn
Designee for City of National City

Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

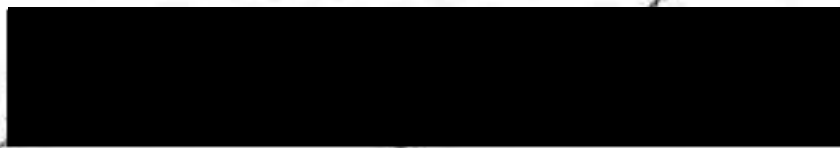
State of California)

County of San Diego)

On 11/25/2024 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 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 seal.



(Seal)



Dec 04, 2024 02:02 PM

OFFICIAL RECORDS

JORDAN Z. MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (\$62 Atkins \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 7720

El Cajon, CA 92022-1720

Recorder's Use Only

NOTICE OF ABATEMENT

Title of Document

Commencing January 1, 2018, and except as provided in paragraph (3) 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, LLC 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:

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 25th day of November, 2024 at El Cajon, CA

Ken Osborn

PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 560-014-06-00 a

03/12/24 Received citizen complaint.

03/12/24 Initial inspection was made, property was found to be in violation.

03/13/24 Mailed 30 day courtesy notice to the owner.

04/16/24 Re-inspection was made, property was found to be in violation.

04/16/24 Posted property.

04/17/24 Verified ownership information with County of San Diego.

04/17/24 Mailed 10 day final notice to the owner, certified mail.

04/22/24 Received signed certified return receipt.

04/29/24 Final inspection was made, property was found to be in violation.

05/07/24 Work order authorization signed by District Official for Admin fee only.

05/14/24 The owner was mailed an Administrative bill at the contracted rates.

05/29/24 The owner was mailed a final bill.

06/13/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101

Date: 03/13/2024

Case #: **NC-24-58**

Parcel Number: **5600140600**

Location: 1340 National City Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:48</p> <p>Uploaded by: Michael Horkos</p>




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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101
Case #: NC-24-58

Date: 04/17/2024

Parcel Number: 5600140600

Location of Public Nuisance: 1340 National City Blvd, National City, CA, 91950

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 04/17/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:48</p> <p>Uploaded by: Michael Horkos</p>
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Photo

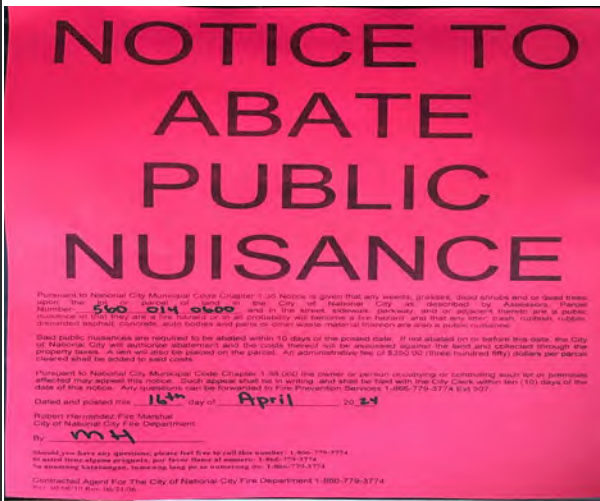
Details



Title: Screenshot 2024-04-16 at 2.12.39 PM_1713301962525.png

Date: Apr 16, 2024 14:13

Uploaded by: Michael Horkos



Title: Re-inspection

Date: Apr 16, 2024 14:15

Uploaded by: Michael Horkos



Title: 111FEF06-38EC-4205-81D0-2C140A941ABA_1_102_o_1713302041213.jpeg

Date: Apr 16, 2024 14:15

Uploaded by: Michael Horkos

Photo	Details
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____

NC-24-58

Mark Schmidt

Street and Apt. No., or PO Box No.

415 Laurel St. #225

City, State, ZIP

San Diego, CA 92101

9589 0710 5270 0851 9833 82

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CASE#NC-24-58
Mark Schmidt
415 Laurel St. #225
San Diego, CA. 92101



9590 9402 8357 3156 1381 69

COMPLETE THIS SECTION ON DELIVERY

[Redacted Signature]
 Agent
 Addressee

B. Received by (Printed Name) **Karl Donald** **C. Date of Delivery** **4/18/24**

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

- 3. Service Type**
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

9589 0710 5270 0851 9833 82

493

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-58

LOCATION

TAX-25-26...1340 National City Blvd, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos

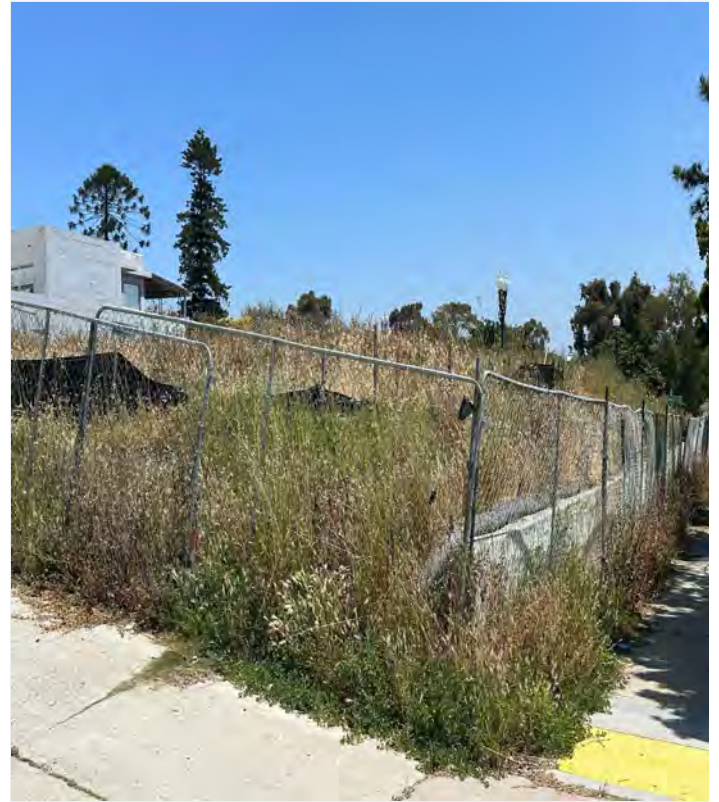
C4C3E366-C6C3-4F5A-84AC-ADE47FCF6FD9_1_102_o_1714426919226.jpeg (1.8 MB)

Name

C4C3E366-C6C3-4F5A-84AC-ADE47FCF6FD9_1_102_o_1714426919226.jpeg

Description

Final



Uploaded on April 29, 2024 by Michael Horkos

63A94E4B-114F-42A3-90A3-61907DA4F380_1_102_o_1714426920894.jpeg (1.4 MB)

Name

63A94E4B-114F-42A3-90A3-61907DA4F380_1_102_o_1714426920894.jpeg

Description

Final



Uploaded on May 7, 2024 by Michael Horkos

A2223C79-B336-470F-A606-1FB152622729_1715103453994.jpeg (3.6 MB)

Name

A2223C79-B336-470F-A606-1FB152622729_1715103453994.jpeg

Description

Cleared After the deadline.

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-59

Owner: MARK SCHMIDT

Address: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101

LTP: 10/27/06

0165870

Parcel #5600140700

Job location: 1330 National City Blvd, National City, CA, 91950

ADMIN ONLY

R. DREW

Authorized by



Signature:

Date:

5-7-24

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

Circle One: Entire Parcel Fire Break	
Hand Cutting: _____ sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing: _____ sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name:	
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 1340 NATIONAL CITY BLVD NATIONAL CITY CA 91950-4303

Ownership

Parcel# (APN): 560-014-06-00
Parcel Status: ACTIVE
Owner Name: SCHMIDT MARK
Mailing Addr: 415 LAUREL ST #225 SAN DIEGO CA 92101
Legal Description: TR 348 BLK 14*LOTS 13 & 14*

Assessment

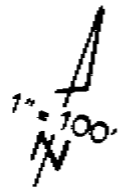
Total Value: \$345,000
Land Value: \$345,000
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 219.00/2
Use Code: 20
Use Type: VACANT
PQ Zoning Code:
PQ Zoning Type:
PQ Zoning Jdx:
PQ Zoning Descr:

Sale History

Table with 5 columns: Sale1, Sale2, Sale3, Transfer. Rows include Recording Date, Recording Doc, Doc Type, Transfer Amount, Price/SqFt, and Seller (Grantor).

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

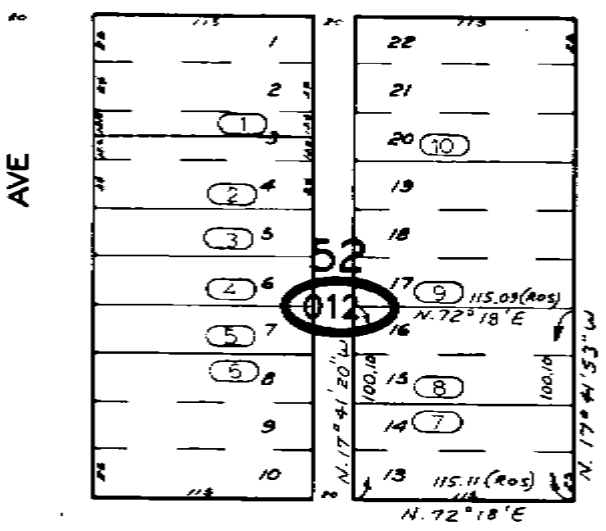
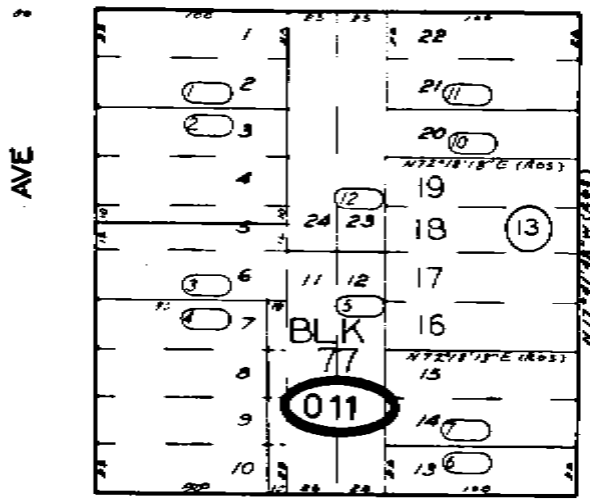


560-011-016

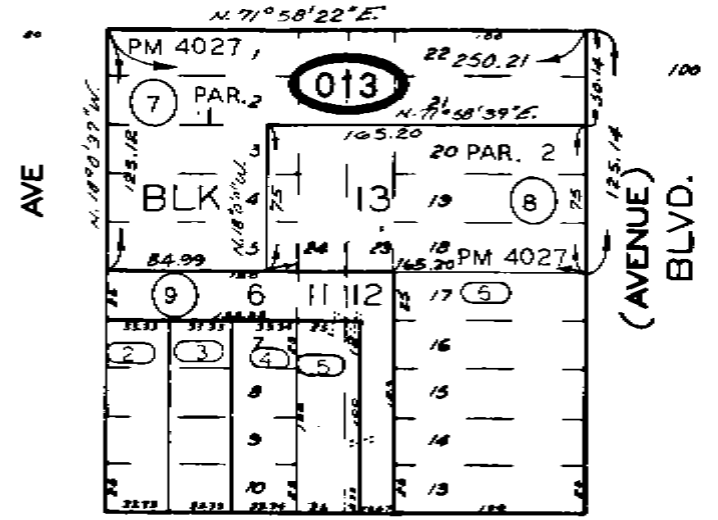


555
11

12th



ST



(AVENUE) BLVD.

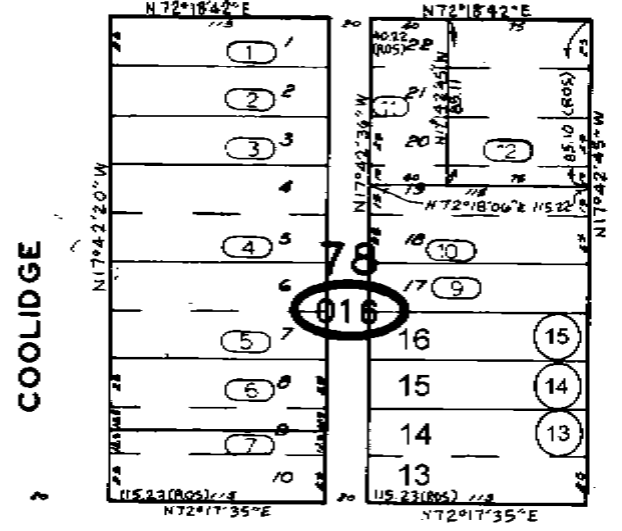
09/13/2006 EK

CHANGES

BLK	OLD	NEW	YR	CUT
013	1	74.9	76	113.5
014	2-4	11	79	1153
011	8 & 9	13	90	1639
013	Plot-up	9	92	2522
016	8	13-15	07	1282

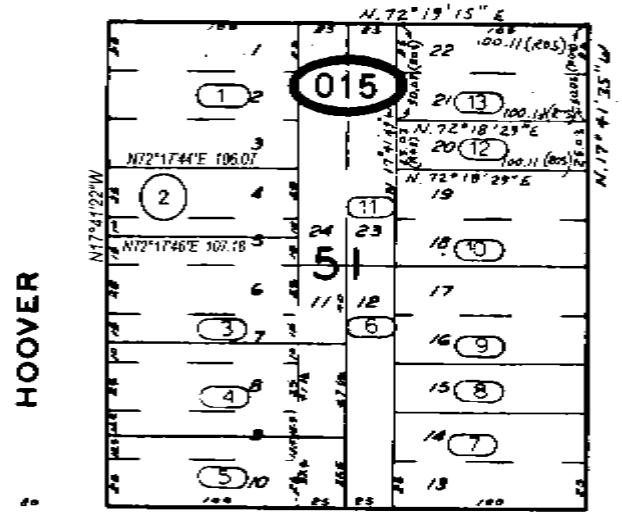
559
3

CIVIC (13th)



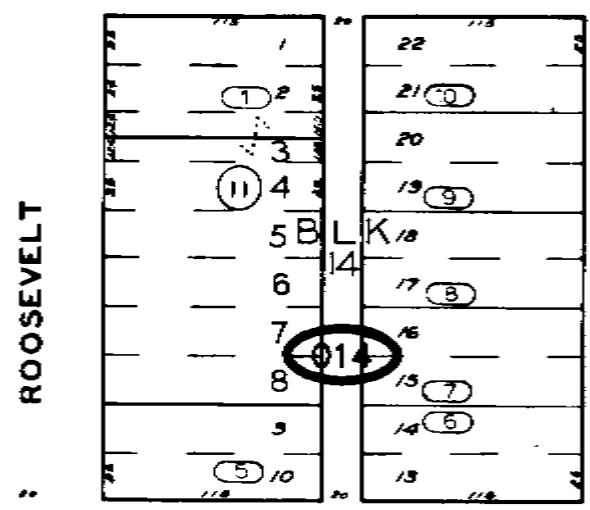
COOLIDGE

CENTER ROS 17667



HOOVER

(STREET) DR.



ROOSEVELT

(NATIONAL) CITY NATIONAL

10

14th

ST

6



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

Case #NC-24-58 APN: 5600140600

Date: 05/14/2024

MARK SCHMIDT

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1340 National City Blvd, National City, CA, 91950

Dear MARK SCHMIDT,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-58** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		quantity	sub total
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	_____ cu.yds	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1	\$ 350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
 FILE # <u>NC-24-58</u>		APN # <u>560-014-06-00</u>	
		TOTAL	\$ 350.00



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

Case #NC-24-58 APN: 5600140600

05/29/2024

MARK SCHMIDT

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1340 National City Blvd, National City, CA, 91950

Dear MARK SCHMIDT,

You have failed to pay the bill dated 05/14/2024, 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 #**NC-24-58** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 05/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 05/07/2024, and

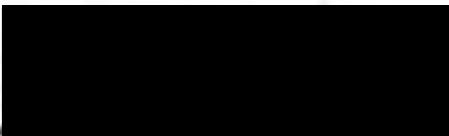
WHEREAS the charge for such abatement amounted to \$420.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is MARK SCHMIDT at 415 LAUREL ST #225, SAN DIEGO, CA, 92101 described as follows:

APN # 5600140600 CASE # NC-24-58
ADDRESS: 1340 National City Blvd, National City, CA, 91950
LEGAL DESCRIPTION: LOT:13,14 BLK:14 CITY:NATIONAL CITY SUBD:NATIONAL CITY TR#:348 TR 348 BLK
14*LOTS 13 & 14* MAP REF:000348

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 \$420.00 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: 06/13/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

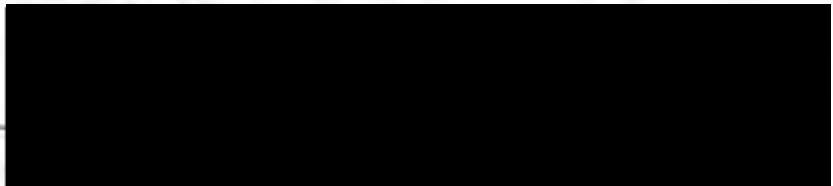
State of California)

County of San Diego)

On 06/13/2024 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 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 seal.



(Seal)



Jun 20, 2024 03:05 PM

OFFICIAL RECORDS
JORDAN Z MARKS
SAN DIEGO COUNTY RECORDER
FEES \$0.00 (SB2 Atkins \$0.00)

PAGES: 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 13th day of June, 2024 at El Cajon, CA

Keri Osborn
PRINT NAME

SIGNATURE

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

Documentary Transfer Tax: \$ _____ If exempt, enter R&I code: _____

- Computed on full value of the property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 560-014-06-00 b

11/19/24 Initial inspection was made, property was found to be in violation.

01/13/25 Verified ownership information with County of San Diego.

01/13/25 Mailed 30 day courtesy notice to the owner.

02/18/25 Re-inspection was made, property was found to be in violation.

02/18/25 Posted property.

02/09/25 Mailed 10 day final notice to the owner, certified mail.

03/06/25 Final inspection was made, property was found to be in violation.

03/13/25 Work order authorization signed by District Official.

03/27/25 F.P.S.I. crews abated the property.

04/08/25 The owner was mailed a bill at the contracted rates.

04/23/25 The owner was mailed a final bill.

05/07/25 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the City of National City

NC-24-437

Owner: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

Case #: NC-24-437 Parcel Number: 5600140600 Date: 01/13/2025

Location: 1340 National City Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.



Photo	Details
	<p>Title: INitial Inspection</p> <p>Date: Jan 13, 2025 09:42</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: C8409ECB-7276-4C7D-89C5-8C9F17ACEB47_1_105_c_1736790110250.jpeg</p> <p>Date: Jan 13, 2025 09:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 6FBBE64E-1202-479A-AB55-FB72B9ADBCCB_1_105_c_1736790113299.jpeg</p> <p>Date: Jan 13, 2025 09:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 118F0DE6-D980-4B8D-B9A8-A2A25D0F0632_1_105_c_1736790117500.jpeg</p> <p>Date: Jan 13, 2025 09:42</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 156B7F5F-F3DA-4D4C-B746-33329973C267_1_105_c_1736790120435.jpeg</p> <p>Date: Jan 13, 2025 09:42</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT



1243 National City Blvd
NATIONAL CITY, CA 91950-4596



FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

N -24-437

Case #: NC-24-437 Parcel Number: 5600140600 Date: 02/19/2025

Location of Public Nuisance: **1340 National City Blvd, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 02/19/2025**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary

accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

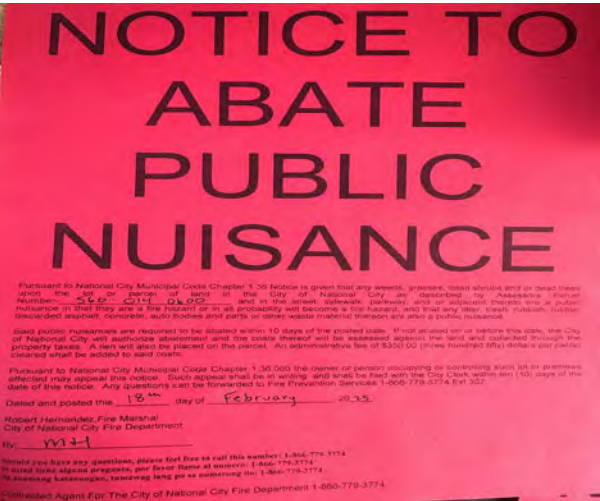



Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Feb 18, 2025 13:44</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: CA8C22F0-6C16-4FDF-BB93-D3C7DCF0A908_1739914972243.jpeg</p> <p>Date: Feb 18, 2025 13:44</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 066D8124-AC79-49C2-8825-01C867A08101_1739915002904.jpeg</p> <p>Date: Feb 18, 2025 13:44</p> <p>Uploaded by: Michael Horkos</p>
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Photo	Details
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	<p>Title: 4B538461-1D7B-4B89-9FBD-04F744AD2550_1739915012522.jpeg</p> <p>Date: Feb 18, 2025 13:44</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-437

Owner: SCHMIDT, MARK

Address: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

Parcel #5600140600

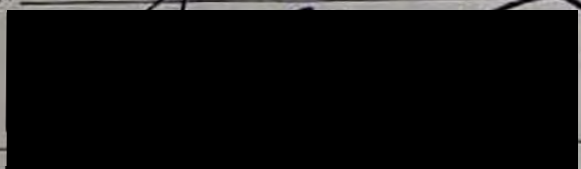
Job location: 1340 National City Blvd. National City, CA, 91950

LTD: 10-27-06
0765867

Authorized by:

Eddie Stumer

Signature:



Date:

3-13-25

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting:	5,000 sq. ft.		Hauling: _____ cu. yds.
Tractor Mowing:	_____ sq. ft.		Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	03/27/25
Name:	
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

Property Address: 1340 NATIONAL CITY BLVD NATIONAL CITY CA 91950-4303

APN Map

Index

County Index

Ownership

County: **SAN DIEGO**
 Assessor: **JORDAN Z. MARKS**
 Parcel # (APN): **560-014-06-00**
 Parcel Status: **ACTIVE**
 Owner Name: **SCHMIDT MARK**
 Mailing Address: **415 LAUREL ST #225 SAN DIEGO CA 92101**
 Legal Description: **TR 348 BLK 14*LOTS 13 & 14***

Assessment

Total Value: \$345,000	Use Code: 20	Use Type: VACANT
Land Value: \$345,000	Tax Rate Area: 006-045	PQ Zoning Type:
Impr Value:	Year Assd: 2024	PQ Zoning Code:
Other Value:	Property Tax:	Census Tract: 219.00/2
% Improved: 0%	Delinquent Yr:	Price/SqFt:
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	10/27/2006	07/18/2001	02/13/2001	10/27/2006
Document Number:	0765867	0496891	0081268	0765867
Document Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$500,000	\$169,000	\$137,500	
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY**

[CLICK HERE](#)

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

Work space for diagrams and amount of work done

Hand Sq. Ft.: 5,000

Tractor Sq. Ft.: 0

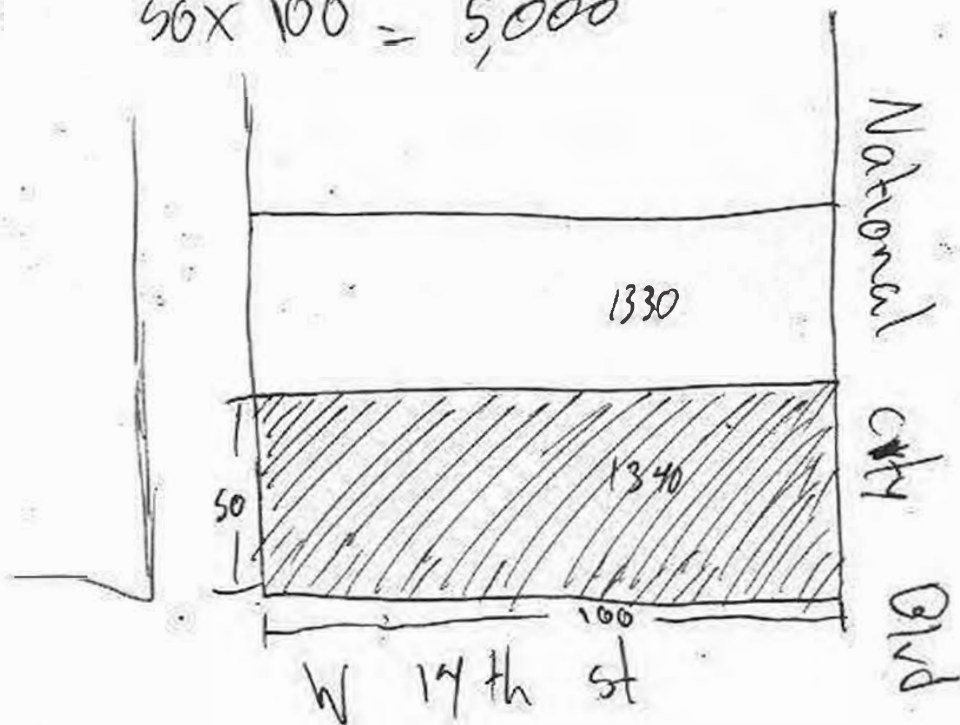
Total Removal Cu. Yds.: 0

Dump ticket: 0

Dump Charge: 0

Hand cut

$$50 \times 100 = 5,000$$



Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-437

LOCATION
1340 National City Blvd, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on April 8, 2025 by Carol Martinelli
20250327_152000969_iOS_1744131414941.jpg (2.6 MB)

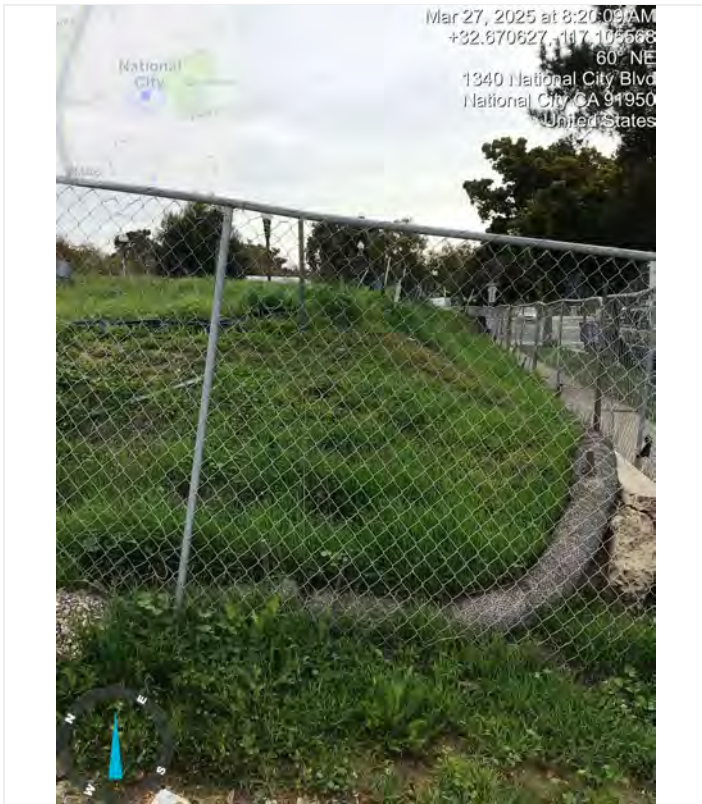
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Description
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Description
N/A



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Name
NC-24-437 CREW AFTER 20250327_170607177_iOS_1744131506669.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Name
NC-24-437 CREW AFTER 20250327_170613024_iOS_1744131506670.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-437

SCHMIDT, MARK

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-437 APN: 5600140600 Date: 04/08/2025

Location: 1340 National City Blvd, National City, CA, 91950

Dear SCHMIDT, MARK,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$850.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-437** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

Tractor Mowing

		quantity	sub total
A.	per parcel, sized 1 to 7,500 square feet	_____	_____
B.	per parcel, sized 7,501 to 15,000 square feet	_____	_____
C.	per parcel, sized 15,001 square feet to 30,000 square feet	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	_____	_____
E.	per square foot over one acre	_____ sq. ft.	_____

Hand Labor

A.	per square foot of area abated	\$0.10	5,000 sq. Ft.	500.00
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Dozer Operation

A.	hourly rate	\$150.00	_____	_____
B.	move-on fee	\$150.00	_____	_____

Debris Remediation (includes chipping, grinding, and/or shredding)

A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu. yds =	_____
B.	dump fees (reimbursement of cost)		_____	_____

Administrative Fee (failure to comply by deadline of notice)

A.	per parcel	\$350.00	1	\$ 350.00
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Attorney Services

A.	per parcel, per hour	\$200.00	_____	_____
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Assessment Fees (includes preparing reports, attending hearings, etc.)

A.	cost confirmation fee, per parcel	\$275.00	_____	_____
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Miscellaneous Fees Per Parcel

A.	special inspection fee	\$50.00	_____	_____
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	_____	_____
H.	unscheduled fees (reimbursement of cost)		_____	_____

FILE # NC-24-437

APN # 560014-06-00

TOTAL \$ 850.00



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

NC-24-437

SCHMIDT, MARK

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-437 APN: 5600140600 Date: 04/23/2025

Location: 1340 National City Blvd, National City, CA, 91950

Dear SCHMIDT, MARK,

You have failed to pay the bill dated 04/08/2025, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$850.00 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 #**NC-24-437** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 03/13/2025, and

WHEREAS representatives of the City of National City abated the violation (s) on 03/27/2025, and


WHEREAS the charge for such abatement amounted to \$920.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is SCHMIDT, MARK at 415 LAUREL ST #225, SAN DIEGO, CA, 92101 described as follows:

APN # 5600140600 CASE # NC-24-437
ADDRESS: 1340 National City Blvd, National City, CA, 91950
LEGAL DESCRIPTION: LOT:13,14 BLK:14 CITY:NATIONAL CITY SUBD:NATIONAL CITY TR#:348 TR 348
BLK 14*LOTS 13 & 14* MAP REF:000348

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 \$920.00 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: 05/07/2025

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

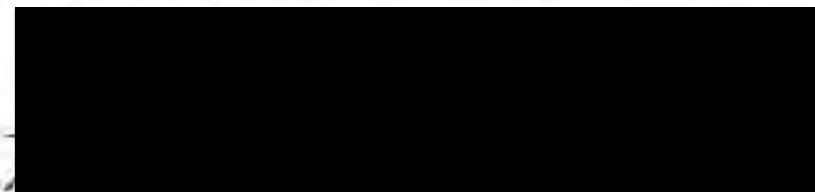
State of California)

County of San Diego)

On 05/07/2025 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 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 seal.



(Seal)

SUMMARY REPORT FOR APN 560-014-07-00 a

03/12/24 Received citizen complaint.

03/12/24 Initial inspection was made, property was found to be in violation.

03/13/24 Mailed 30 day courtesy notice to the owner.

04/16/24 Re-inspection was made, property was found to be in violation.

04/16/24 Posted property.

04/17/24 Verified ownership information with County of San Diego.

04/17/24 Mailed 10 day final notice to the owner, certified mail.

04/22/24 Received signed certified return receipt.

04/29/24 Final inspection was made, property was found to be in violation.

05/07/24 Work order authorization signed by District Official for Admin fee only.

05/14/24 The owner was mailed an Administrative bill at the contracted rates.

05/29/24 The owner was mailed a final bill.

06/13/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101

Date: 03/13/2024

Case #: NC-24-59

Parcel Number: 5600140700

Location: 1330 National City Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

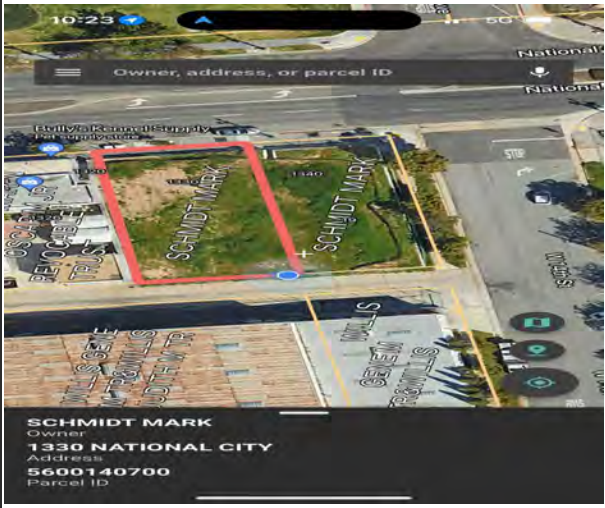
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	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>




Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101
Case #: NC-24-59

Date: 04/17/2024

Parcel Number: 5600140700

Location of Public Nuisance: **1330 National City Blvd, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 04/17/2024**. **Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at **your** expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 14:51</p> <p>Uploaded by: Michael Horkos</p>
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Photo

Details



Title: Initial

Date: Mar 12, 2024 14:51

Uploaded by: Michael Horkos



Title: Initial

Date: Mar 12, 2024 14:51

Uploaded by: Michael Horkos

RESULTS LIST **DETAIL**

ASSESSOR DATA DOCS & SALES HISTORY TAX BILL DATA FINANCE

Property Address: 4330 NATIONAL CITY BLVD NATIONAL CITY CA 91950-4303

Owner/Info:
 County: SAN DIEGO, CA
 Assessor: JORDAN B. HARKEL, ASSESSOR
 Parcel # (APN): 880-018-07-00
 Status: ACTIVE
 Owner Name: MICHAEL HARK
 Mailing Address: 415 LAUREL ST #235 SAN DIEGO CA 92101
 Legal Description: TR 340 BLD 14*LOT19 15 & 16*

Assessment:
 Total Value: \$125,000
 Land Value: \$384,000
 Improv Value: \$121,000
 Other Value: \$0
 % Improved: 23%
 Exempt Area: \$0
 Use Code: 31
 Tax Rule Area: 006-045
 Year Ass: 2023
 Assessed Val: \$5,976.70
 Development In: NO Exempt: N
 Use Type: RESID, SINGLE FAMILY
 PG Zoning Type: R
 PG Zoning Code: R
 Census Tract: 249-002
 Neighborhood: 888-3-4

Sale History:
 Sale 1: 10/27/2004, \$758,700
 Sale 2: 10/25/2003, \$739,933
 Transfer: 10/27/2006, \$758,700
 Document Date: 10/27/2006
 Document Number: 0739933
 Transaction Type: GRANT DEED
 Transfer Amount: \$145,000

Property Characteristics:
 Bedrooms: 3
 Baths (Full): 1
 Baths (Half): 0
 Single Family: 1,134
 Multiple Units: 0
 Lot Area: 10,000
 Lot Depth: 100
 Year Built: 1926
 Fireplaces: 0
 A/C: 0
 Heating: 0
 Pool: 0
 Full Bath: 0
 Deck: 0
 Garage (Garf): 0
 Units: 3
 Stories: 0
 Building Class: 0
 Condition: 0
 Sale Reference: 0
 Previous Proposals: 0
 Ag Inspection: 0

Title: ParcelQuest

Date: Apr 16, 2024 14:16

Uploaded by: Michael Horkos

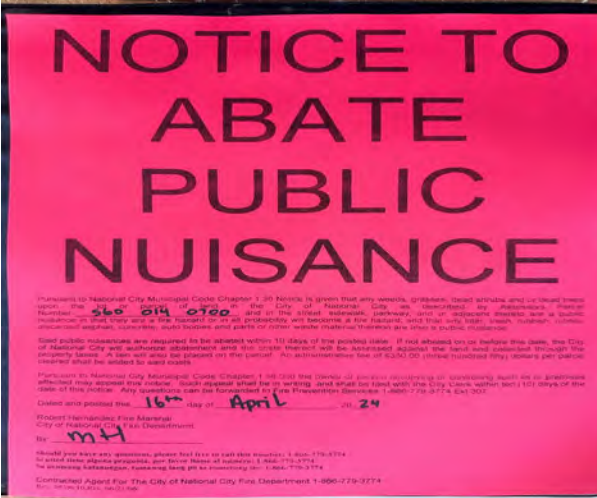


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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

Circle Services & Fees shown for each service selected

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |



Total Postage and Fees

NC-24-59

Mark Schmidt
415 Laurel St. # 225
San Diego, CA 92101

541

9589 0710 5270 0851 9833 75
57 E896 1590 0225 0170 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article # (if applicable)

CASE#NC-24-59
Mark Schmidt
415 Laurel St. #225
San Diego, CA. 92101



9590 9402 8357 3156 1381 52

2. Article Number (Transfer from previous label)

9589 0710 5270 0851 9873 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Agent
 Addressee
- B. Received by (Printed Name) **[Redacted]** C. Date of Delivery **4/18/24**
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |

542

Domestic Return Receipt

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-59

LOCATION

TAX-25-26...1330 National City Blvd, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos

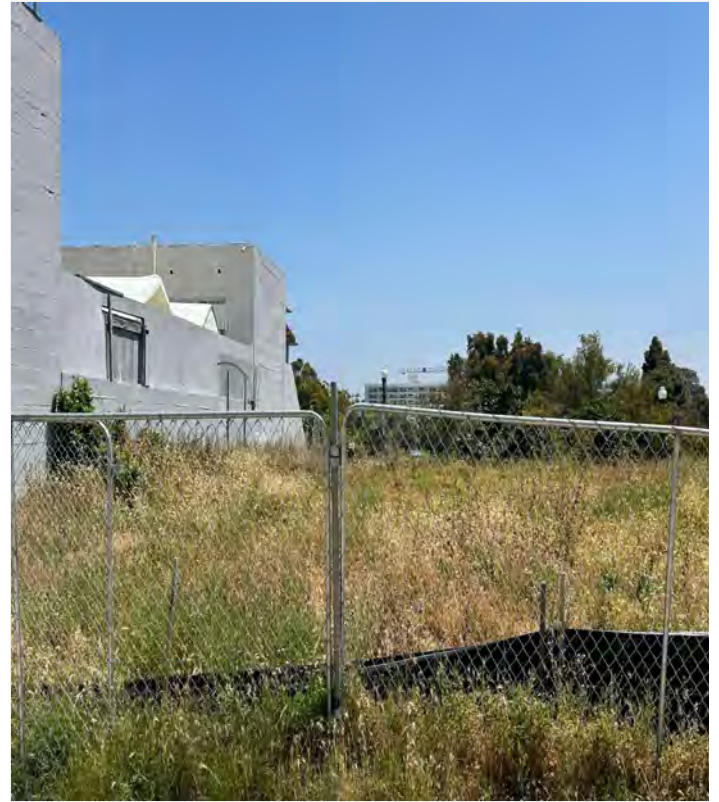
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Name

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Description

Final



Uploaded on April 29, 2024 by Michael Horkos

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Description

Final

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-59

LOCATION

TAX-25-26...1330 National City Blvd, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on May 7, 2024 by Michael Horkos

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jpeg (4.5 MB)

Name

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368403.jpeg

Description

Cleared after deadline.

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-59

Owner: MARK SCHMIDT

Address: MARK SCHMIDT
415 LAUREL ST #225
SAN DIEGO, CA 92101

Parcel #5600140700

Job location: 1330 National City Blvd, National City, CA, 91950

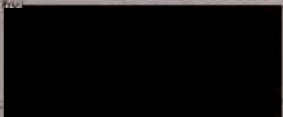
LTP: 10/27/06

0165870

ADMIN ONLY

R. DREW

Authorized by:



Signature:

Date:

5-7-24

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

Circle One: Entire Parcel Fire Break	
Hand Cutting: _____ sq. ft.	Hauling: _____ cu. yds.
Tractor Mowing: _____ sq. ft.	Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name:	
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 1330 NATIONAL CITY BLVD NATIONAL CITY CA 91950-4303

Ownership

Parcel# (APN): 560-014-07-00
Parcel Status: ACTIVE
Owner Name: SCHMIDT MARK
Mailing Addr: 415 LAUREL ST #225 SAN DIEGO CA 92101
Legal Description: TR 348 BLK 14*LOTS 15 & 16*

Assessment

Total Value: \$345,000
Land Value: \$345,000
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 219.00/2
Use Code: 20
Use Type: VACANT
PQ Zoning Code:
PQ Zoning Type:
PQ Zoning Jdx:
PQ Zoning Descr:

Sale History

Recording Date: 10/27/2006
Recording Doc: 0765870
Doc Type: GRANT DEED
Transfer Amount: \$500,000
Price/SqFt:
Seller (Grantor):
Sale1: 10/27/2006, 0765870, GRANT DEED, \$500,000
Sale2: 10/25/2001, 0772953, GRANT DEED, \$165,000
Sale3:
Transfer: 10/27/2006, 0765870

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



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

Case #NC-24-59 APN: 5600140700

Date: 05/14/2024

MARK SCHMIDT

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1330 National City Blvd, National City, CA, 91950

Dear MARK SCHMIDT,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-59** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		quantity	sub total
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds =	_____
B. dump fees (reimbursement of cost)		_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	\$ 350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____

FILE # NC-24-59

APN # 560-014-07-00

TOTAL \$ 350.00



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

Case #NC-24-59 APN: 5600140700

05/29/2024

MARK SCHMIDT

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1330 National City Blvd, National City, CA, 91950

Dear MARK SCHMIDT,

You have failed to pay the bill dated 05/14/2024, 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 #**NC-24-59** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 962-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 05/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 05/07/2024, and

WHEREAS the charge for such abatement amounted to \$420.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is MARK SCHMIDT at 415 LAUREL ST #225, SAN DIEGO, CA, 92101 described as follows:

APN # 5600140700 CASE # NC-24-59
ADDRESS: 1330 National City Blvd, National City, CA, 91950
LEGAL DESCRIPTION: LOT:15,16 BLK:14 CITY:NATIONAL CITY SUBD:NATIONAL CITY TR#:348 TR 348 BLK
14*LOTS 15 & 16* MAP REF:000348

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 \$420.00 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: 06/13/2024

By: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for the City of National City

Certificate Of Acknowledgment

A notary public by whose officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

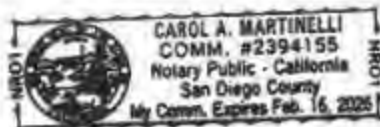
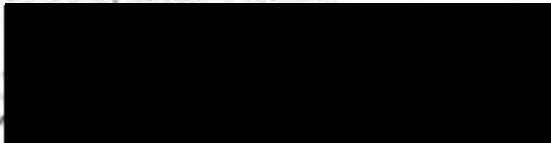
State of California)

County of San Diego)

On 06/13/2024 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 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 seal.



(Seal)

78

DOC# 2024-0156190



Jun 20, 2024 03:05 PM
OFFICIAL RECORDS
JORDAN Z. MARKS
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins \$0.00)

PAGES: 2

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

Recorder + Lisc 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, 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, encumbrance, 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:

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 13th day of June, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 560-014-07-00 b

11/19/24 Initial inspection was made, property was found to be in violation.

01/13/25 Verified ownership information with County of San Diego.

01/13/25 Mailed 30 day courtesy notice to the owner.

03/18/25 Re-inspection was made, property was found to be in violation.

03/18/25 Posted property.

02/19/25 Mailed 10 day final notice to the owner, certified mail.

03/06/25 Final inspection was made, property was found to be in violation.

03/13/25 Work order authorization signed by District Official.

03/27/25 F.P.S.I. crews abated the property.

04/08/25 The owner was mailed a bill at the contracted rates.

04/23/25 The owner was mailed a final bill.

05/07/25 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the City of National City

NC-24-438

Owner: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

Case #: NC-24-438 Parcel Number: 5600140700 Date: 01/13/2025

Location: 1330 National City Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.



Photo	Details
	<p>Title: Initial</p> <p>Date: Jan 13, 2025 09:29</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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	<p>Title: 79FBDFFB-71B3-4EA7-BD72-805A96482758_1_105_c_1736789356206.jpeg</p> <p>Date: Jan 13, 2025 09:29</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 2554E3AA-4F7F-4CB9-B24E-08C093645C3B_1_105_c_1736789358974.jpeg</p> <p>Date: Jan 13, 2025 09:29</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT



1243 National City Blvd
NATIONAL CITY, CA 91950-4596



FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

NC-24-438

Case #: NC-24-438 Parcel Number: 5600140700 Date: 02/19/2025

Location of Public Nuisance: 1330 National City Blvd, National City, CA, 91950

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 02/19/2025**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary

accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

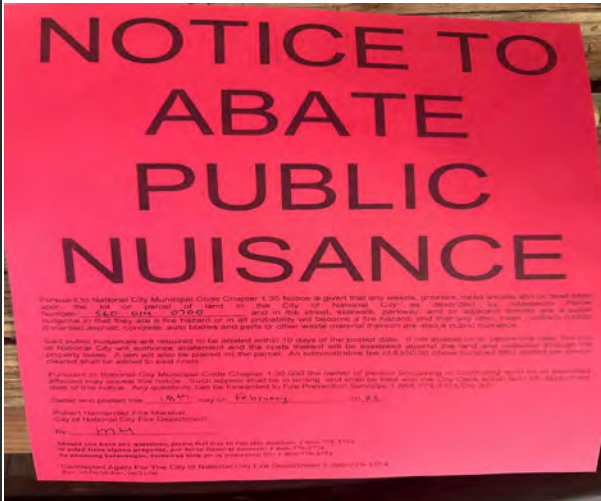

Photo	Details
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9589 0710 5270 1271 4816 18

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

~~OFFICIAL USE~~

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) 1 _____
- Return Receipt (electronic) 1 _____
- Certified Mail Restricted Delivery 3 _____
- Adult Signature Required 1 _____
- Adult Signature Restricted Delivery 8 _____

Postage

\$

Total Postage and Fees

\$

Send To: **Schmidt, Mark**

Street, Apt. No., or PO Box No.

415 Laurel St. #225

City, State, ZIP+4®

San Diego, CA 92101

564



CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-438

Owner: SCHMIDT, MARK

Address: SCHMIDT, MARK
415 LAUREL ST #225
SAN DIEGO, CA 92101

Parcel #5600140700

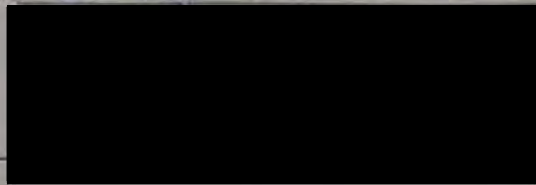
Job location: 1330 National City Blvd, National City, CA, 91950

LTO: 10-27-06
0765870

Authorized by:

EDDIE SANCHEZ

Signature:



Date:

3/23/25

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting:	5,000 sq. ft.		Hauling: _____ cu. yds.
Tractor Mowing:	_____ sq. ft.		Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	03/27/25
Name:	
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)



DETAIL REPORT

Property Address: 1330 NATIONAL CITY BLVD NATIONAL CITY CA 91950-4303

Ownership

Parcel# (APN): 560-014-07-00
Parcel Status: ACTIVE
Owner Name: SCHMIDT MARK
Mailing Addr: 415 LAUREL ST #225 SAN DIEGO CA 92101
Legal Description: TR 348 BLK 14*LOTS 15 & 16*

Assessment

Total Value: \$345,000
Land Value: \$345,000
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 219.00/2
Use Code: 20
Use Type: VACANT
PQ Zoning Code:
PQ Zoning Type:
PQ Zoning Jdx:
PQ Zoning Descr:

Sale History

Recording Date: 10/27/2006
Recording Doc: 0765870
Doc Type: GRANT DEED
Transfer Amount: \$500,000
Price/SqFt:
Seller (Grantor):
Sale1: 10/27/2006, 0765870, GRANT DEED, \$500,000
Sale2: 10/25/2001, 0772953, GRANT DEED, \$165,000
Sale3:
Transfer: 10/27/2006, 0765870

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

Work space for diagrams and amount of work done

Hand Sq. Ft.: 5,000

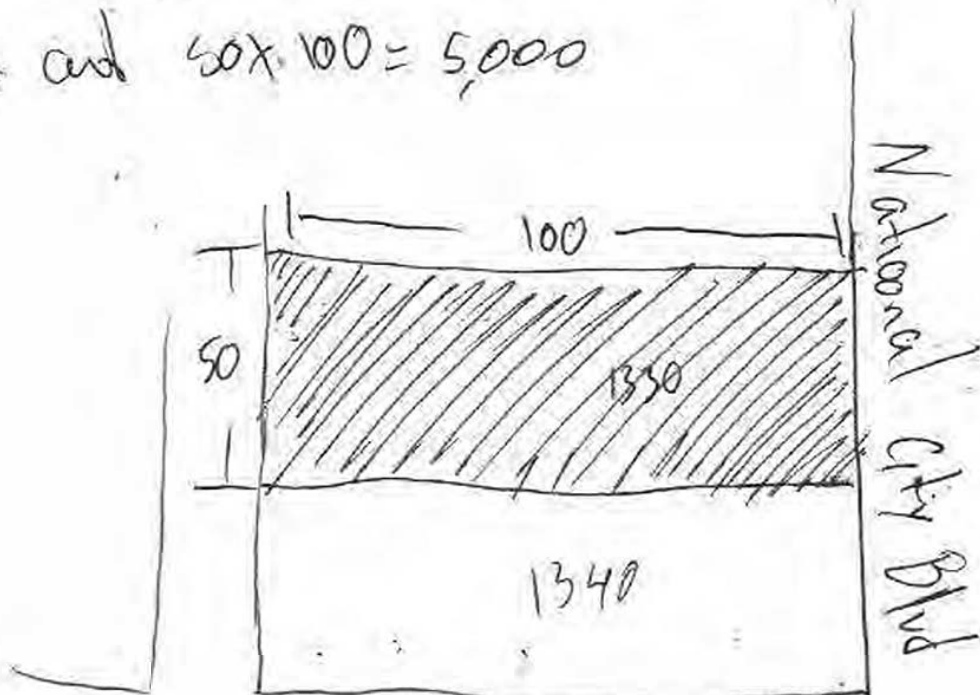
Tractor Sq. Ft.: 0

Total Removal Cu. Yds.: 0

Dump ticket: 0

Dump Charge: 0

Hand and $50 \times 100 = 5,000$



W. 14th st

568

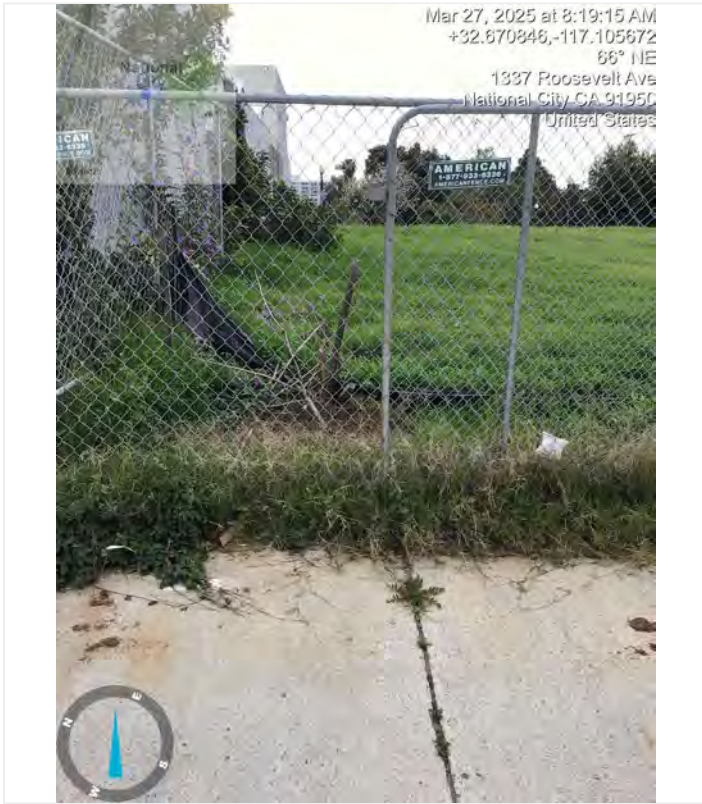
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-438

LOCATION
1330 National City Blvd, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on April 8, 2025 by Carol Martinelli
20250327_151915577_iOS_1744129037674.jpg (2.8 MB)

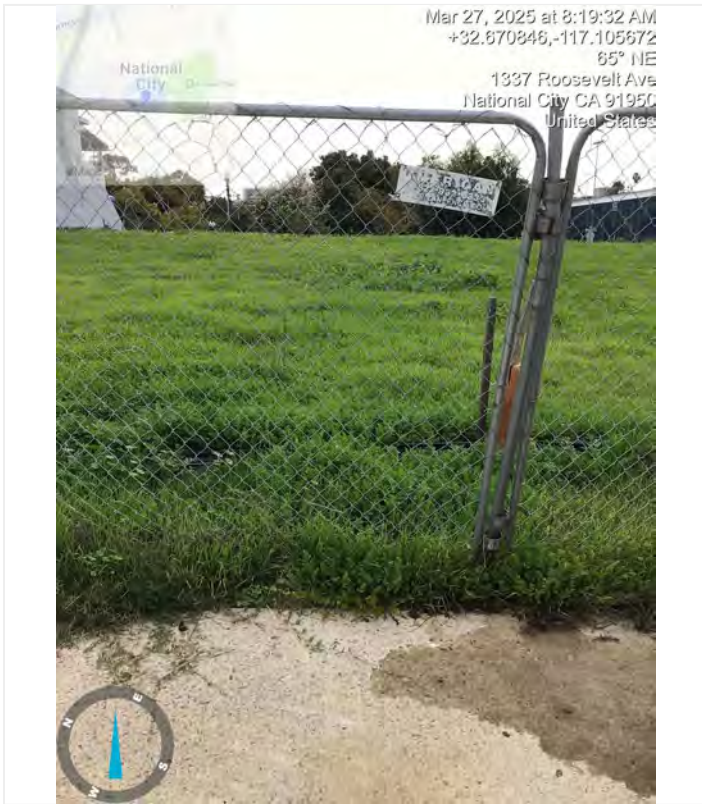
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Description
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
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Name
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Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_170537192_iOS_1744129118810.jpg (2.6 MB)

Name
NC-24-438 CREW AFTER 20250327_170537192_iOS_1744129118810.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_170525852_iOS_1744129118808.jpg (2.8 MB)

Name
NC-24-438 CREW AFTER 20250327_170525852_iOS_1744129118808.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-438

SCHMIDT, MARK

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-438 APN: 5600140700 Date: 04/08/2025

Location: 1330 National City Blvd, National City, CA, 91950

Dear SCHMIDT, MARK,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$850.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-438** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>			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	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E.	per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>				
A.	per square foot of area abated	\$0.10	<u>5,000</u> sq. Ft.	<u>500.00</u>

<u>Dozer Operation</u>				
A.	hourly rate	\$150.00	_____	_____
B.	move-on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)				
A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu. yds =	_____
B.	dump fees	(reimbursement of cost)	_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)				
A.	per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>

<u>Attorney Services</u>				
A.	per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)				
A.	cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>				
A.	special inspection fee	\$50.00	_____	_____
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	_____	_____
H.	unscheduled fees	(reimbursement of cost)	_____	_____

FILE # <u>NC-24-438</u>	APN # <u>560-014-07-00</u>	TOTAL <u>\$ 850.00</u>
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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

NC-24-438

SCHMIDT, MARK

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-438 APN: 5600140700 Date: 04/23/2025

Location: 1330 National City Blvd, National City, CA, 91950

Dear SCHMIDT, MARK,

You have failed to pay the bill dated 04/08/2025, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$850.00 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 #**NC-24-438** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 03/13/2025, and

WHEREAS representatives of the City of National City abated the violation (s) on 05/27/2025, and

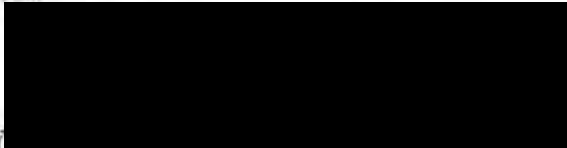
WHEREAS the charge for such abatement amounted to \$920.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is SCHMIDT, MARK at 415 LAUREL ST #225, SAN DIEGO, CA, 92101 described as follows:

APN # 5600140700 CASE # NC-24-438
ADDRESS: 1330 National City Blvd, National City, CA, 91950
LEGAL DESCRIPTION: LOT:15,16 BLK:14 CITY:NATIONAL CITY SUBD:NATIONAL CITY TR#:348 TR 348 BLK 14*LOTS 15 & 16* MAP REF:000348

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 \$920.00 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: 05/07/2025

BY 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 05/07/2025 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 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 seal.



(Seal)

SUMMARY REPORT FOR APN 560-064-02-00

03/12/24 Initial inspection was made, property was found to be in violation.

03/13/24 Mailed 30 day courtesy notice to the owner.

04/16/24 Re-inspection was made, property was found to be in violation.

04/16/24 Posted property.

04/17/24 Verified ownership information with County of San Diego.

04/17/24 Mailed 10 day final notice to the owner, certified mail.

04/22/24 Received signed certified return receipt.

04/29/24 Final inspection was made, property was found to be in violation.

05/07/24 Work order authorization signed by District Official for Admin fee only.

05/14/24 The owner was mailed an Administrative bill at the contracted rates.

05/29/24 The owner was mailed a final bill.

06/13/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: LIBRARY VILLAGE SOUTH INC
415 LAUREL ST #225
SAN DIEGO, CA 92101

Date: 03/13/2024

Case #: NC-24-66

Parcel Number: 5600640200

Location: 1513 Roosevelt Ave, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

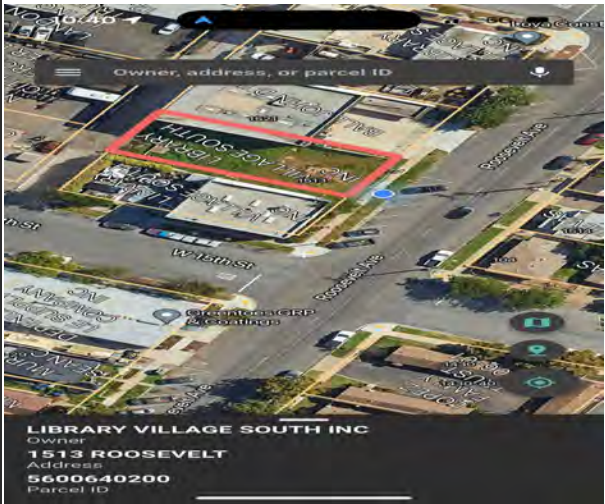
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: LIBRARY VILLAGE SOUTH INC
415 LAUREL ST #225
SAN DIEGO, CA 92101
Case #: NC-24-66

Date: 04/17/2024

Parcel Number: 5600640200

Location of Public Nuisance: **1513 Roosevelt Ave, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 04/17/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 15:12</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 15:12</p> <p>Uploaded by: Michael Horkos</p>
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Date: Mar 12, 2024 15:12

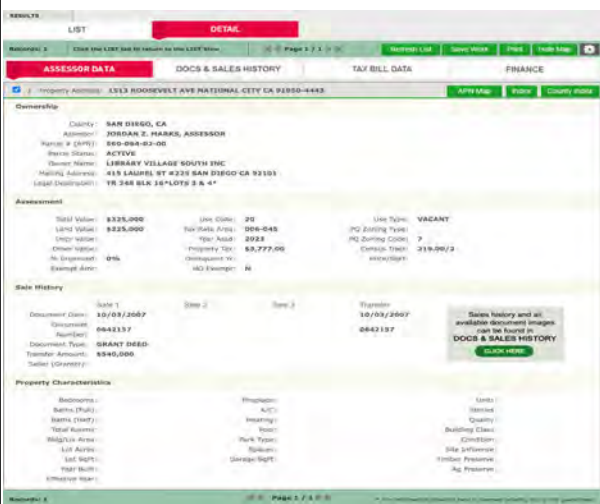
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Uploaded by: Michael Horkos



Title: ParcelQuest

Date: Apr 16, 2024 14:21

Uploaded by: Michael Horkos

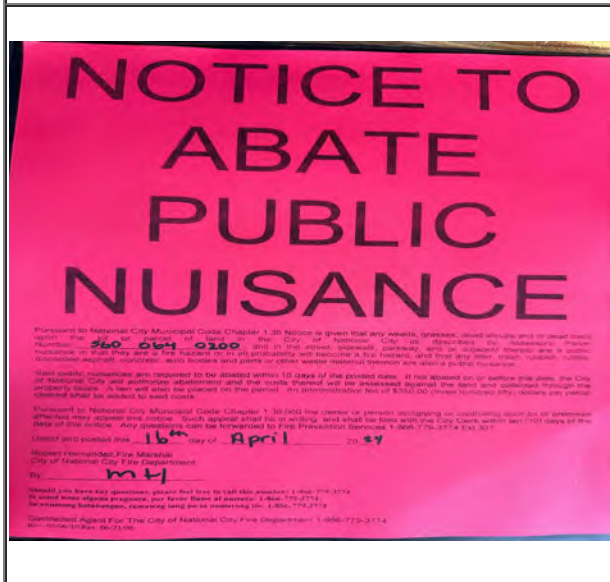




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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (List one, write in amount)
- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (Prepaid) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (Postmark) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

Total Postage and Fees



NC-24-66

Library Village South Inc.
415 Laurel St. #225
San Diego, CA 92101

589

9589 0710 5270 0851 9833 51
75 8396 1590 0710 0170 6956

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CASE#NC-24-66
Library Village South Inc.
415 Laurel St. #225
San Diego, CA. 92101



9590 9402 8357 3156 1381 38

2. Article Number (Transfer from service label)

9589 0710 5270 0851 983

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Agent
- Addressee

E. Received by (Printed Name)

Karl Diamond

G. Date of Delivery

4/18/24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery
 308

590

Domestic Return Receipt

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-66

LOCATION

TAX-25-26...1513 Roosevelt Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos

C4C21DCA-BE70-46A3-AA79-8DF2079E054E_1_102_o_1714427110667.jpeg (1.8 MB)

Name

C4C21DCA-BE70-46A3-AA79-8DF2079E054E_1_102_o_1714427110667.jpeg

Description

Final

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-66

LOCATION

TAX-25-26...1513 Roosevelt Ave, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on May 7, 2024 by Michael Horkos

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jpeg (4.9 MB)

Name

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192152.jpeg

Description

Cleared after the deadline.

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-66

Owner: LIBRARY VILLAGE SOUTH INC

Address: LIBRARY VILLAGE SOUTH INC
415 LAUREL ST #225
SAN DIEGO, CA 92101

Parcel #5600640200

Job location: 1513 Roosevelt Ave, National City, CA. 91950

ADMIN ONLY

LTD: 10/03/2007

#0642157

Authorized by: R. DREW

Signature: 

Date: 5-7-24

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

Circle One: <input type="radio"/> Entire Parcel <input type="radio"/> Fire Break			
Hand Cutting: _____ sq. ft.	Hauling: _____ cu. yds.		
Tractor Mowing: _____ sq. ft.	Discing: _____ sq. ft.		

CREW INFORMATION

Crew	Date
Name: _____	
Name: _____	
Name: _____	
Name: _____	
Name: _____	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 1513 ROOSEVELT AVE NATIONAL CITY CA 91950-4443

Ownership

Parcel# (APN): 560-064-02-00
Parcel Status: ACTIVE
Owner Name: LIBRARY VILLAGE SOUTH INC
Mailing Addr: 415 LAUREL ST #225 SAN DIEGO CA 92101
Legal Description: TR 348 BLK 16*LOTS 3 & 4*

Assessment

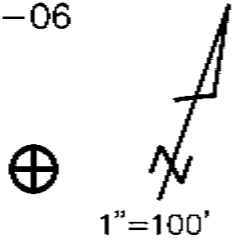
Total Value: \$345,000
Land Value: \$345,000
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 219.00/2
Use Code: 20
Use Type: VACANT
PQ Zoning Code:
PQ Zoning Type:
PQ Zoning Jdx:
PQ Zoning Descr:

Sale History

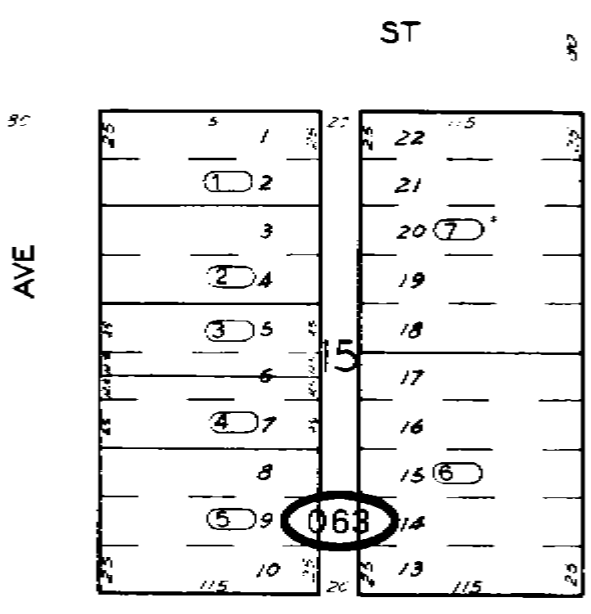
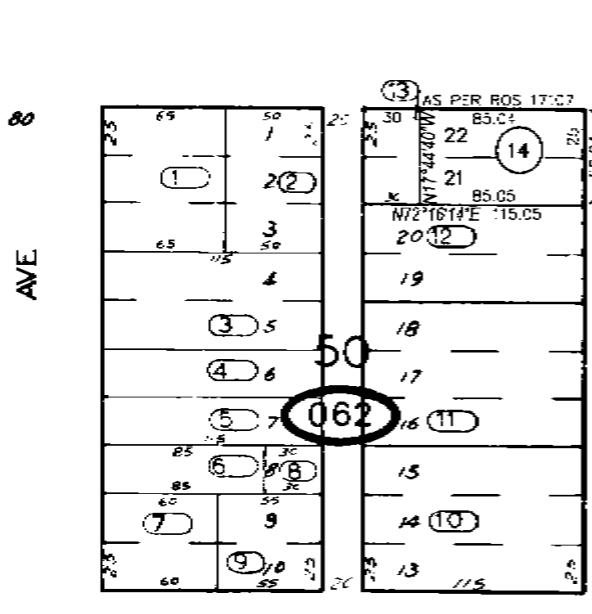
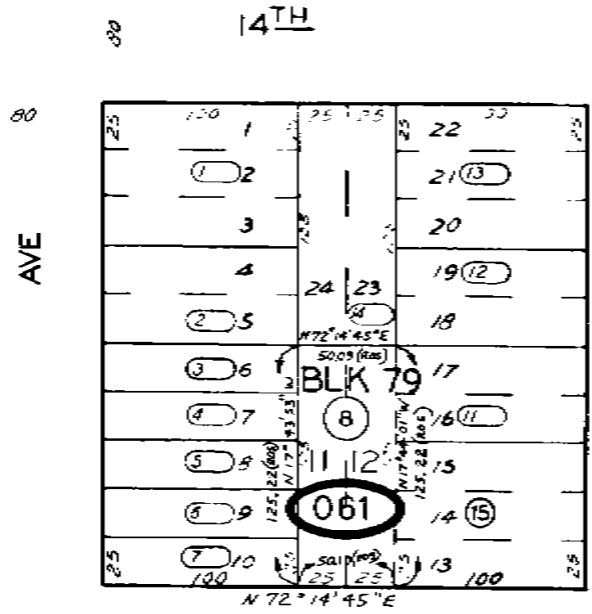
Recording Date: 10/03/2007
Recording Doc: 0642157
Doc Type: GRANT DEED
Transfer Amount: \$540,000
Price/SqFt:
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
10/03/2007 10/03/2007
0642157 0642157

Property Characteristics

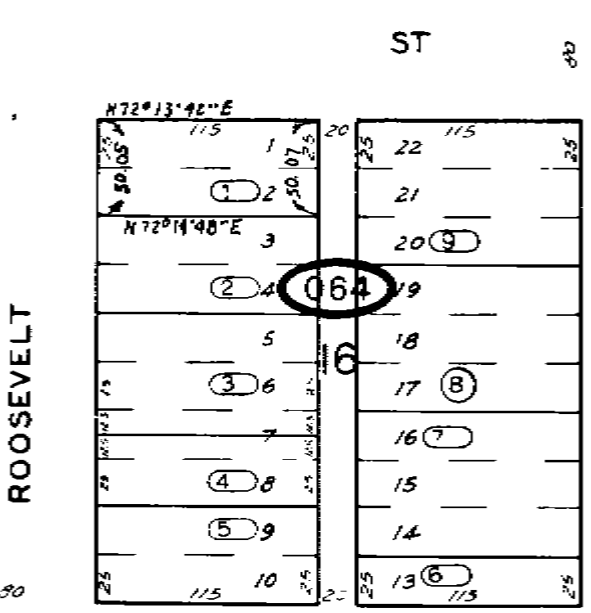
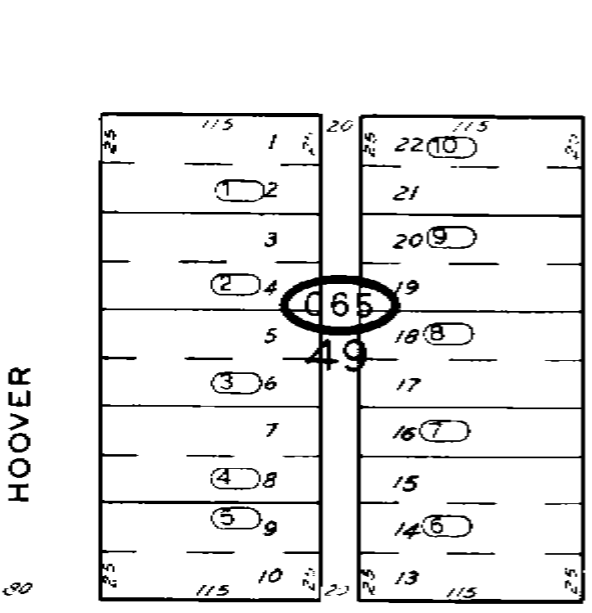
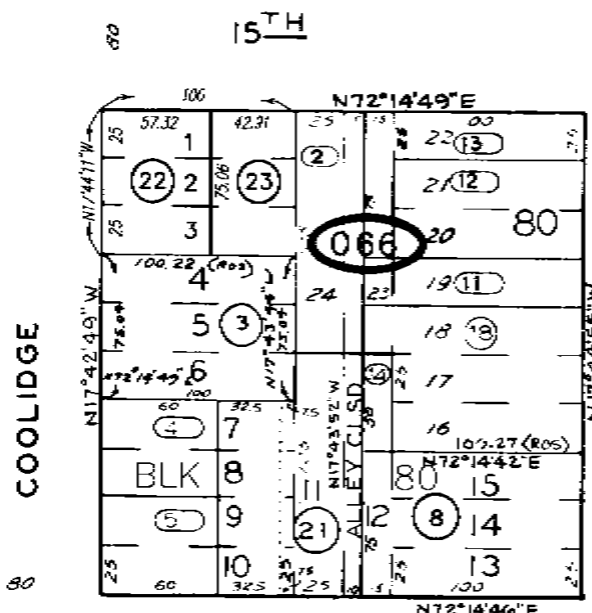
Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



11/08/2016 RC



BLVD.
(AVENUE)

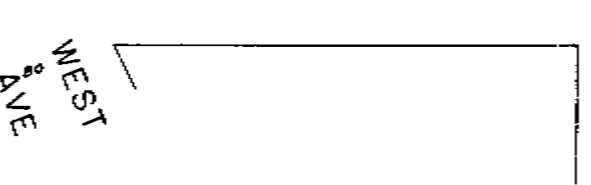
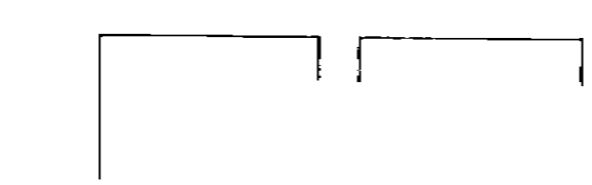


NATIONAL CITY
(NATIONAL)

15TH

15TH

15TH



NATIONAL CITY
(NATIONAL)

16TH

16TH

16TH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

14

595

MAP 348 - NATIONAL CITY RE - FILED
ROS 8704,10014,10423,11415,13498,17107,18492

559
6

10

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 560 PAGE 06



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

Case #NC-24-66 APN: 5600640200

Date: 05/14/2024

LIBRARY VILLAGE SOUTH INC

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1513 Roosevelt Ave, National City, CA, 91950

Dear LIBRARY VILLAGE SOUTH INC,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-66** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. Ft.	_____
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds =	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	<u>\$350.00</u>
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
FILE # <u>NC-24-66</u> APN # <u>560-064-02-00</u>		TOTAL	<u>\$ 350.00</u>



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

Case #NC-24-66 APN: 5600640200

05/29/2024

LIBRARY VILLAGE SOUTH INC

415 LAUREL ST #225

SAN DIEGO, CA 92101

Location: 1513 Roosevelt Ave, National City, CA, 91950

Dear LIBRARY VILLAGE SOUTH INC,

You have failed to pay the bill dated 05/14/2024, 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 #**NC-24-66** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92025-1720
(619) 562-1058 fax (619) 445-6336

AND WHEN RECORDED MAIL TO
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92025-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 05/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 05/07/2024, and


WHEREAS the charge for such abatement amounted to \$420.00;

THHEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is LIBRARY VILLAGE SOUTH INC at 415 LAUREL ST #225, SAN DIEGO, CA. 92101 described as follows:

APN # 5600640200 CASE # NC-24-66
ADDRESS: 1513 Roosevelt Ave, National City, CA, 91950
LEGAL DESCRIPTION: LOT:3,4 BLK:16 CITY:NATIONAL CITY SUBD:NATIONAL CITY TR#:348 TR 348 BLK 16*LOT
3 & 4* MAP REF:000348

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 \$420.00 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: 06/13/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designer for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

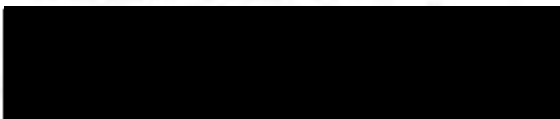
State of California)

County of San Diego)

On 06/13/2024 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 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 seal,



(Seal)



Jun 20, 2024 03:05 PM

OFFICIAL RECORDS

JORDAN Z. MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 13th day of June, 2024 at El Cajon, CA

Ken Osborn

PRINT NAME

SIGNATURE

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 560-100-09-00

11/19/24 Initial inspection was made, property was found to be in violation.

01/13/25 Verified ownership information with County of San Diego.

01/13/25 Mailed 30 day courtesy notice to the owner.

02/18/25 Re-inspection was made, property was found to be in violation.

02/18/25 Posted property.

02/19/25 Mailed 10 day final notice to the owner, certified mail.

03/06/25 Final inspection was made, property was found to be in violation.

03/13/25 Work order authorization signed by District Official.

03/27/25 F.P.S.I. crews abated the property.

04/08/25 The owner was mailed a bill at the contracted rates.

04/23/25 The owner was mailed a final bill.

05/07/25 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the City of National City

NC-24-436

Owner: PARADISE CREEK HOLDING CORP
415 LAUREL ST #225
SAN DIEGO, CA 92101

Case #: NC-24-436 Parcel Number: 5601000900 Date: 01/13/2025

Location: 1535 National City Blvd, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4") in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: 6DE3D666-F27A-45EF-80C2-61685956A465_1_105_c_1736790918504.jpeg</p> <p>Date: Jan 13, 2025 09:55</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: AA658C2B-917E-41B0-9319-8D0288CBC52C_1_105_c_1736790920969.jpeg</p> <p>Date: Jan 13, 2025 09:55</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 3CFBC188-D929-4C2E-BB33-FB00AF6CE1C2_1_105_c_1736790923387.jpeg</p> <p>Date: Jan 13, 2025 09:55</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 436C34F5-2744-4651-ACE7-917862DEE04E_1_105_c_1736790924954.jpeg</p> <p>Date: Jan 13, 2025 09:55</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT



1243 National City Blvd
NATIONAL CITY, CA 91950-4596



FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: PARADISE CREEK HOLDING CORP
415 LAUREL ST #225
SAN DIEGO, CA 92101

NC-24-436

Case #: NC-24-436 Parcel Number: 5601000900 Date: 02/19/2025

Location of Public Nuisance: **1535 National City Blvd, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 02/19/2025**. **Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at **your** expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) feet from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that

reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022

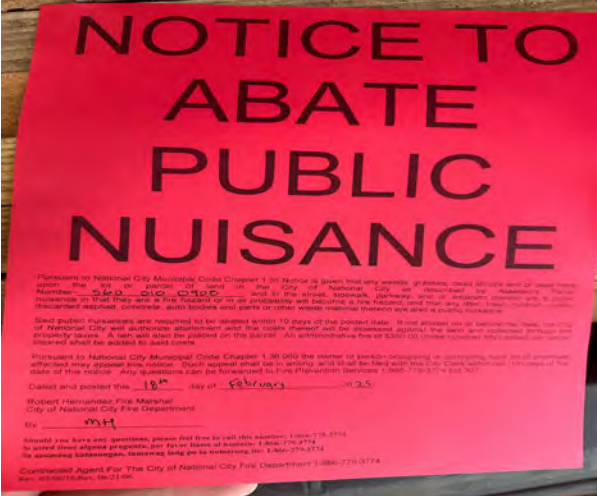


Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: E22C286B-C782-4C72-A8DF-4A84CE20AF06_1739914873981.jpeg</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: C27D2BD6-BF1D-49A0-BEAE-33B1AEFB620E_1739914876832.jpeg</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: FFDDFFAF-CEA6-4EE7-9460-85EC316A32BF_1739914881566.jpeg</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 274F05ED-88B3-46E0-87D5-ACF08F4F8094_1739914884117.jpeg</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
 A photograph showing a grassy field in the foreground. In the background, there is a parking lot with several vehicles, including a white van and a red truck. Further back, there are stadium lights and a large white building, possibly a stadium or arena. The sky is clear and blue.	<p>Title: F4E9D5E7-037B-4574-9ADB-1F3B03CCDABF_1739914889169.jpeg</p> <p>Date: Feb 18, 2025 13:42</p> <p>Uploaded by: Michael Horkos</p>

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

Send To

Paradise Creek Holding Corp.

Street and Apt. No., or PO Box No.

415 Laurel St. # 225

City, State, ZIP+4®

San Diego, CA 92101



NC-24-436

612

9589 0710 5270 1221 4816 32

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

Address different from item 1? Yes
 or delivery address below. No

CASE# NC-24-436**PARADISE CREEK HOLDING CORP.****415 LAUREL ST. #225****SAN DIEGO, CA. 92101**

9590 9402 9083 4122 4877 81

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

9589 0710 5270 1271 4816 32

 (Add
 Mail Restricted Delivery)

613

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-436

Owner: PARADISE CREEK HOLDING CORP

Address: PARADISE CREEK HOLDING CORP

415 LAUREL ST #225

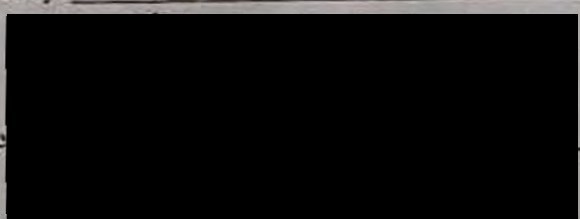
SAN DIEGO, CA 92101

Parcel #5601000900

Job location: 1535 National City Blvd, National City, CA, 91950

LTR: 2-24-06
0132722

Authorized by: EDDIE SANCHEZ

Signature: 

Date: 3/27/25

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

Circle One: Entire Parcel		Fire Break	
Hand Cutting: <u>78,400</u> sq. ft.		Hauling: _____ cu. yds.	
Tractor Mowing: _____ sq. ft.		Discing: _____ sq. ft.	

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	<u>03/27/25</u>
Name: _____	
Name: _____	
Name: _____	
Name: _____	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

1 Property Address: NATIONAL CITY BLVD CA

[APN Map](#) [Index](#) [County Index](#)

Ownership

County: **SAN DIEGO**
 Assessor: **JORDAN Z. MARKS**
 Parcel # (APN): **560-100-09-00**
 Parcel Status: **ACTIVE**
 Owner Name: **PARADISE CREEK HOLDING CORP**
 Mailing Address: **415 LAUREL ST #225 SAN DIEGO CA 92101**
 Legal Description: **TR 16197 LOT 1*ST CLSD&**

Assessment

Total Value: \$3,988,090	Use Code: 21	Use Type: COMMERCIAL
Land Value: \$3,988,090	Tax Rate Area: 006-045	PQ Zoning Type:
Impr Value:	Year Assd: 2024	PQ Zoning Code:
Other Value:	Property Tax: \$45,924.94	Census Tract: 117.00/3
% Improved: 0%	Delinquent Yr:	Price/SqFt:
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				02/24/2006
Document Number:				0132722
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY**

[CLICK HERE](#)

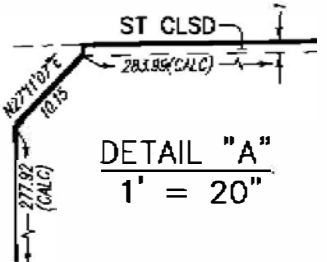
Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 1.940	Spaces:	Site Influence:
Lot SqFt: 84,506	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

560-020
560-070
560-080
560-100

1

6



4
4-10-75

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 560 PAGE 10

14TH ST

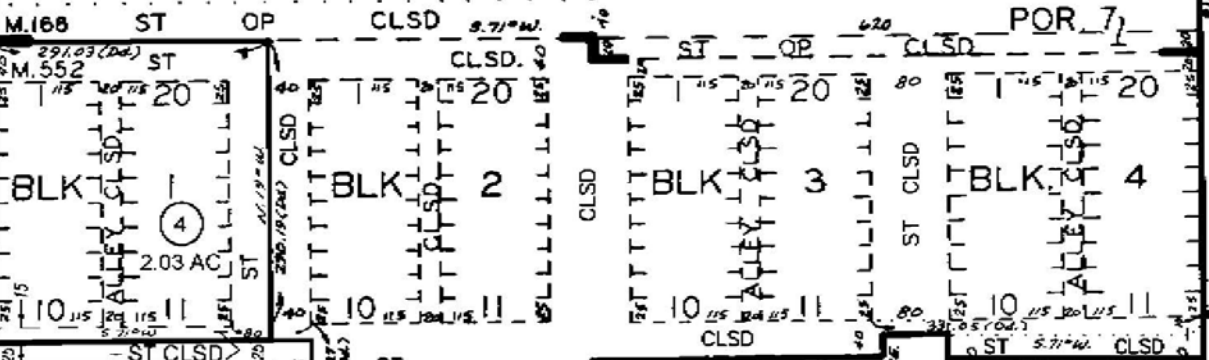
NATIONAL CITY (NATIONAL AVE) BLVD
W. LINE 1/4 SEC. 154

3 1'
27.12 AC

CIVIC CENTER

QSEC 154

100



9 1
1.94 AC

M16197 283.99 (CALC)
M16197 287.62 (CALC)

16TH ST

616

MAP 16197 - PARK LO
MAP 552 - RHO DE LA
OF 10 AC LO
MAP 166 - RHO DE LA
ROS 13498,15443,18492

KIMBALL V

41

Work space for diagrams and amount of work done

Hand Sq. Ft.: 78,400

Tractor Sq. Ft.: 0

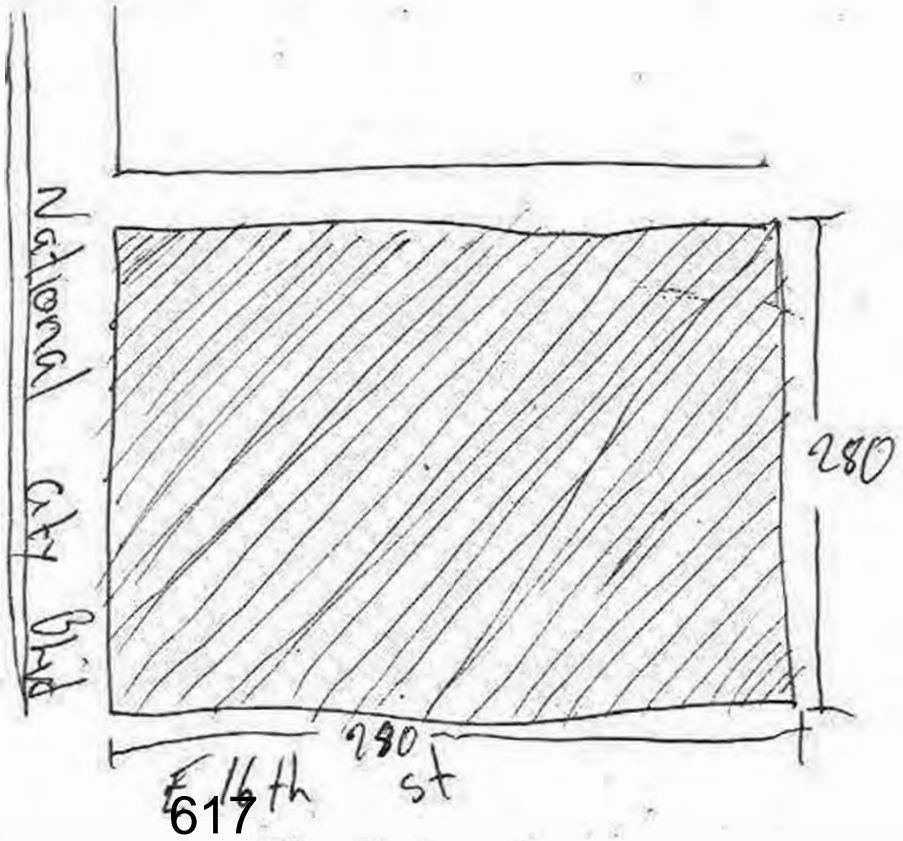
Total Removal Cu. Yds.: 0

Dump tickets: 0

Dump Charge: 0

Hand cut

$280 \times 280 = 78,400$



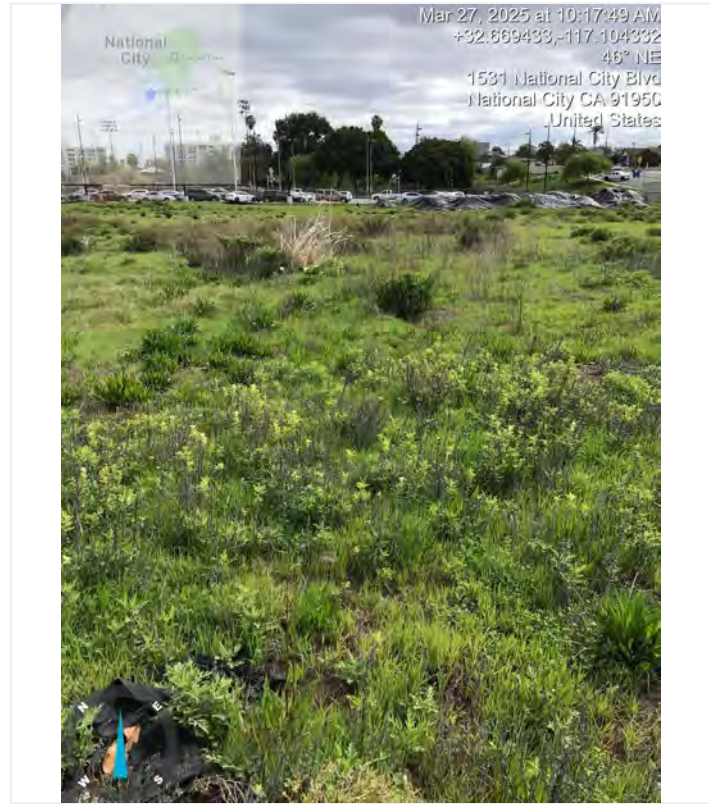
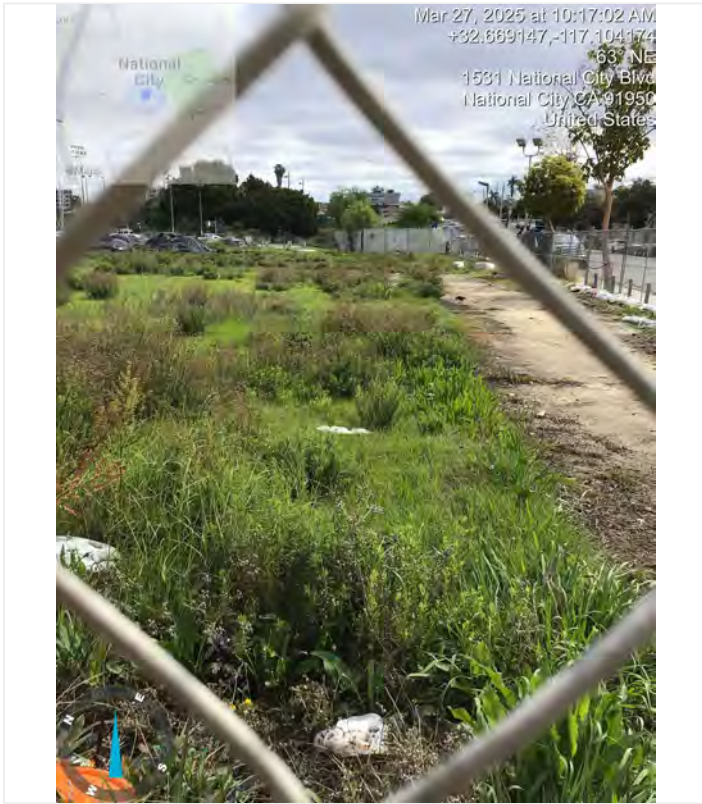
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-436

LOCATION
1535 National City Blvd, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on April 8, 2025 by Carol Martinelli
20250327_171702092_iOS_1744127166383.jpg (2.5 MB)

Name
NC-24-436 CREW BEFORE 20250327_171702092_iOS_1744127166383.jpg

Description
N/A

Uploaded on April 8, 2025 by Carol Martinelli
20250327_171749913_iOS_1744127166395.jpg (2.8 MB)

Name
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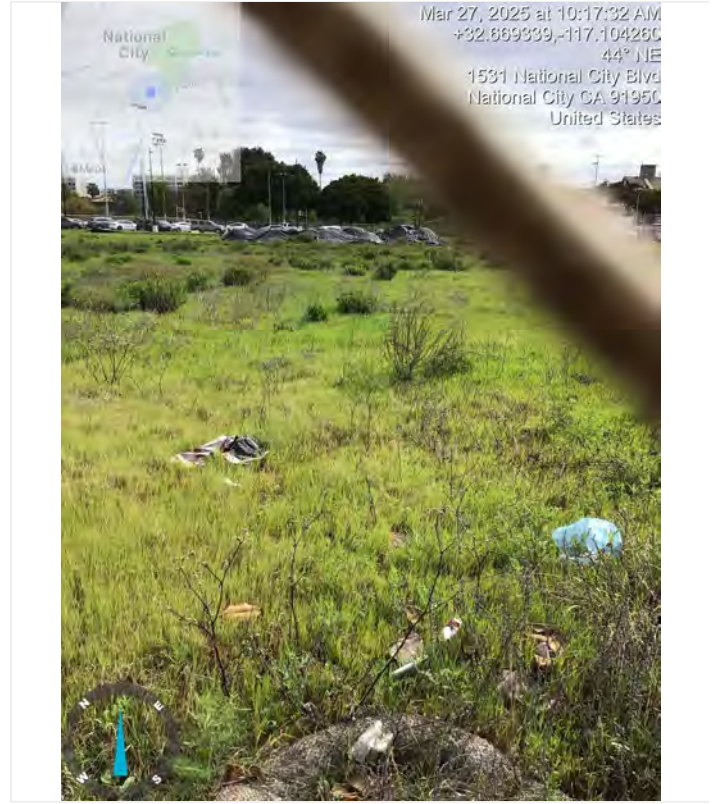
Description
N/A



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20250327_171715915_iOS_1744127166389.jpg (2.8 MB)

Name
NC-24-436 20250327_171715915_iOS_1744127166389.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_171732077_iOS_1744127166394.jpg (2.6 MB)

Name
NC-24-436 CREW BEFORE 20250327_171732077_iOS_1744127166394.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_171815525_iOS_1744127266960.jpg (2.6 MB)

Name
NC-24-436 CREW BEFORE 20250327_171815525_iOS_1744127266960.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_171833674_iOS_1744127266965.jpg (2.5 MB)

Name
NC-24-436 CREW BEFORE 20250327_171833674_iOS_1744127266965.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_171843308_iOS_1744127266967.jpg (2.3 MB)

Name
NC-24-436 CREW BEFORE 20250327_171843308_iOS_1744127266967.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_223927946_iOS_1744127359167.jpg (2.4 MB)

Name
NC-24-436 CREW AFTER 20250327_223927946_iOS_1744127359167.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_224008936_iOS_1744127359177.jpg (2.7 MB)

Name
NC-24-436 CREW AFTER 20250327_224008936_iOS_1744127359177.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_224032064_iOS_1744127359178.jpg (2.9 MB)

Name
NC-24-436 CREW AFTER 20250327_224032064_iOS_1744127359178.jpg

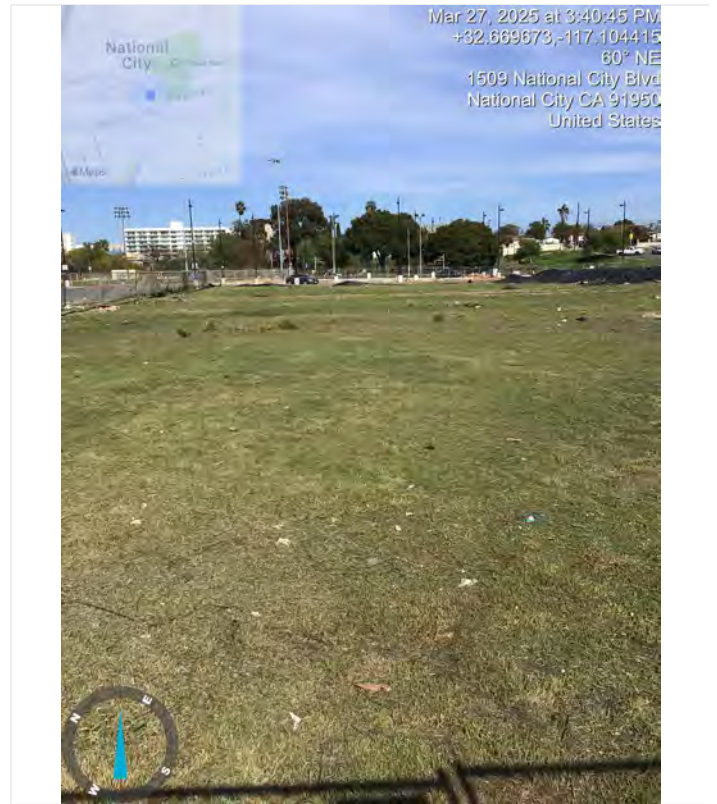
Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_223943544_iOS_1744127359175.jpg (2.5 MB)

Name
NC-24-436 CREW AFTER 20250327_223943544_iOS_1744127359175.jpg

Description
N/A



Uploaded on April 8, 2025 by Carol Martinelli
20250327_224045837_iOS_1744127359178.jpg (2.8 MB)

Name
NC-24-436 CREW AFTER 20250327_224045837_iOS_1744127359178.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-436

PARADISE CREEK HOLDING CORP

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-436 APN: 5601000900 Date: 04/08/2025

Location: 1535 National City Blvd, National City, CA, 91950

Dear PARADISE CREEK HOLDING CORP,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$8190.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-436** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>			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	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E.	per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>				
A.	per square foot of area abated	\$0.10	<u>78,400</u> sq. Ft.	<u>7,840.00</u>

<u>Dozer Operation</u>				
A.	hourly rate	\$150.00	_____	_____
B.	move on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)				
A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds =	_____
B.	dump fees (reimbursement of cost)		_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)				
A.	per parcel	\$350.00	<u>1</u>	<u>\$ 350.00</u>

<u>Attorney Services</u>				
A.	per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)				
A.	cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>				
A.	special inspection fee	\$50.00	_____	_____
B.	abatement lien	\$50.00	_____	_____
C.	Interest on lien (apr)	10%	_____	_____
D.	release of abatement lien	\$50.00	_____	_____
E.	public notary	\$20.00	_____	_____
F.	title duplication fee	\$50.00	_____	_____
G.	unscheduled Labor per man hour	\$50.00	_____	_____
H.	unscheduled fees (reimbursement of cost)		_____	_____

FILE # <u>NC-24-436</u>	APN # <u>560-100-09-00</u>	TOTAL	<u>\$8,190.00</u>
-------------------------	----------------------------	--------------	--------------------------



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

NC-24-436

PARADISE CREEK HOLDING CORP

415 LAUREL ST #225

SAN DIEGO, CA 92101

Case #NC-24-436 APN: 5601000900 Date: 04/23/2025

Location: 1535 National City Blvd, National City, CA, 91950

Dear PARADISE CREEK HOLDING CORP,

You have failed to pay the bill dated 04/08/2025, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$8190.00 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 #**NC-24-436** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 562-1058 fax (619) 445-6336

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

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 03/13/2025, and

WHEREAS representatives of the City of National City abated the violation (s) on 03/27/2025, and

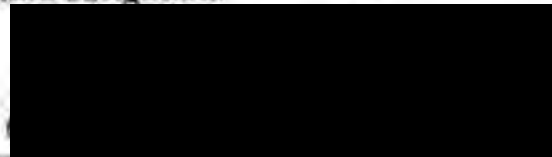
WHEREAS the charge for such abatement amounted to \$8260.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is PARADISE CREEK HOLDING CORP at 415 LAUREL ST #225, SAN DIEGO, CA, 92101 described as follows:

APN # 5601000900 CASE # NC-24-436
ADDRESS: 1535 National City Blvd, National City, CA, 91950
LEGAL DESCRIPTION: LOT:1 CITY:NATIONAL CITY TR#:16197 TR 16197 LOT 1*ST CLSD&

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 \$8260.00 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: 05/07/2025

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

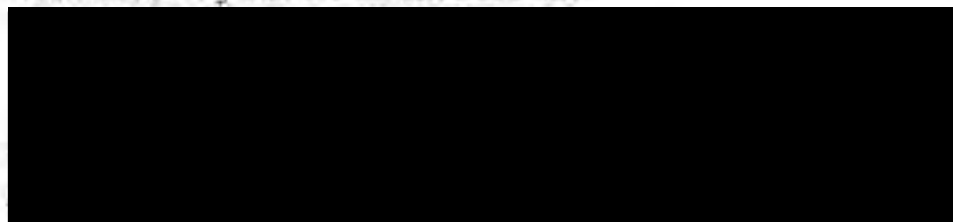
State of California)

County of San Diego)

On 05/07/2025 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 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 seal.



(Seal)

SUMMARY REPORT FOR APN 561-400-17-00

04/29/24 Initial inspection was made, property was found to be in violation.

04/30/24 Mailed 30 day courtesy notice to the owner.

06/03/24 Re-inspection was made, property was found to be in violation.

06/03/24 Posted property.

06/05/24 Verified ownership information with County of San Diego.

06/05/24 Mailed 10 day final notice to the owner, certified mail.

06/10/24 Received signed certified return receipt.

06/17/24 Final inspection was made, property was found to be in violation.

06/19/24 Work order authorization signed by District Official.

07/01/24 & 07/02/24 F.P.S.I. crews abated the property.

07/10/24 The owner was mailed a bill at the contracted rates.

08/06/24 The owner was mailed a final bill.

10/30/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: BERREY, JAMES N
2121 Prospect St
NATIONAL CITY, CA 91950

Date: 04/30/2024

Case #: **NC-24-161**

Parcel Number: **5614001700**

Location: 2121 Prospect St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058
Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058
Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial Inspection</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>





Photo	Details
	<p>Title: EC0CE9D5-BA28-49AA-B904-6FD41F3DB5B8_1_105_c_1714429407013.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 3A3B9E16-A618-443E-B47C-CFAAC2307E94_1_105_c_1714429410348.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 556EA8AD-7C5F-49DF-9A05-C8418D78B09D_1_105_c_1714429414334.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: 1098D114-40BC-41D1-9030-CFF424175F6F_1_105_c_1714429415650.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>

rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	B. abatement lien	\$ 50.00C.In-
	terest 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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: BERREY FAMILY TRUST 02-19-13
2121 Prospect St
NATIONAL CITY, CA 91950
Case #: NC-24-161

Date: 06/05/2024

Parcel Number: 5614001700

Location of Public Nuisance: **2121 Prospect St, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 06/05/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE. Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058


Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

Photo	Details
 <p>Owner, address, or parcel ID</p> <p>BERREY FAMILY TRUST 02-19-13 Owner 2121 PROSPECT Address 5614001700 Parcel ID</p>	<p>Title: Initial Inspection</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: EC0CE9D5-BA28-49AA-B904-6FD41F3DB5B8_1_105_c_1714429407013.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 3A3B9E16-A618-443E-B47C-CFAAC2307E94_1_105_c_1714429410348.jpeg</p> <p>Date: Apr 29, 2024 15:24</p> <p>Uploaded by: Michael Horkos</p>

Photo

Details



Title: 556EA8AD-7C5F-49DF-9A05-C8418D78B09D_1_105_c_1714429414334.jpeg

Date: Apr 29, 2024 15:24

Uploaded by: Michael Horkos



Title: 1098D114-40BC-41D1-9030-CFF424175F6F_1_105_c_1714429415650.jpeg

Date: Apr 29, 2024 15:24

Uploaded by: Michael Horkos

RESULTS

LIST **DETAIL**

Parcel: 1 Click the LIST tab to return to the LIST view Page 1 / 1 Home Link Show Work Print Refresh

ASSESSOR DATA **DOCS & SALES HISTORY** **TAX BILL DATA** **PERMITS**

Property Address: 2121 PROSPECT ST NATIONAL CITY CA 91950-6127 **APN Map** **Layers** **Change Colors**

Ownership

County: SAN DIEGO, CA
 Assessor: JORDAN E. HARKEL, ASSESSOR
 Parcel # (APN): 561-400-17-00
 Status: ACTIVE
 Owner Name: BERKEY FAMILY TRUST 02-19-13
 Mailing Address: 2121 PROSPECT ST NATIONAL CITY CA 91950
 Legal Description: TR 166 1/2 SEC 12B-P08*

Assessment

Total Value:	876,953	Use Class:	31	Use Type:	RESID. SINGLE FAMILY
Land Value:	858,814	Use Sub-Code:	000-000	PQ Zoning Code:	RS-3
Other Value:	81,743	Year Assd:	2023	PQ Zoning Code:	MS-3
Other Value:		Property Val:	83,717.00	Canvass Year:	223,02/1
% Exempt Amt:	3.0%	Development:	Y1	Assess/Right:	
Exempt Amt:	87,800	HO Exempt:	V		

Sale History

Document Date	Sub #	Date	Transfer
01/04/2023			01/04/2023
0002138			0002138

Property Characteristics

Rooms:	2	Fireplace:	1	Com:	1
Baths (Full):	1	A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Magical Area:	7.11	Park Type:		Condition:	
Lot Area:	0.730	Style:		Sale Information:	
Lot SqFt:	31,343	Garage Type:		Finest Reference:	
Year Built:				Ap Reference:	
Effective Year:	1948				

Sales history and all available document images can be found in DOCS & SALES HISTORY

[CLICK HERE](#)

Parcel: 1 Page 1 / 1 34

Title: ParcelQuest

Date: Jun 03, 2024 13:52

Uploaded by: Michael Horkos

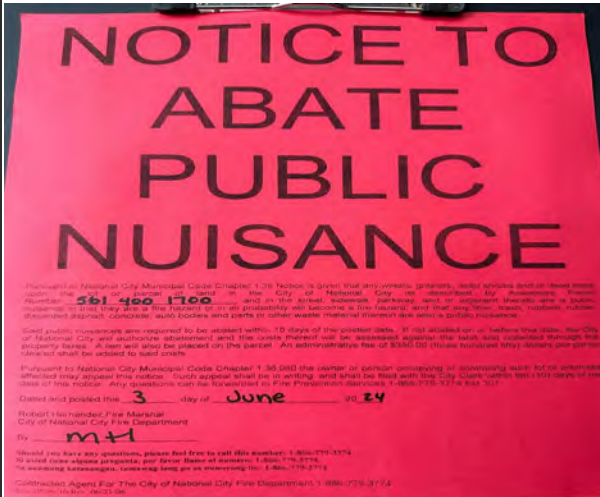


Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Jun 03, 2024 13:53</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: 258CB446-CDE2-4267-9E22-968CE88399B3_1_102_o_1717447967862.jpeg</p> <p>Date: Jun 03, 2024 13:53</p> <p>Uploaded by: Michael Horkos</p>
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Carrier Address

- Service & Fees from box, add the appropriate
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (hardcopy) \$ _____
 - Certified Mail Receipt (Delivery) \$ _____
 - Adult Signature Required \$ _____
 - Post Payment Restricted Delivery \$ _____

Postage

Total Postage and Fees



NC:24-161

Berrey Family Trust 02-19-13
2/21 Prospect St.
National City, CA, 91950

641

7021 2720 0000 5249 7851

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Redacted Signature]
 [Redacted Address]
 State of Delivery

Enclosure Mailed 6-6-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

CASE#NC-24-161**BERREY FAMILY TRUST 02-19-13****2121 PROSPECT ST.****NATIONAL CITY, CA. 91950**

9590 0402 8357 3158 1377 97

1. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail™ | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |
| <input type="checkbox"/> Return Receipt for Merchandise | |

7021 2720 0000 5249 7851

642

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-161

LOCATION

TAX-25-26...2121 Prospect St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on June 17, 2024 by Michael Horkos

2A3A17F5-1C71-4AD6-944E-779E3B5ADDFE_1718646152213.jpeg (5.2 MB)

Name

2A3A17F5-1C71-4AD6-944E-779E3B5ADDFE_1718646152213.jpeg

Description

Final



Uploaded on June 17, 2024 by Michael Horkos

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Name

4780F8FC-CF4F-4775-B6B0-97225974F95B_1718646153981.jpeg

Description

Final



Uploaded on June 17, 2024 by Michael Horkos

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Name

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Description

Final



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Name

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Description

Final



Uploaded on June 17, 2024 by Michael Horkos
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jpeg (6.3 MB)

Name
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163333.jpeg

Description
Final



Uploaded on June 17, 2024 by Michael Horkos
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jpeg (6.6 MB)

Name
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165434.jpeg

Description
Final



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Name
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Description
work auth



Uploaded on June 20, 2024 by Michael Horkos
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Name
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Description
work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1245 National City Blvd. National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-161

Owner: BERRY FAMILY TRUST 02-19-13

Address: BERRY FAMILY TRUST 02-19-13
2321 Prospect St
NATIONAL CITY, CA 91920

Parcel # 5614001700

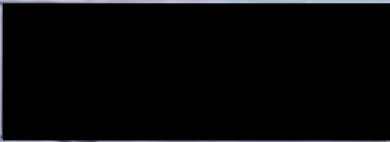
Location: 2321 Prospect St, National City, CA, 91920

LTD: 08/14/21
002137

Authorized by:

R. Deen

Signature:



Date:

6/19/24

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

		Circle One:	Entire Parcel	Fire Break	
Hand Cutting:	<u>20,000</u>	sq. ft.	Hauling:	<u>97.77</u>	cu. yds.
Tractor Mowing:		sq. ft.	Discing:		sq. ft.

CREW INFORMATION

Crew	Date
Name: <u>Hand</u>	<u>07/01/24</u>
Name: <u>Removal</u>	<u>07/02/24</u>
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and grundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

Records: 1

Click the LIST tab to return to the LIST View

Page 1 / 1

Refresh List

Save Work

Print

Hide Map



ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

1 Property Address: 2121 PROSPECT ST NATIONAL CITY CA 91950-6137

APN Map

Index

County Index

Ownership

County: SAN DIEGO, CA
Assessor: JORDAN Z. MARKS, ASSESSOR
Parcel # (APN): 561-400-17-00
Parcel Status: ACTIVE
Owner Name: BERREY FAMILY TRUST 02-19-13
Mailing Address: 2121 PROSPECT ST NATIONAL CITY CA 91950
Legal Description: TR 166 1/4 SEC 128*POR*

Assessment

Total Value: \$70,555
Land Value: \$58,814
Impr Value: \$11,741
Other Value:
% Improved: 16%
Exempt Amt: \$7,000
Use Code: 11
Tax Rate Area: 006-000
Year Assd: 2023
Property Tax: \$3,717.30
Delinquent Yr:
HO Exempt: Y
Use Type: RESID. SINGLE FAMILY
PQ Zoning Type:
PQ Zoning Code: RS-2
Census Tract: 121.02/1
Price/SqFt:

Sale History

Sale 1: Document Date: 01/04/2023, Document Number: 0002138, Document Type:, Transfer Amount:, Seller (Grantor):
Sale 2:
Sale 3:
Transfer: 01/04/2023, 0002138

Sales history and all available document images can be found in DOCS & SALES HISTORY. CLICK HERE

Property Characteristics

Bedrooms: 2, Baths (Full): 1, Baths (Half):, Total Rooms:, Bldg/Liv Area: 731, Lot Acres: 0.720, Lot SqFt: 31,363, Year Built:, Effective Year: 1948
Fireplace:, A/C:, Heating:, Pool:, Park Type:, Spaces:, Garage SqFt:
Units: 1, Stories:, Quality:, Building Class:, Condition:, Site Influence:, Timber Preserve:, Ag Preserve:

Work space for diagrams and amount of work done

Hand Sq. Ft.: 20,000

Tractor Sq. Ft.:

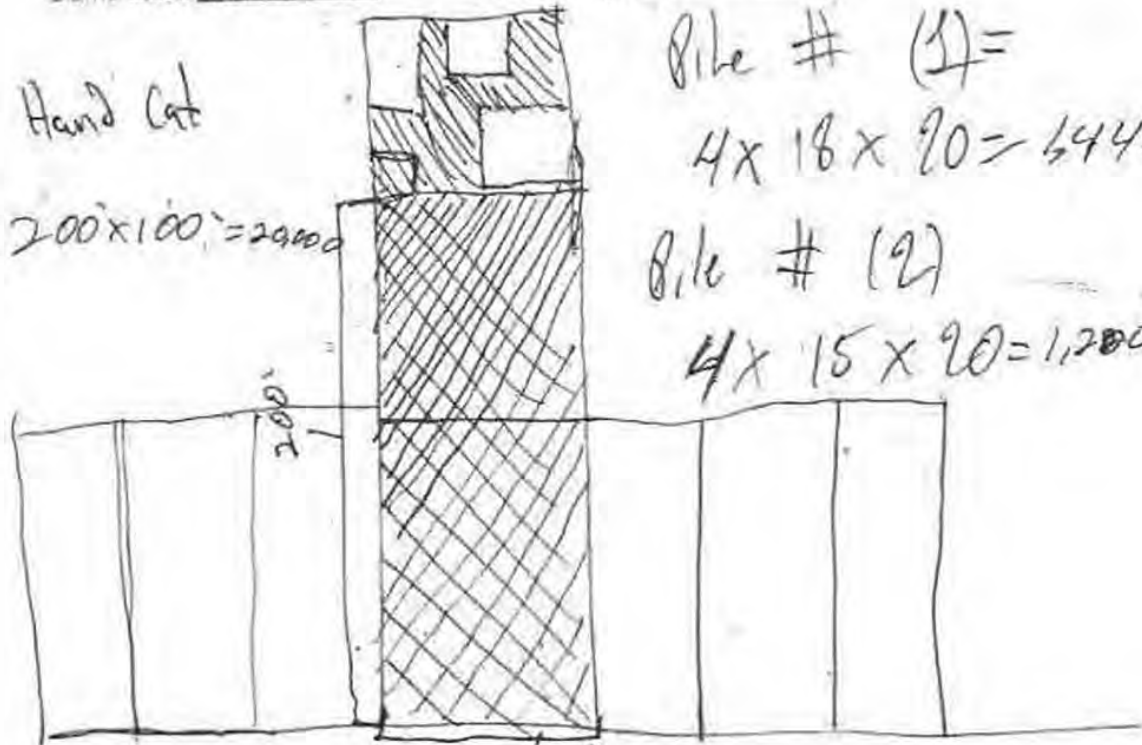
Total Removal Cu. Yds. 97.77

Dump ticket: 2341287

Dump Charge: 208.87

Hand Cut

$200 \times 100 = 20000$



Pile # (1) =

$4 \times 18 \times 20 = 1440 \div 27 = 53.3$

Pile # (2) +

$4 \times 15 \times 20 = 1200 \div 27 = 44.44$

97.77

Euclid Ave 650

Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-161

LOCATION
TAX-25-26...2121 Prospect St, National City, CA 91950

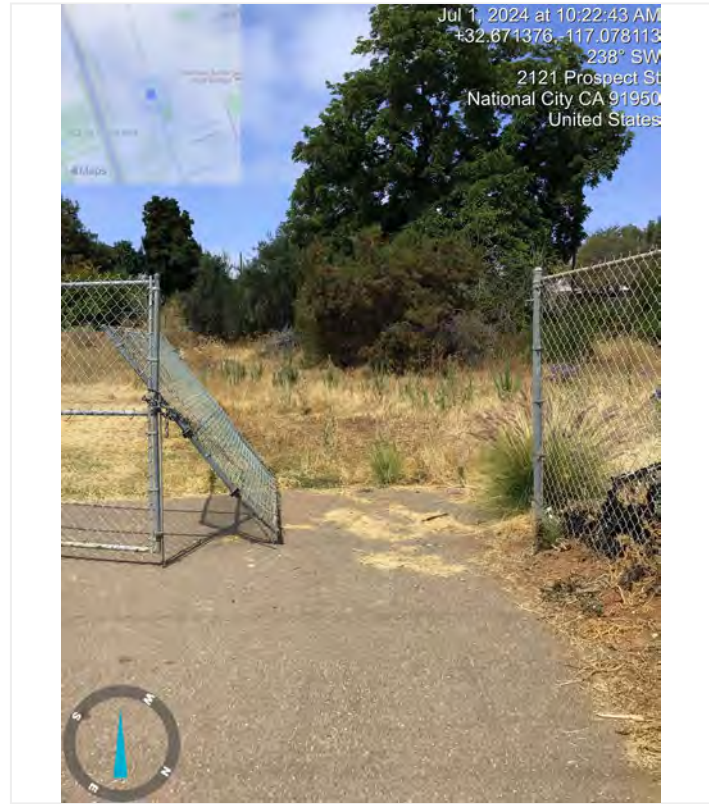
VIOLATIONS
Weeds, Rubbish & Debris



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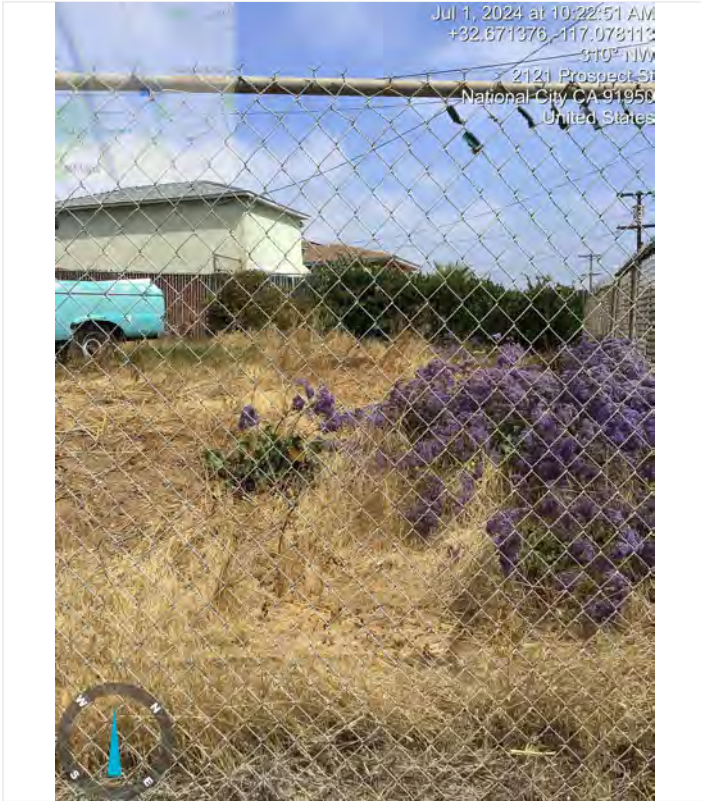
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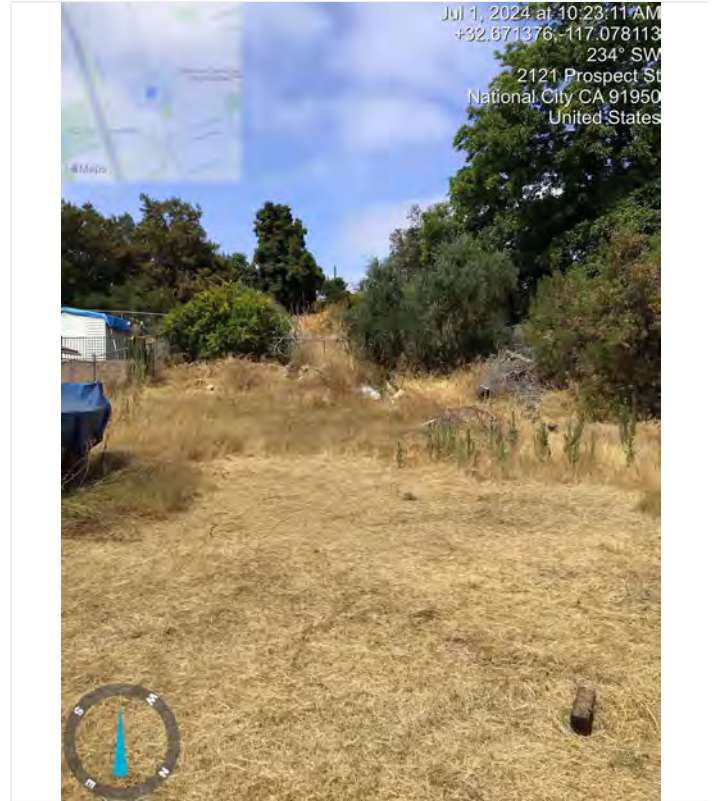
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Description
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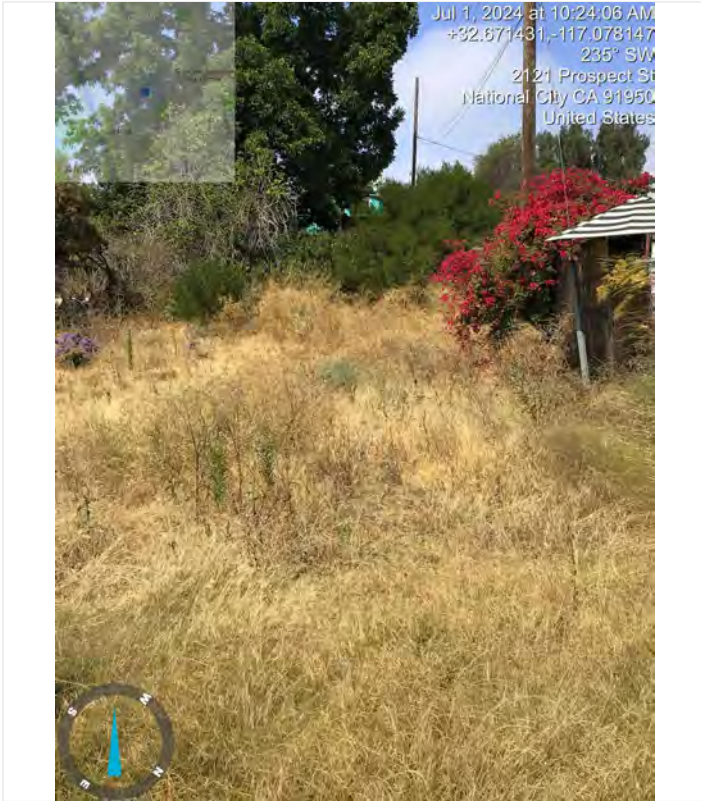
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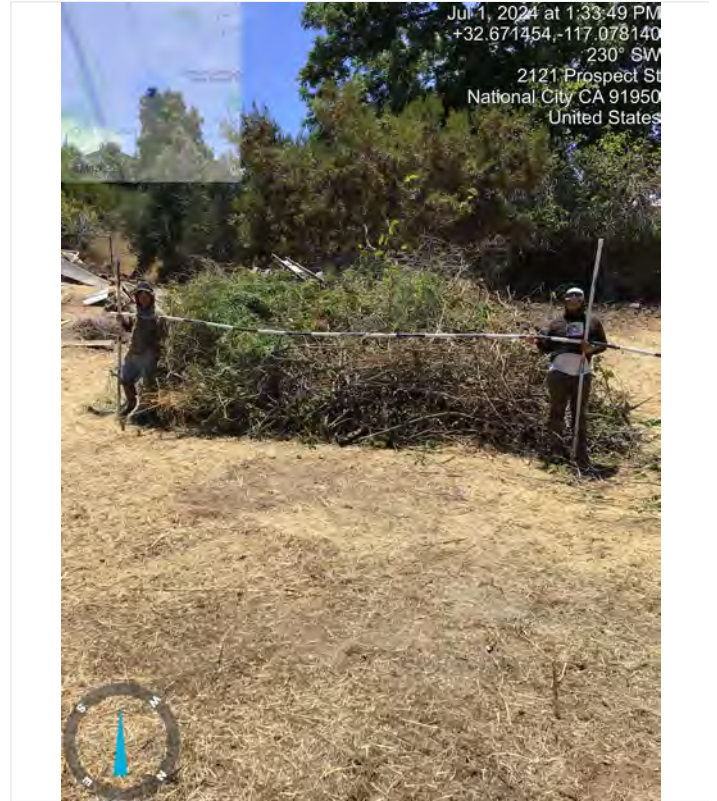
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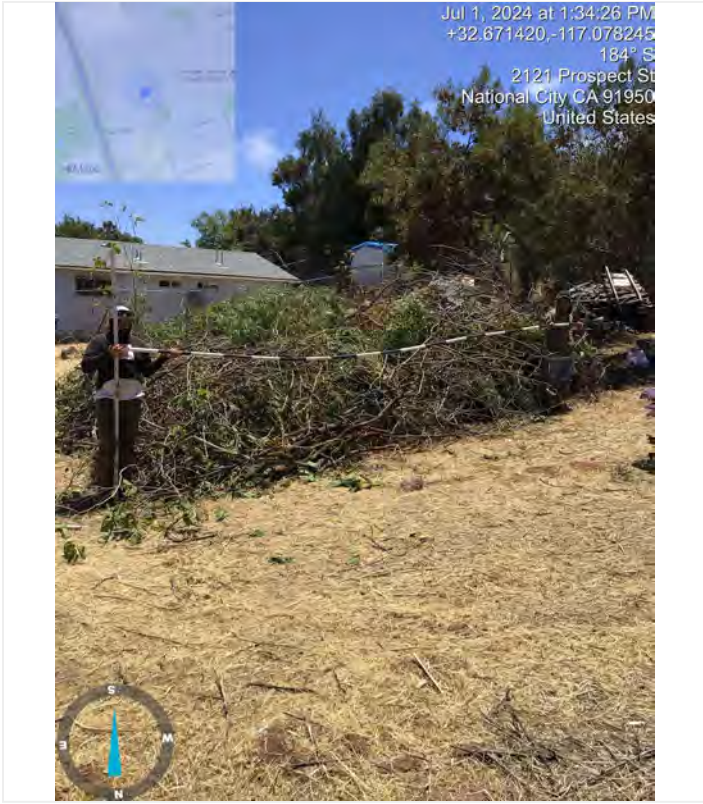
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Description
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Description
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Description
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Description
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Description
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Description
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Description
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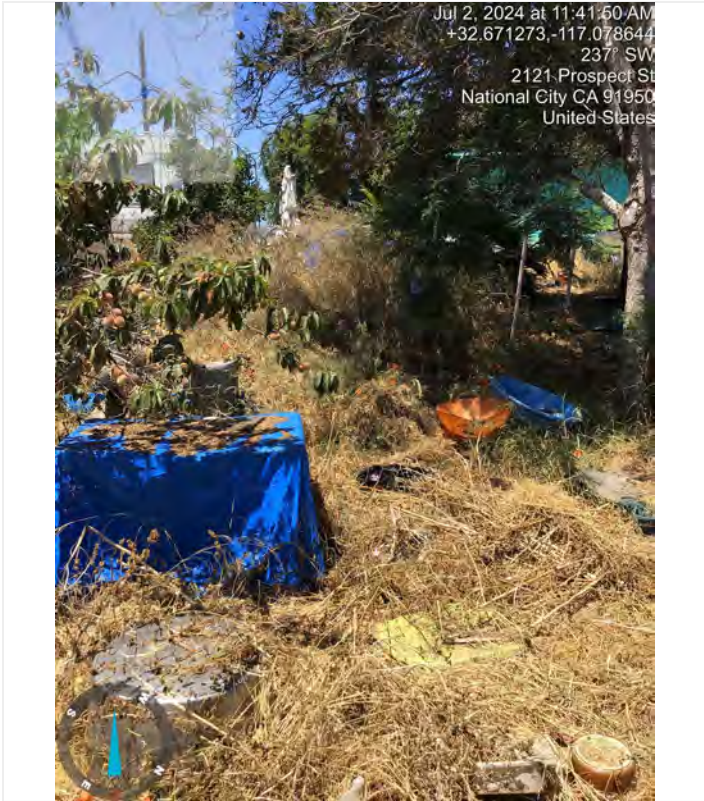
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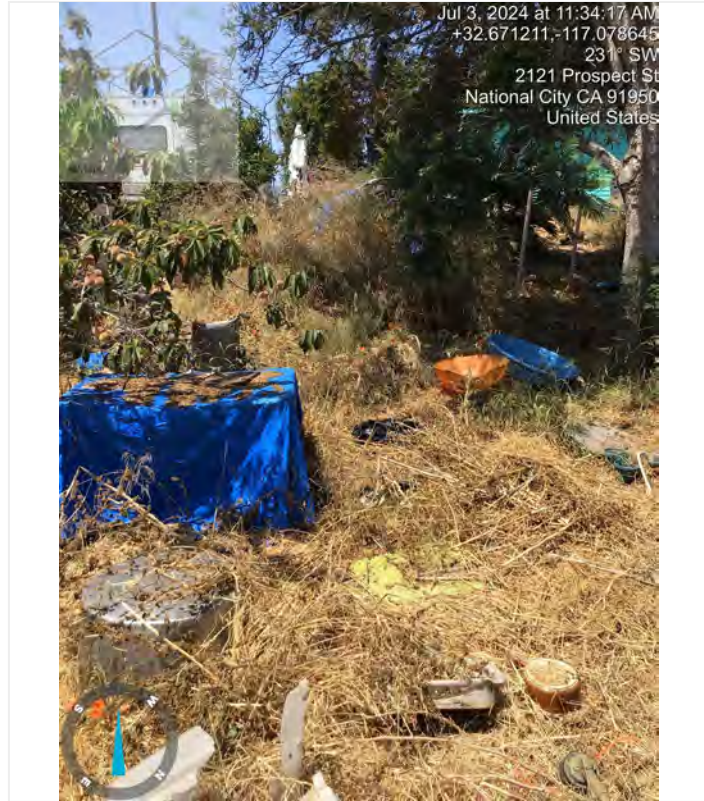
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Description
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Description
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Description
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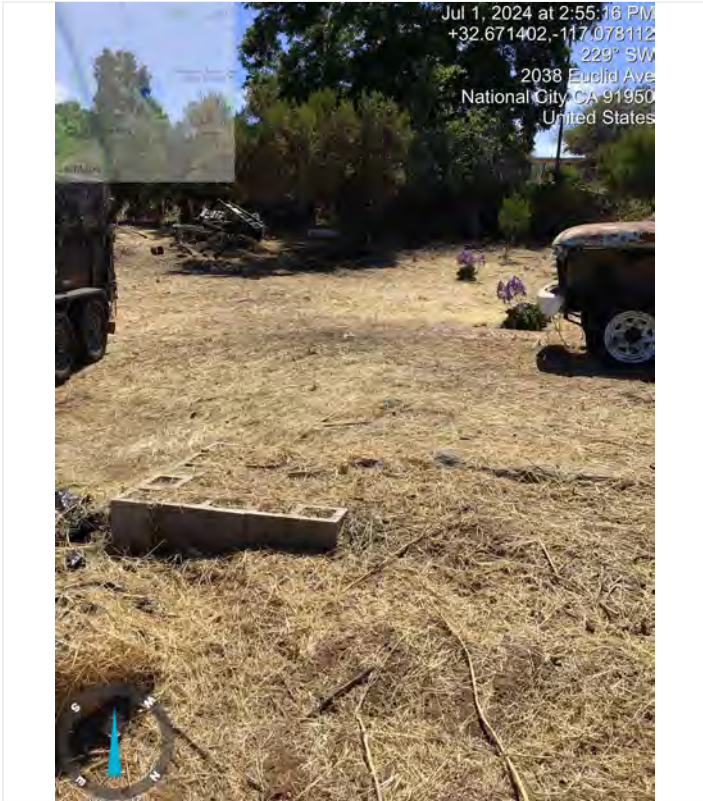
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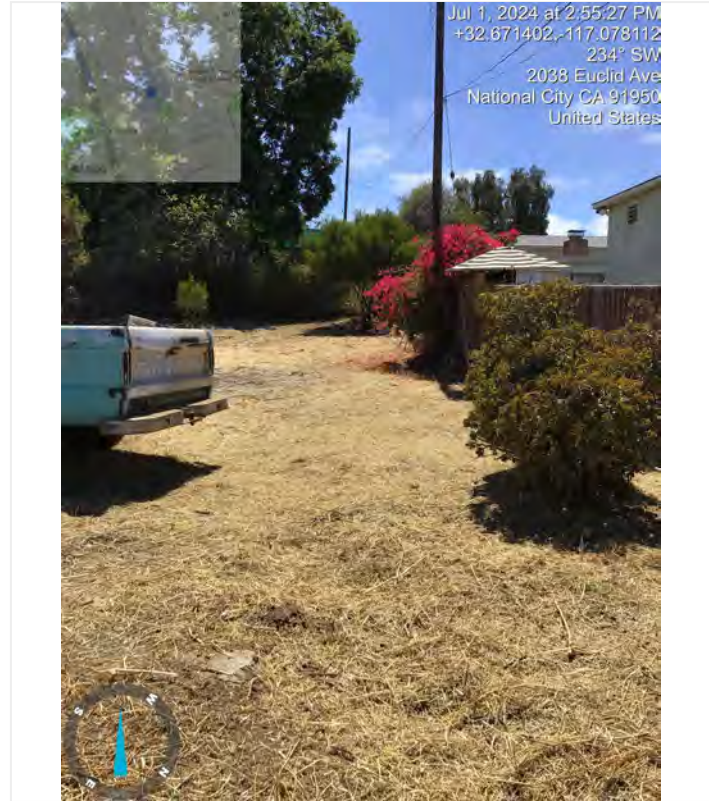
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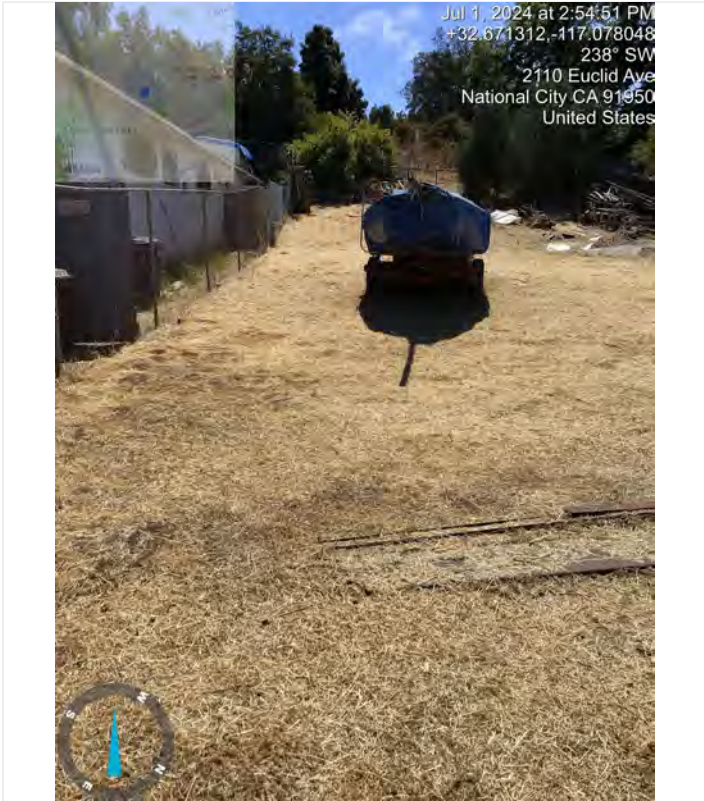
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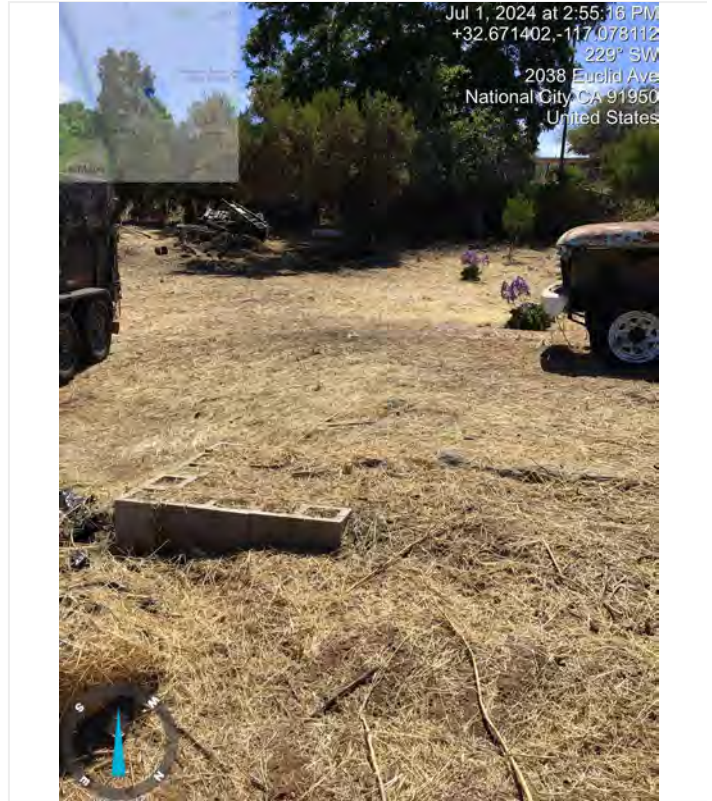
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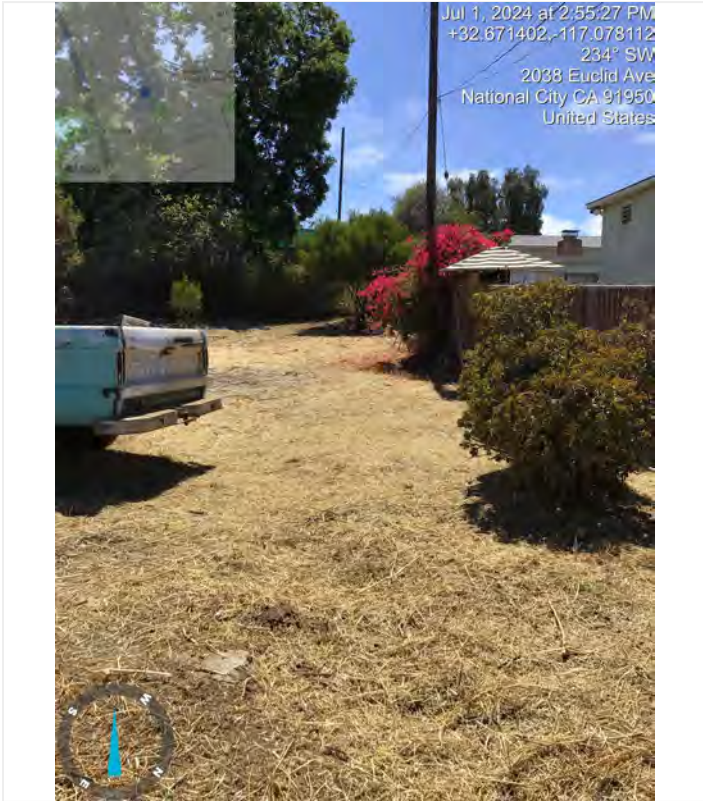
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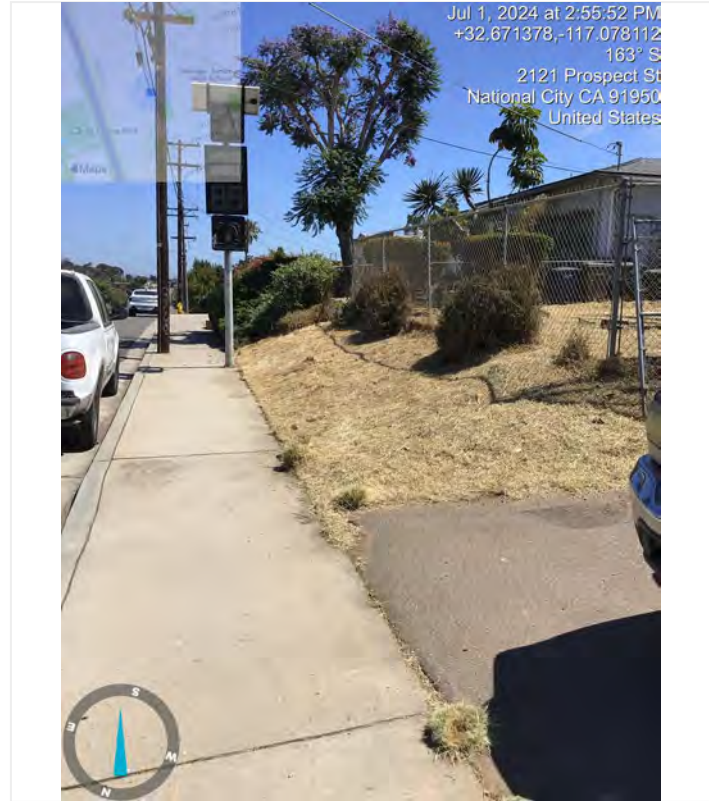
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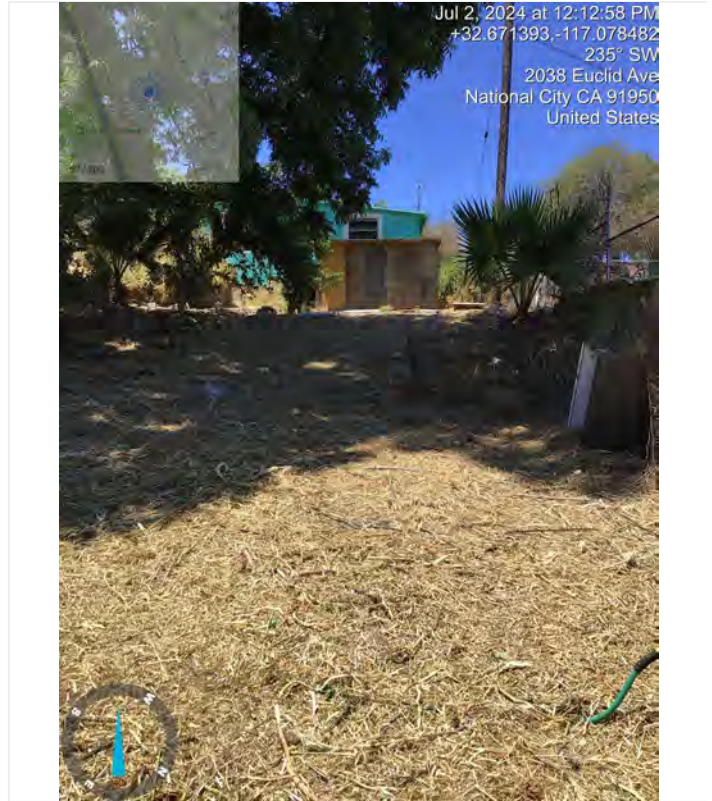
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Description
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Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



Case #NC-24-161 APN: 5614001700

07/10/2024

BERREY FAMILY TRUST 02-19-13

2121 Prospect St

NATIONAL CITY, CA 91950

Location: 2121 Prospect St, National City, CA, 91950

Dear BERREY FAMILY TRUST 02-19-13,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$6274.13. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-161** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>		<u>quantity</u>	<u>sub total</u>
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	20,000 sq. Ft.	2,000
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	x 97.77 cu.yds =	3,715.26
B. dump fees (reimbursement of cost)		_____	208.87
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1	\$ 350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____
 FILE # <u>NC-24-161</u>		APN # <u>561-400-17-00</u>	
		TOTAL	<u>\$ 6,274.13</u>



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

Case #NC-24-161 APN: 5614001700

08/06/2024

BERREY FAMILY TRUST 02-19-13

2121 Prospect St

NATIONAL CITY, CA 91950

Location: 2121 Prospect St, National City, CA, 91950

Dear BERREY FAMILY TRUST 02-19-13,

You have failed to pay the bill dated 07/10/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$6274.13 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 #**NC-24-161** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
San Carlos, CA 92022-1720
16781 562-1028 fax (619) 445-6336

AND WHEN RECORDED MAIL TO
Fire Prevention Services, Inc.
PO Box 1720
San Carlos, CA 92022-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 06/19/2024, and

WHEREAS representatives of the City of National City stated the violation (s) on 07/02/2024, and

WHEREAS the charge for such abatement amounted to \$6344.13:

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is BEKREY FAMILY TRUST 02-19-13at 2121 Prospect St. NATIONAL CITY, CA. 91950 described as follows:

APN # 5614001700 CASE # NC-24-161
ADDRESS: 2121 Prospect St, National City, CA, 91950
LEGAL DESCRIPTION: CITY:NATIONAL CITY SUBD:RANCHO DE LA NACION TRS:166 TR 166 1/4 SEC 128*POR*
MAP REF:000166

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 \$6344.13 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: 10/30/2024

[Redacted Signature]
[Redacted Name]
Declarer for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate certifies that the individual who signed the document on which this certificate is attached, and that the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 10/30/2024 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 capacities, 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 seal.

[Redacted Signature]



(Seal)



Nov 04, 2024 11:16 AM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Alkins \$0.00)

PAGES 2

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

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, 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:

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 30th day of October, 2024 at El Cajon, CA
DAY MONTH YEAR CITY STATE

Ken Osborn
 PRINT NAME

[Redacted Signature]
 SIGNATURE

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale
- Unincorporated Area City of _____

Signature of declarant or agent determining tax.

SUMMARY REPORT FOR APN 562-190-02-00

07/08/24 Initial inspection was made, property was found to be in violation.

07/08/24 Mailed 30 day courtesy notice to the owner.

07/29/24 Received courtesy notice return mail 'unable to forward'.

08/21/24 Re-inspection was made, property was found to be in violation.

08/21/24 Posted property.

08/22/24 Verified ownership information with County of San Diego.

08/22/24 Mailed 10 day final notice to the owner, certified mail.

09/05/24 Final inspection was made, property was found to be in violation.

09/05/24 Certified notice returned 'unable to forward'.

09/18/24 Work order authorization signed by District Official.

09/25/24 F.P.S.I. crews abated the property.

10/09/24 The owner was mailed a bill at the contracted rates.

10/24/24 The owner was mailed a final bill.

11/05/24 Received final bill return mail 'unable to forward'.

11/25/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: TERRA CO
3430 Tully Rd # 20-10
MODESTO, CA 95350

Date: 07/08/2024

Case #: **NC-24-302**

Parcel Number: **5621900200**

Location: 207 E 30Th St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

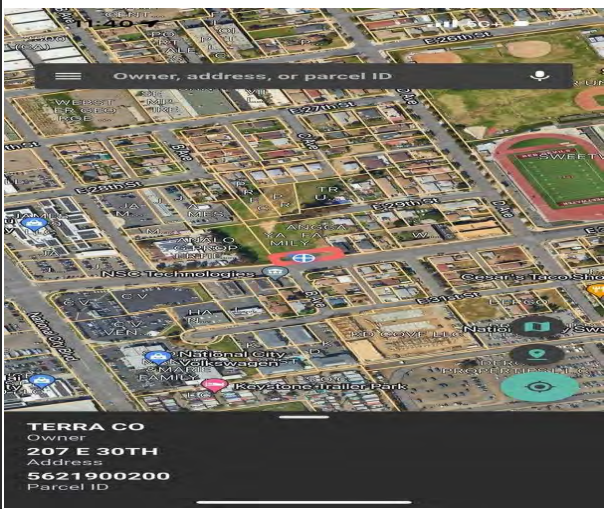
Photo	Details
	<p>Title: Initial inspection</p> <p>Date: Jul 08, 2024 09:45</p> <p>Uploaded by: Michael Horkos</p>





Photo	Details
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Photo	Details
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rev. 03/27/06, 04/24/06, 06/21/06, 3/15/2022

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: TERRA CO
3430 Tully Rd # 20-10
MODESTO, CA 95350
Case #: NC-24-302

Date: 08/22/2024

Parcel Number: 5621900200

Location of Public Nuisance: **207 E 30Th St, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 08/22/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022





Photo	Details
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Photo	Details
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Prevention Services

Box 1720
San Diego, CA 92022-1720

← RTS

SAN DIEGO CA 920

8 JUL 2024 PM 1 L

UNITED STATES
\$0.649
US POSTAGE
FIRST-CLASS
PERMIT NO. 100
SAN DIEGO
CA 92101



RECEIVED
JUL 25 2024

IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

WAA

2430 Tully Rd # 200
San Diego, CA 92108
Location: 2430 Tully St, National City, CA, 91950

WIXIE 958 5C 1 0107/26/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
690 92022172020 *1404-01524-08-37

92022172020

92022>1720

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Weight

Total Postage and Fees

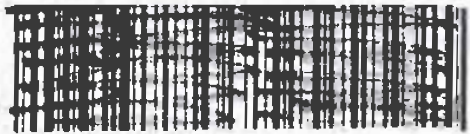


NC-24-302

Terra CO.
3430 Tuttle Rd #20-10
Modesto, CA 95350
691

9589 0710 5270 2069 5416 44

Prevention Services
Box 1720
Bjorn, CA 92022-1720



9589 0710 5270 2069 5416 44

FIRST CLASS
\$9.64
US POSTAGE
FIRST CLASS
PERMIT NO. 100
SAN DIEGO, CA
92101-1700



RECEIVED
SEP 03 2024

IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

RTS

LAN

Owner: TERRA CO
7433 Tull
N. City, CA 92101
Call: 619-441-1111

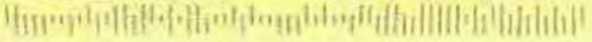
Location of Public Nuisance: 207 E 30th St, National City, CA 92001

692

NOTE 958 DC 1 0909/01/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92022172020 *0104-02744-22-4



Prevention Services
P. Box 1720
Cajon, CA 92022-1720

SAN DIEGO CA 920
24 OCT 2024PM 5 L



RETURN TO SENDER

UNDELIVERABLE
RETURN TO SENDER

NO 24 307



NIXIE 958 CC 1 0110/31/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9202217208 693 *1504-11646-24-39

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-302

LOCATION

TAX-25-26...207 E 30Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on September 5, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on September 5, 2024 by Michael Horkos

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Name

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Description

Final



Uploaded on September 5, 2024 by Michael Horkos
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Description
Final



Uploaded on September 18, 2024 by Michael Horko
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Name
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Description
work auth



Uploaded on September 18, 2024 by Michael Horko

S

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Name

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Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd., National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-302

Owner: TERRA CO


Address: TERRA CO
3430 Tully Rd # 20-10
MORISTO, CA 95150

Parcel #5621900200

Job location: 207 E 30TH St, National City, CA, 91950

LTO: 6/18/82
0189391

Authorized by: R. Drew

Signature:  Date: 9-18-24

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

	Circle One:	Entire Parcel	Fire Break
Hand Cutting:	5,000	sq. ft.	Hauling: cu. yds.
Tractor Mowing:		sq. ft.	Discing: sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	09/25/24
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

562-190-02-00



DETAIL REPORT

Property Address: 207 E 30TH ST NATIONAL CITY CA 91950-7305

Ownership

Parcel# (APN): 562-190-02-00
Parcel Status: ACTIVE
Owner Name: TERRA CO
Mailing Addr: 3430 TULLY RD #20-108 MODESTO CA 95350
Legal Description: TR 1067 BLK 3*LOTS 9 & 10*

Assessment

Total Value: \$42,448
Land Value: \$42,448
Impr Value:
Other Value:
% Improved: 0%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-045
Year Assd: 2024
Census Tract: 116.02/2
Use Code: 10
Use Type: VACANT
PQ Zoning Code: MXC-1
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MINOR MIXED-USE CORRIDOR

Sale History

Recording Date: 06/18/1982
Recording Doc: 0189391
Doc Type:
Transfer Amount:
Price/SqFt:
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Total Rooms:
Bldg/Liv Area:
Lot Acres:
Lot SqFt:
Year Built:
Effective Year:
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces:
Garage SqFt:
Bsmt SqFt: N/A
Units:
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:

Work space for diagrams and amount of work done

Hand Sq. Ft. 5,000

Tractor Sq. Ft. 0

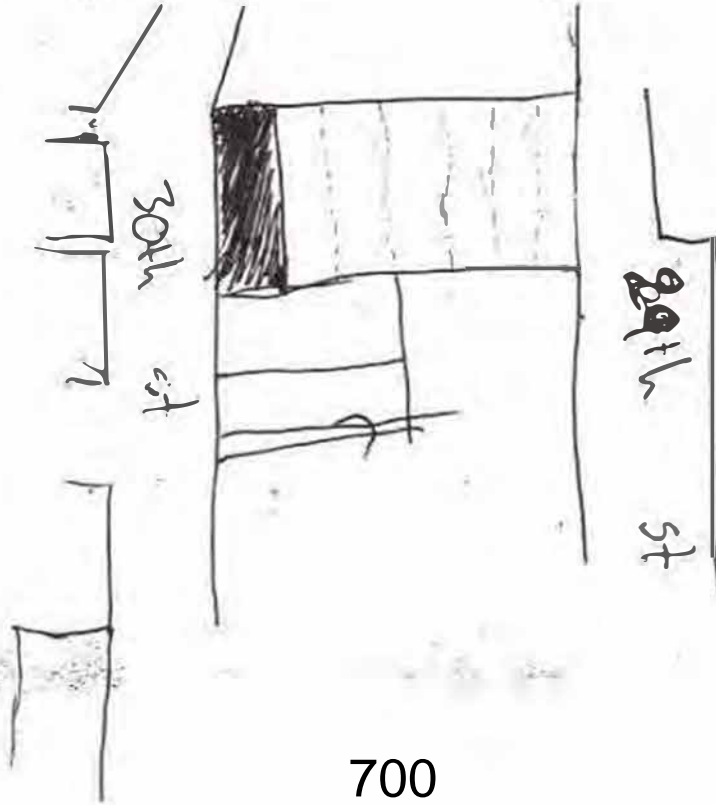
Total Removal Cu. Yds. 0

Dump tickets: 0

Dump Charge: 0

Hand Car

50 x 100



700

Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

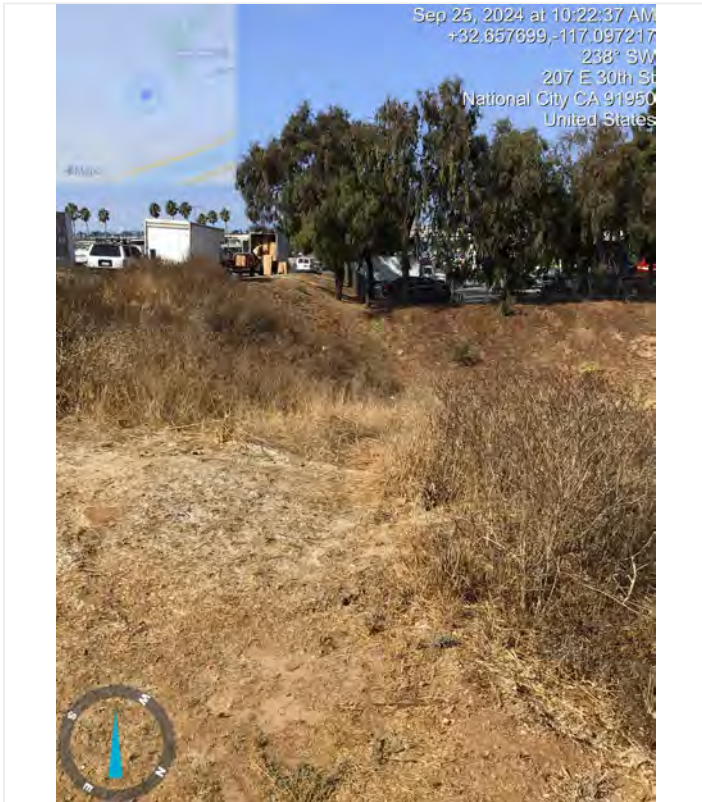
NC-24-302

LOCATION

TAX-25-26...207 E 30Th St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on October 9, 2024 by Carol Martinelli

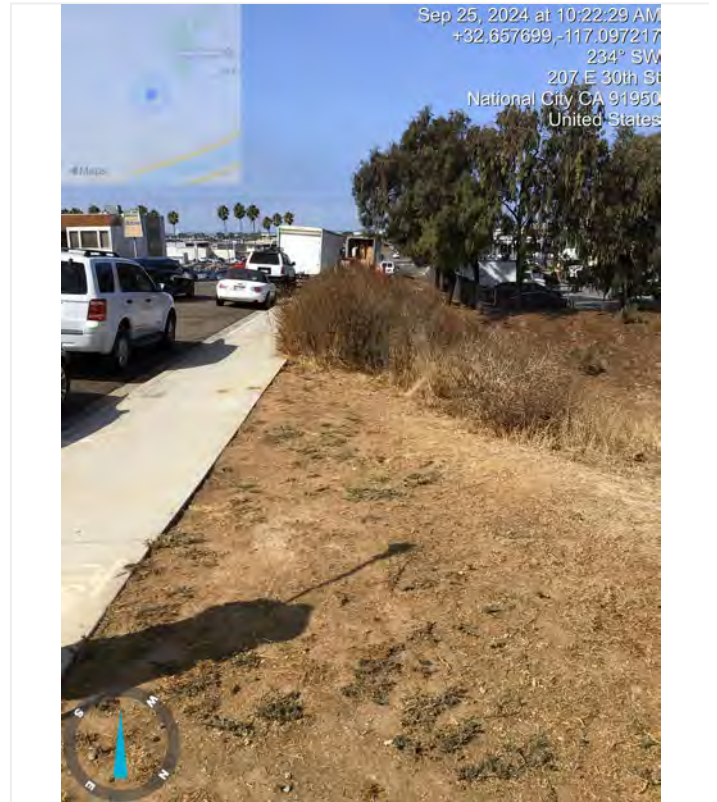
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Name

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Description

N/A



Uploaded on October 9, 2024 by Carol Martinelli

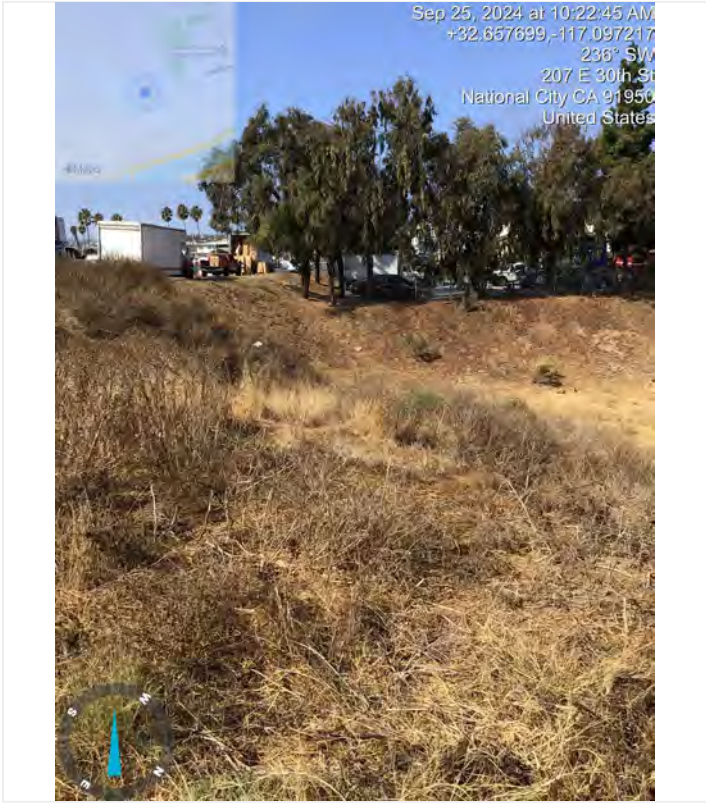
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Description

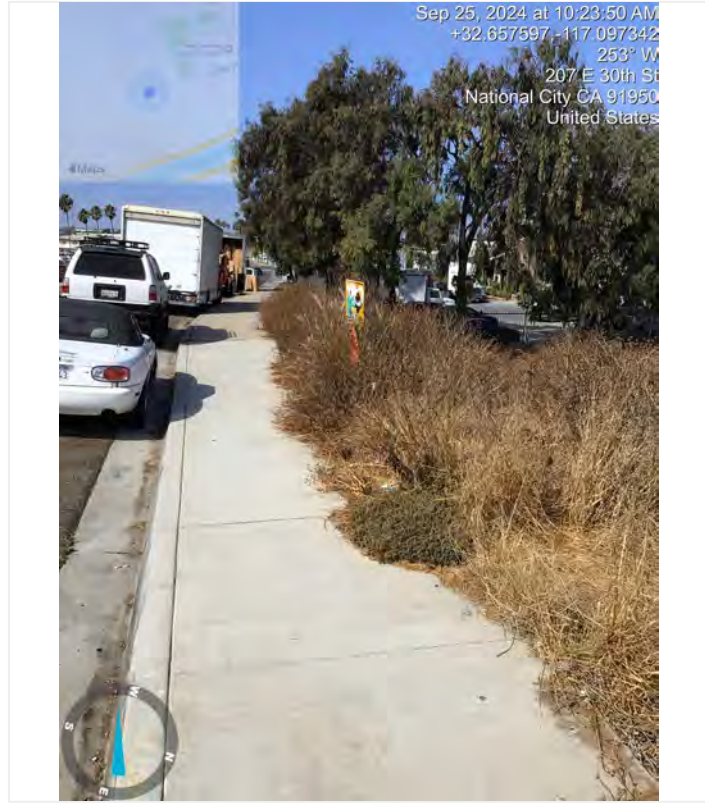
N/A



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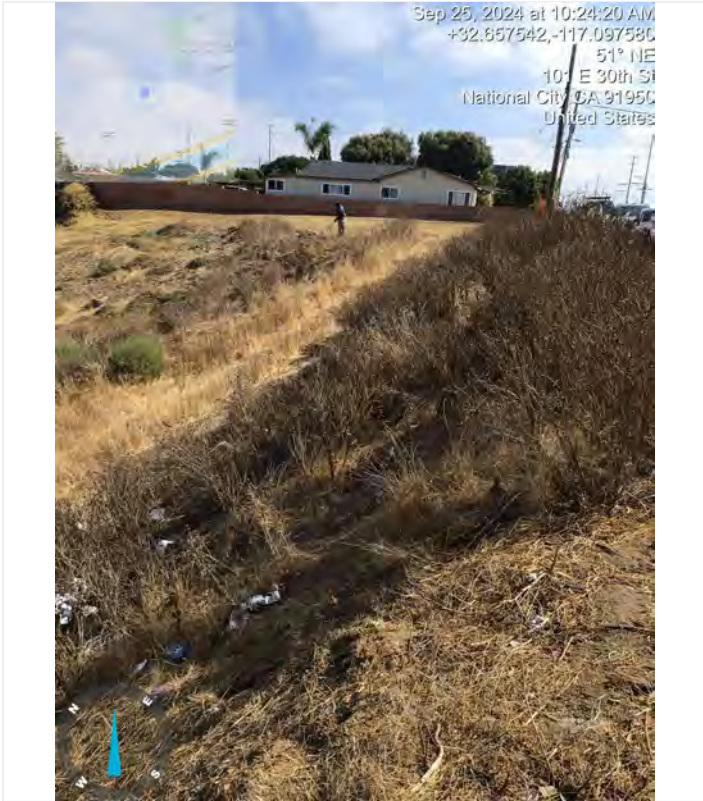
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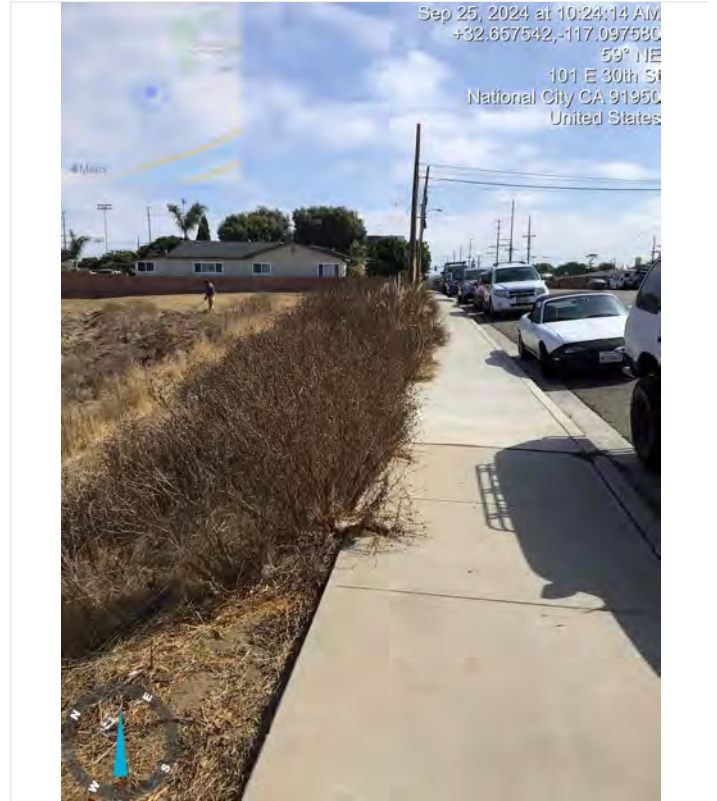
Description
N/A



Uploaded on October 9, 2024 by Carol Martinelli
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Name
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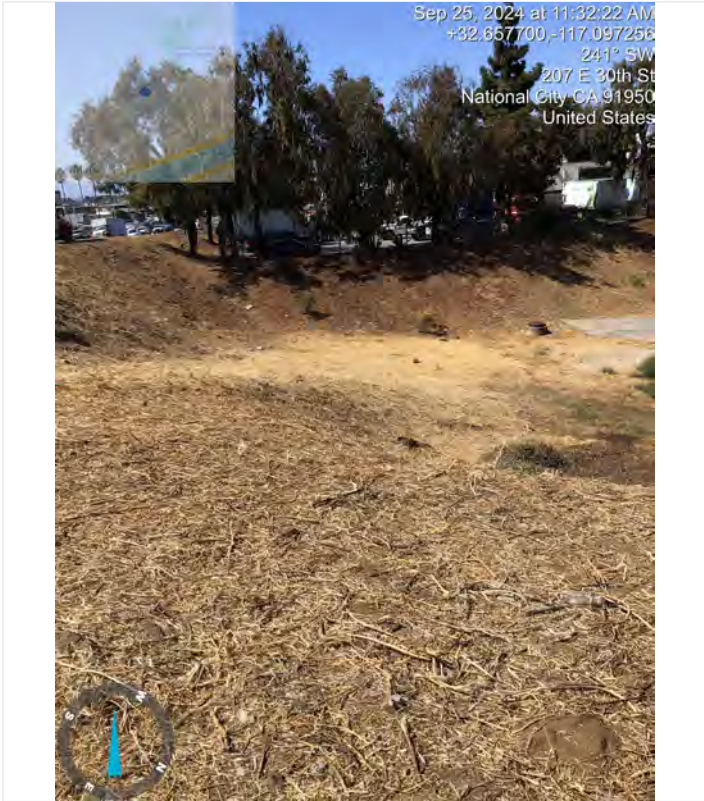
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Description
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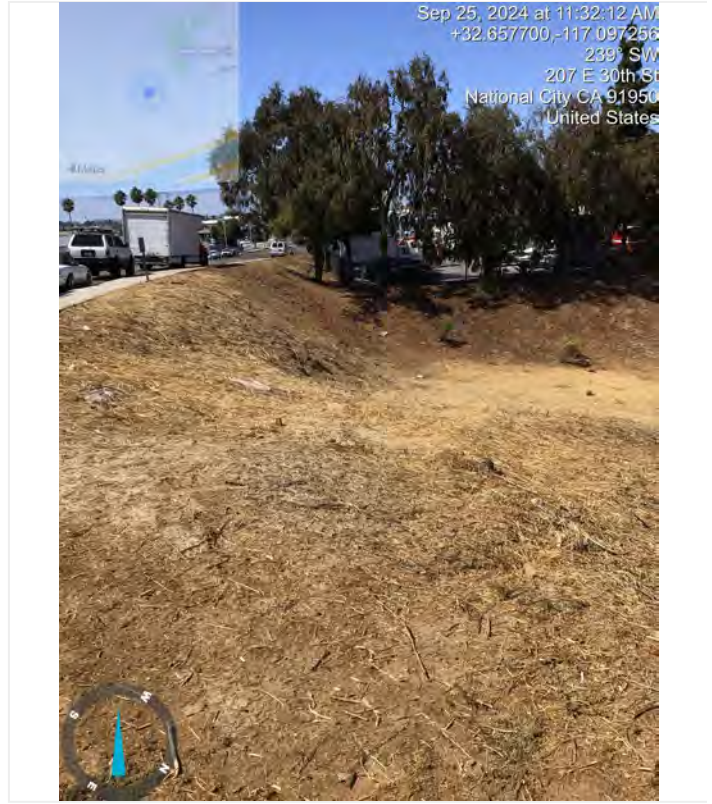
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Description
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Uploaded on October 9, 2024 by Carol Martinelli
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Name
NC-24-302 CREW AFTER 20240925_183212882_iOS_1728484842202.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-302

TERRA CO

3430 Tully Rd # 20-10

MODESTO, CA 95350

Case #NC-24-302 APN: 5621900200 Date: 10/09/2024

Location: 207 E 30Th St, National City, CA, 91950

Dear TERRA CO,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$850.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-302** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

		<u>quantity</u>	<u>sub total</u>
<u>Tractor Mowing</u>			
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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
E. per square foot over one acre	\$00.02	_____ sq. ft.	_____
 <u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	\$ 000 sq. Ft.	\$ 00.00
 <u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____
 <u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	X _____ cu.yds	_____
B. dump fees	(reimbursement of cost)	_____	_____
 <u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	1 _____	\$ 350.00
 <u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____
 <u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____
 <u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees	(reimbursement of cost)	_____	_____
FILE # <u>NC-24-302</u>		APN # <u>562-190-02-00</u>	
		TOTAL	\$ 850.00



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

NC-24-302

TERRA CO

3430 Tully Rd # 20-10

MODESTO, CA 95350

Case #NC-24-302 APN: 5621900200 Date: 10/24/2024

Location: 207 E 30Th St, National City, CA, 91950

Dear TERRA CO,

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

If we do not receive payment within 10 days in the amount of \$850.00 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 #**NC-24-302** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

NOTHING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 582-1058 Fax (619) 445-4336

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

For Payoff Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.16 did exist, and

WHEREAS such violation was ordered abated on 09/18/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 09/23/2024, and


WHEREAS the charge for such abatement amounted to \$920.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is TERRA CO at 3430 Tully Rd # 20-10, MODESTO, CA. 95350 described as follows:

APN # 5621900200 CASE # NC-24-302
ADDRESS: 207 E 30TH St, National City, CA, 91950
LEGAL DESCRIPTION: LOT:9,10 BLK:3 CITY:NATIONAL CITY SUBD:BUDD VILLA TRACT TR04:1067 TR 1067 BLK
3* LOTS 9 & 10* MAP REF:001067

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 \$920.00 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: 11/25/2024

BY: 
Ken Osburn, Fire Prevention Services, Inc.
Citywide for City of National City

Certificate of Acknowledgment

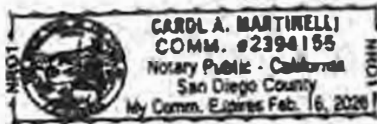
Ensuring public or other affairs requiring this certificate verify only the identity of the individual who signed the document, so which this certificate is issued, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of San Diego)

On 11/25/2024 before me, Carol A. Martirelli, 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 seal.



(Seal)



Dec 04, 2024 02:02 PM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES \$0.00 (S92 Atkins \$0.00)

PAGES 2

Recording Requested by (Name)

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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 25th day of November, 2024 at El Cajon, CA

Ken Osburn
PRINT NAME

SIGNATURE

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax

SUMMARY REPORT FOR APN 562-252-05-00

07/30/24 Initial inspection was made, property was found to be in violation.

07/31/24 Mailed 30 day courtesy notice to the owner.

09/05/24 Re-inspection was made, property was found to be in violation.

09/05/24 Posted property.

09/05/24 Verified ownership information with County of San Diego.

09/05/24 Mailed 10 day final notice to the owner, certified mail.

09/18/24 Final inspection was made, property was found to be in violation.

10/02/24 Work order authorization signed by District Official.

10/09/24 Certified notice returned "unable to forward".

10/24/24 F.P.S.I. crews abated the property.

10/29/24 The owner was mailed a bill at the contracted rates.

12/03/24 The owner was mailed a final bill.

12/17/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: TORREYANA ASSOCIATES LLC
3974 Sorrento Valley Blvd # 91074
SAN DIEGO, CA 92121

Date: 07/31/2024

Case #: **NC-24-356**

Parcel Number: **5622520500**

Location: 316 E 31St St, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
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CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>	
	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
	D. per parcel, sized 30,001 square feet to one acre	\$450.00
	E. Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>	
	A. per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>	
	A. hourly rate	\$150.00
	B. move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)	
	A. per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B. dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)	
	A. per parcel	\$350.00
6.	<u>Attorney Services</u>	
	A. per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)	
	A. Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>	
	A. special inspection fee	\$ 50.00
	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
	H. unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: TORREYANA ASSOCIATES LLC
3974 Sorrento Valley Blvd # 910740
SAN DIEGO, CA 92121
Case #: NC-24-356

Date: 09/05/2024

Parcel Number: 5622520500

Location of Public Nuisance: **316 E 31St St, National City, CA, 91950**

Instructions for Abatement: **Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 09/05/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such building or premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable or free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

rev. 03/27/06, 04/24/06, 06/21/06, 3/1/2022



Photo	Details
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Photo	Details
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9589 0710 5270 0298 6302 07

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$



NC-24-356

Torreyana Associates LLC
 Street and Apt. No. PO Box No.
 3974 Sorrento Valley Blvd #910740
 City, State, ZIP+4®
 San Diego, CA 92121

Prevention Service

Box 1720

San Diego, CA 92022-1720



9589 0710 5270 0298 6302 07



PITNEY BOWES

\$9.640

US POSTAGE

FIRST-CLASS

028W00231080

2009290942

ZIP 92021

SEP 05 2024



IMPORTANT
WEED & HAZARD
ABATEMENT NOTICE
INSIDE

NIXIE 91109 09/27/2024
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

FINAL NOTICE TO ABATE

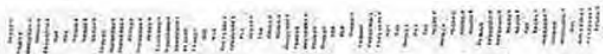
Owner: TORREYANA ASSOCIATES LLC

3974 Sorrento Valley Blvd # 910740

SAN DIEGO, CA 92121

Case #: NC-24-356

921210141072206



Case Summary

AGENCY NAME

FPS - National City, CA

CASE ID

NC-24-356

LOCATION

TAX-25-26...316 E 31St St, National City, CA 91950

VIOLATIONS

Weeds, Rubbish & Debris



Uploaded on September 18, 2024 by Michael Horko

s

1DE7DCAC-0579-48AC-9B2F-AEE3C8163F1F_172668603543

5.jpeg (4.6 MB)

Name

1DE7DCAC-0579-48AC-9B2F-AEE3C8163F1F_1726686035435.jpeg

Description

Final



Uploaded on September 18, 2024 by Michael Horko

s

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2.jpeg (3.0 MB)

Name

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Description

Final



Uploaded on October 2, 2024 by Michael Horkos

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2.jpeg (3.5 MB)

Name

18106145-AD7B-4EA6-BA5B-142D0FE8BF82_1727899

139812.jpeg

Description

work auth

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd.: National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-356

Owner: TORREYANA ASSOCIATES LLC

Address: TORREYANA ASSOCIATES LLC
3974 Sorrento Valley Blvd # 910740
SAN DIEGO, CA 92121

Parcel #5622520500

Job location: 316 E 31st St, National City, CA, 91950

LTD: 9/14/20
0533853

Authorized by: _____

Signature: _____

Date: 10-2-24

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

		Circle One:	Entire Parcel	Fire Break
Hand Cutting:	<u>9,300</u> sq. ft.			Hauling: _____ cu. yds.
Tractor Mowing:	_____ sq. ft.			Discing: _____ sq. ft.

CREW INFORMATION

Crew	Date
Name: Hand	10/24/25
Name:	
Name:	
Name:	
Name:	

Notes: Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys)



DETAIL REPORT

Property Address: 316 E 31ST ST #101-304 NATIONAL CITY CA 91950-7316

Ownership

Parcel# (APN): 562-252-05-00
Parcel Status: ACTIVE
Owner Name: TORREYANA ASSOCIATES LLC
Mailing Addr: 3974 SORRENTO VALLEY BLVD #910740 SAN DIEGO CA 92121
Legal Description: TR 166 1/4 SEC 152*LOT 8*POR*

Assessment

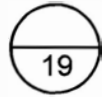
Total Value: \$419,176
Land Value: \$209,588
Impr Value: \$209,588
Other Value:
% Improved: 50%
Exempt Amt:
Exempt Type:
Tax Rate Area: 006-046
Year Assd: 2024
Census Tract: 116.02/2
Use Code: 11
Use Type: RESID. SINGLE FAMILY
PQ Zoning Code: MXD-2
PQ Zoning Type:
PQ Zoning Jdx: NATIONAL CITY
PQ Zoning Descr: MAJOR MIXED-USE DISTRICT

Sale History

Recording Date: 09/14/2020
Recording Doc: 0533853
Doc Type: GRANT DEED
Transfer Amount: \$395,000
Price/SqFt: \$438.40
Seller (Grantor):
Sale1 Sale2 Sale3 Transfer
09/14/2020 09/14/2020
0533853 0533853

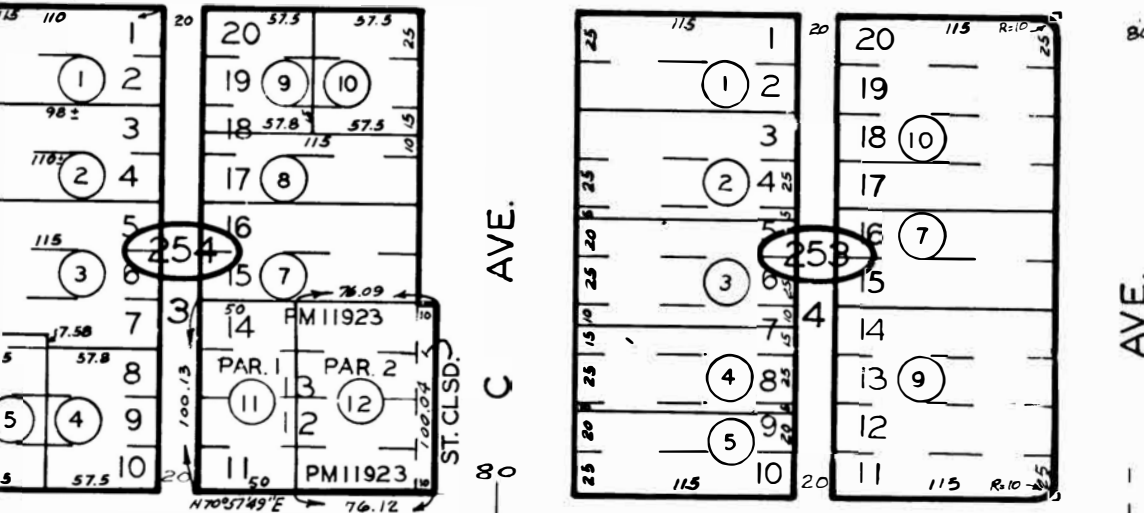
Property Characteristics

Bedrooms: 3
Baths (Full): 1
Baths (Half):
Total Rooms:
Bldg/Liv Area: 901
Lot Acres:
Lot SqFt:
Year Built:
Effective Year: 1947
Fireplace:
A/C:
Heating:
Pool:
Park Type:
Spaces: 4
Garage SqFt:
Bsmt SqFt: N/A
Units: 1
Stories:
Quality:
Building Class:
Condition:
Site influence:
Timber Preserve:
Ag Preserve:



1"=100'

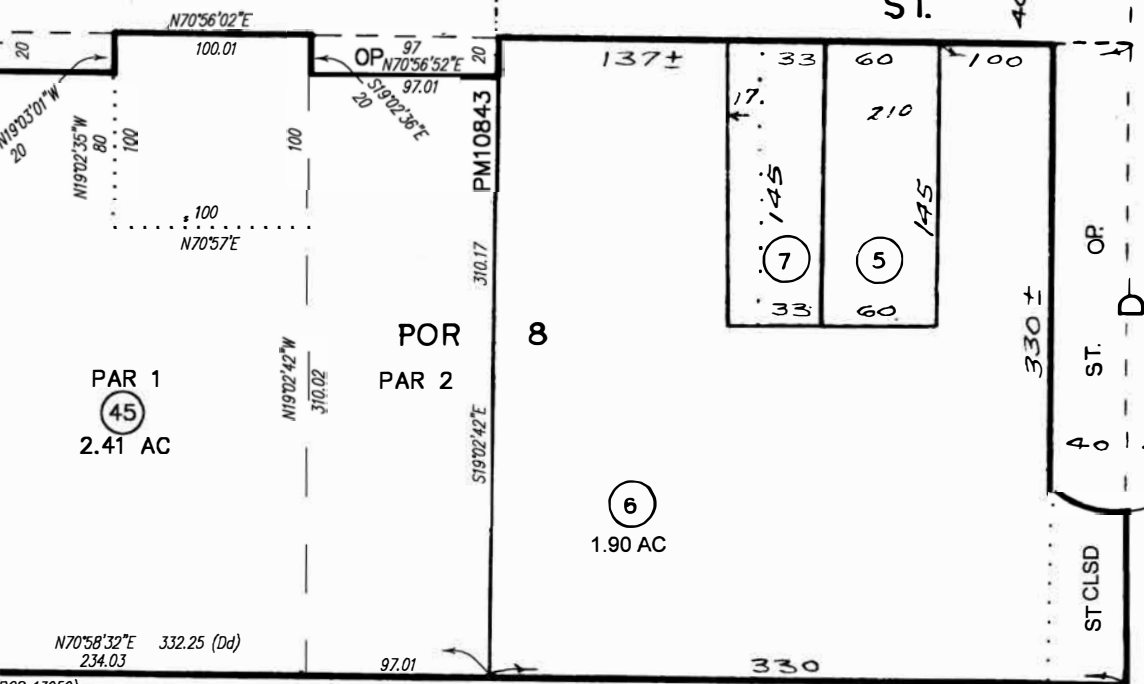
ST



AVE. C

AVE. D

ST.



POR PAR 1 PAR 2

PAR 1 (45) 2.41 AC

PAR 2 (6) 1.90 AC

32 ND ST.

ST.

04/04/2022 PVM

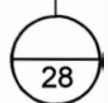
CHANGES

BLK	OLD	NEW	YR	CUT
252	3 & 4	6 & 7	67	4369
251	30	31-33	74	5770
252	260-1-5	8-12		
253	272-HLL	1-8	76	10656
254	272-ALL	1-10		
251	29,31	34	77	7222
251	21	SAME & 11/11	77	4746
252	1	SAME & WID.	81	4629
252	1	13 & 14	81	2651
254	ST. CLSD & CO	SAME	82	5687
254	6	11 & 12	82	2560
252	8	SAME & ST. OP	83	4735
251	ST. OP. CLSD & 8 & 11/11	SAME		
252	ST. CLSD. & 8	SAME	83	6098
251	18	35		
252	8	15	84	2842
251	32-35	36-39	88	2193
253	6 & 8	9 & 10	96	1834
251	21	40 & 41	09	1657
251	28 & 40	42	10	1254
251	42	43 & 44	11	1273
252	06	SAME & ST. CLSD	12	5582
252	15 & -251-39	16	14	1080
252	9-12	17-20	19	1235
252	2, 13 & 14	45	22	1223

CANC

CANC

RC



NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DRAWER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DRAWER ACCEPTS NO LIABILITY FOR ANY VIOLATIONS OF ANY ORDINANCES.

MAP 978-COPELANDS SUB
 MAP 166 - RANCHO DE LA NACION - POR QSEC 152
 ROS 13959,22992 727

Work space for diagrams and amount of work done

Hand Sq. Ft.: 9,300

Tractor Sq. Ft.: 0

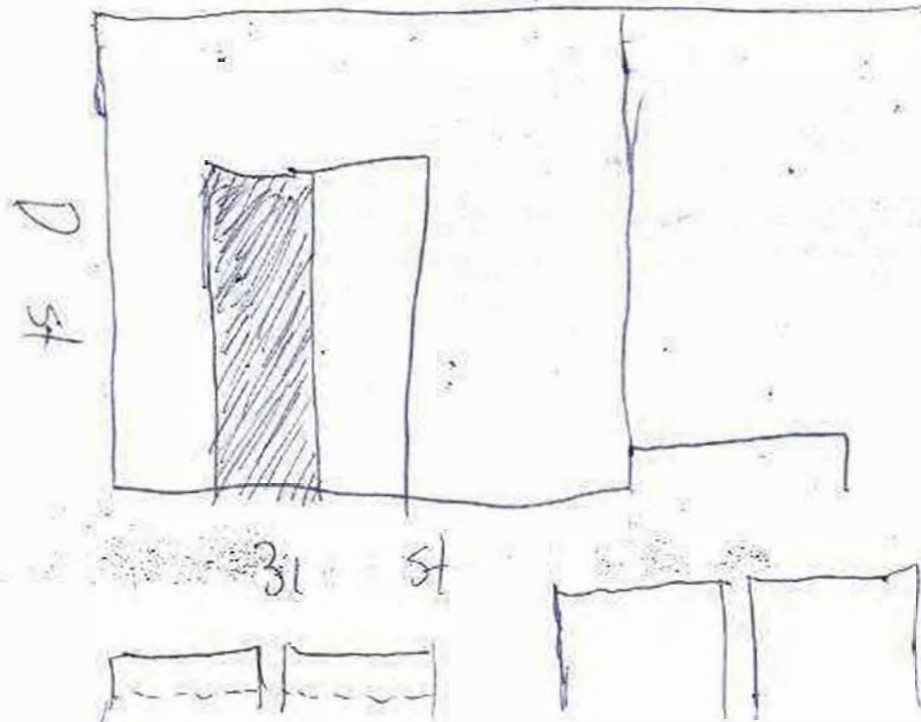
Total Removal Cu. Yds.: 0

Dump ticket: 0

Dump Charge: 0

Hand area

60 x 155 =



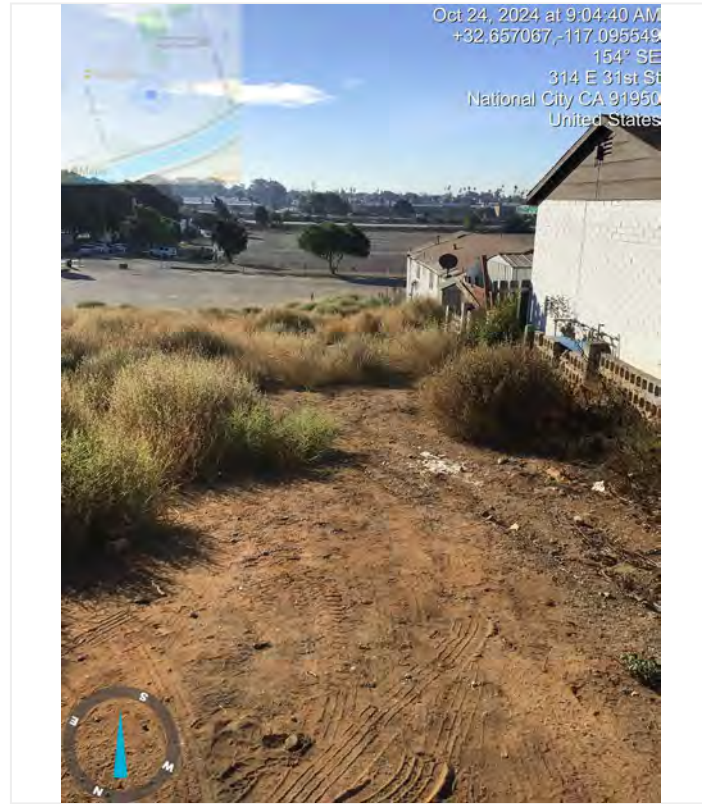
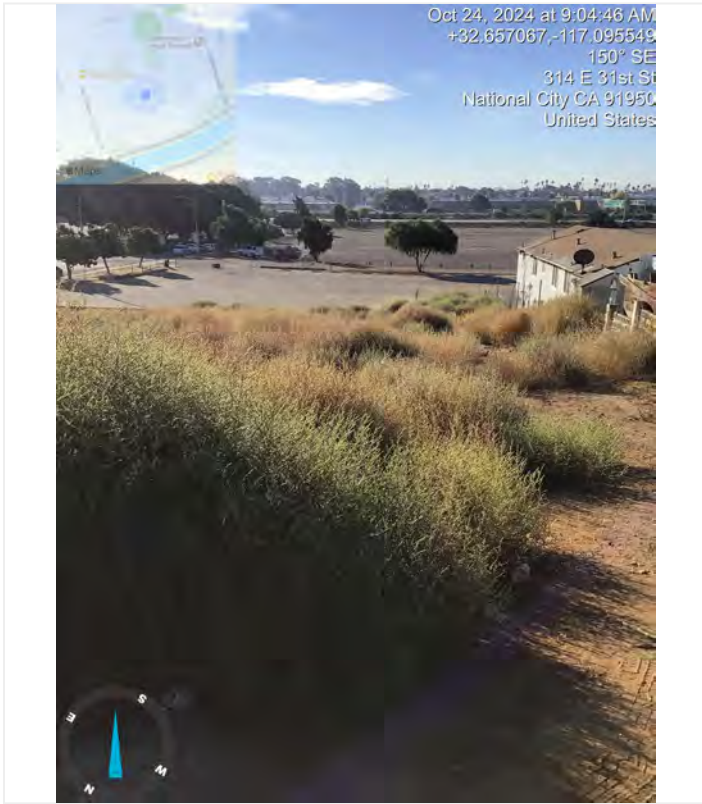
Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-356

LOCATION
TAX-25-26...316 E 31st St, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on October 29, 2024 by Carol Martinelli
20241024_160446686_iOS_1730222844629.jpg (2.1 MB)

Name
NC-24-356 CREW BEFORE 20241024_160446686_iOS_1730222844629.jpg

Description
N/A

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Description
N/A



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2.jpg

Description
N/A



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Description
N/A



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Name
NC-24-356 CREW AFTER 20241024_173531978_iOS_1730222944439.jpg

Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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Name
NC-24-356 CREW AFTER 20241024_173541195_iOS_1730222944440.jpg

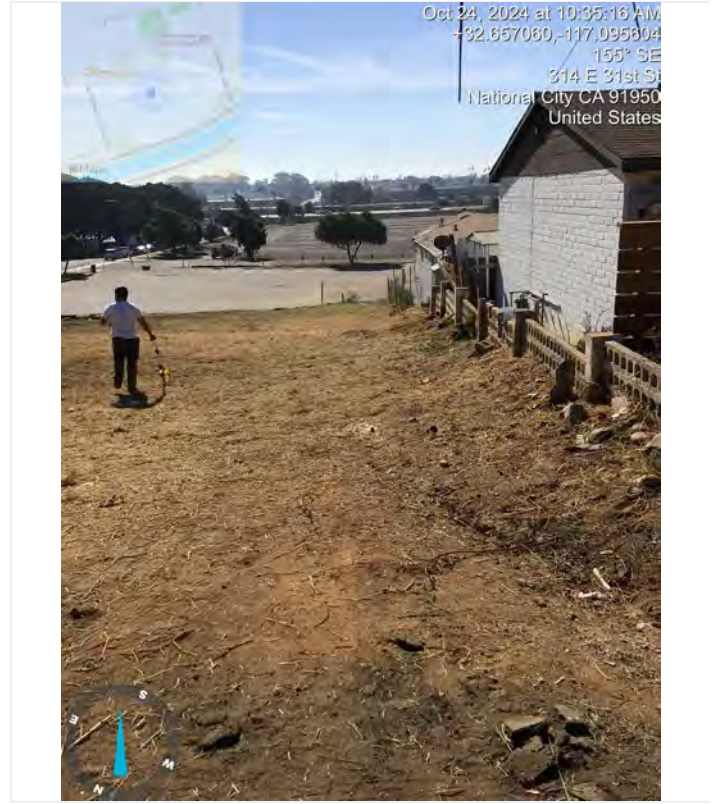
Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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Name
NC-24-356 CREW AFTER 20241024_173523553_iOS_1730222944439.jpg

Description
N/A



Uploaded on October 29, 2024 by Carol Martinelli
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Name
NC-24-356 CREW AFTER 20241024_173516533_iOS_1730222944438.jpg

Description
N/A



FIRE PREVENTION SERVICES, INC.

P.O. Box 1720 : El Cajon, CA 92022-1720

(619) 562-1058 : fax (619) 445-6336

<http://fireprevention.net>



NC-24-356

TORREYANA ASSOCIATES LLC
3974 Sorrento Valley Blvd # 910740
SAN DIEGO, CA 92121

Case #NC-24-356 APN: 5622520500 Date: 10/29/2024

Location: 316 E 31St St, National City, CA, 91950

Dear TORREYANA ASSOCIATES LLC,

This letter is to inform you that the **Public Nuisance** on the above referenced property has been abated pursuant to prior Notice to Abate and order of the City of National City.

Fire Prevention Services has been contracted by the City of National City to help reduce Public Nuisances and potential fire violations thus improving the safety of its citizens.

The abatement of the Violation on your property was performed as mandated per National City Municipal Code Chapter 1.36. The charges thus far total \$1280.00. You will incur no further costs if this amount is paid within fifteen (15) days of this notice.

Please make check payable to **F.P.S.I.** and please include the Case #**NC-24-356** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>			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	_____	_____
D.	per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
F.	per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>				
A.	per square foot of area abated	\$0.10	9,300 sq. Ft.	930.00

<u>Dozer Operation</u>				
A.	hourly rate	\$150.00	_____	_____
B.	move-on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)				
A.	per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu. yds =	_____
B.	dump fees	(reimbursement of cost)	_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)				
A.	per parcel	\$350.00	1 _____	\$ 350.00

<u>Attorney Services</u>				
A.	per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)				
A.	cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>				
A.	special inspection fee	\$50.00	_____	_____
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	_____	_____
H.	unscheduled fees	(reimbursement of cost)	_____	_____

FILE # NC-24356 APN # 562-252-05-00 TOTAL \$ 1,280.00



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

NC-24-356

TORREYANA ASSOCIATES LLC
3974 Sorrento Valley Blvd # 910740
SAN DIEGO, CA 92121

Case #NC-24-356 APN: 5622520500 Date: 12/03/2024

Location: 316 E 31St St, National City, CA, 91950

Dear TORREYANA ASSOCIATES LLC,

You have failed to pay the bill dated 10/29/2024, to date we have not received payment.

If we do not receive payment within 10 days in the amount of \$1280.00 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 #**NC-24-356** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

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

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTED BY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720
(619) 542-1128 fax (619) 445-6336

AND WHEN REFERENCE MADE TO
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92022-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-4456336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 10/02/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 12/17/2024, and


WHEREAS the charge for such abatement amounted to \$1350.00:

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is TORREYANA ASSOCIATES LLC at 3974 Sorrento Valley Blvd # 910740, SAN DIEGO, CA, 92121 described as follows:

APN # 5622520500 CASE # NC-24-356
ADDRESS: 316 E 31st St, National City, CA, 91950
LEGAL DESCRIPTION: LOT 8 CITY NATIONAL CITY SUBD: RANCHO DE LA NACION TR#: 166 TR 166 1/4 SEC
152*LOTS*POK* MAP REF: 000166

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 \$1350.00 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: 12/17/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.,
Designee for City of National City

Certificate Of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

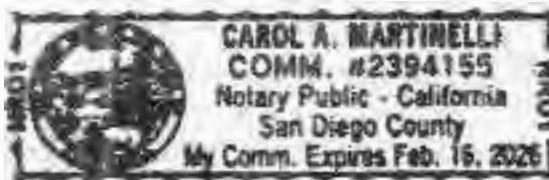
State of California)

County of San Diego)

On 12/17/2024 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 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 seal.



(Seal)



Dec 20, 2024 10:09 AM

OFFICIAL RECORDS

JORDAN Z MARKS

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (S52 Atkins, \$0.00)

PAGES 2

Recording Requested by (name):

Fire Prevention Services

When recorded mail to:

Fire Prevention Services

PO Box 1720

El Cajon, CA 92022-1720

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, 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:

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) (j); not related to real property.

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

Executed this 17th day of December, 2024 at El Cajon, CA

Ken Osburn
PRINT NAME

[Redacted Signature]

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 property conveyed.
Computed on full value less liens & encumbrances remaining thereon at time of sale.
Unincorporated Area City of

Signature of declarant or agent determining tax.

SUMMARY REPORT FOR APN 564-010-72-00

03/12/24 Received citizen complaint.

03/12/24 Initial inspection was made, property was found to be in violation.

03/13/24 Mailed 30 day courtesy notice to the owner.

04/17/24 Re-inspection was made, property was found to be in violation.

04/17/24 Posted property.

04/18/24 Verified ownership information with County of San Diego.

04/18/24 Mailed 10 day final notice to the owner, certified mail.

04/22/24 Received signed certified return receipt.

04/29/24 Final inspection was made, property was found to be in violation.

05/07/24 Work order authorization signed by District Official for Admin fee only.

05/14/24 The owner was mailed an Administrative bill at the contracted rates.

05/29/24 The owner was mailed a final bill.

06/13/24 A Notice of Abatement was filed on the property.

05/22/25 The list of Fixed Charge Special Assessments [EXHIBIT "A"] and the City Clerk's "NOTICE OF PUBLIC CONFIRMATION OF COSTS HEARING" was served upon the property owner by means of Regular Mail, Certified Mail and Posting upon the property.



City of National City Fire Department

National City Municipal Code 9.12.010 and or 912.020



FIRE PREVENTION SERVICES INC.

Fire Prevention Services Inc., is a contracted agent for the
City of National City

Owner: WISNIEWSKI WALTER 2015 TRUST 11-12-15
2557 CENTRAL AVE #A
SPRING VALLEY, CA 91977

Date: 03/13/2024

Case #: **NC-24-69**

Parcel Number: **5640107200**

Location: 0 Fenton Pl, National City, CA, 91950

Why am I receiving this notification?

This notice is to inform you that weeds and or other material on your property violate the City of National City Municipal Code and constitute a public nuisance under National City Municipal section 9.12.101 and/or 912.020. 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 can be found 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. 304 or go to <http://fireprevention.net>. You may also contact the City of National City directly at (619) 336-4550.

- A. All weeds or dry grasses over (4”) in height.
- B. Weeds which bear seeds of downy or wingy nature
- C. Sagebrush, chaparral, and other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent property
- D. Weeds which are noxious or dangerous
- E. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public
- F. Dry grass, stubble, brush, litter or other flammable material which endangers the public safety by creating a fire hazard in a portion a portion of the city which has been zoned for single and multiple residence purposes.

Instruction for Abatement

(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.)

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 above. You may also go to the Fire Prevention Services website for additional information. If you have read the information 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 National City Fire Department immediately. The City and Fire Prevention Services can work with you to establish a work plan and to adjust deadlines in consideration of the 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, 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 cost incurred per City of National City Municipal Code section/s 9.12.010 and/or 912.020

Appeal Process

Within (10) days from the date of posting, mailing or personal service of the required notice the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.


Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>

CITY OF NATIONAL CITY

SCHEDULE OF FEES

1.	<u>Tractor Mowing</u>		
	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
	D.	per parcel, sized 30,001 square feet to one acre	\$450.00
	E.	Per square foot over one acre	\$ 00.02
2.	<u>Hand Labor</u>		
	A.	per square foot of area abated	\$ 00.10
3.	<u>Dozer Operation</u>		
	A.	hourly rate	\$150.00
	B.	move-on fee	\$150.00
4.	<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)		
	A.	per cubic yard of material prior to chipping, and or compacting	\$ 38.00
	B.	dump fees	(reimbursement of cost)
5.	<u>Administrative Fee</u> (failure to comply with final notice)		
	A.	per parcel	\$350.00
6.	<u>Attorney Services</u>		
	A.	per parcel, per hour	\$200.00
7.	<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)		
	A.	Cost confirmations fee, per parcel	\$275.00
8.	<u>Miscellaneous Fees</u>		
	A.	special inspection fee	\$ 50.00
	B.	abatement lien	\$ 50.00C.In-
		terest 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
	H.	unscheduled fees	(reimbursement of cost)

HAZARD REDUCTION AND CLEARANCE STANDARDS FOR
THE CITY OF NATIONAL CITY

- 1) All trash, rubbish, debris, cuttings and or combustible materials must be removed from the property and properly disposed of.
- 2) Properties 2 (two) acre and less- Clear the entire property of all weeds, dead vegetation, and debris. Also all rubbish and discarded combustible material must be removed from the property.
- 3) Mature trees must be trimmed to six (6) feet above the ground.
- 4) Remove all vegetation existing within 10 feet of a chimney.
- 5) Vacant properties over 2 acres-Fifty (50) feet break at the property lines abutting the improved properties. Distance shall be measured in a horizontal plane.
- 6) Improved properties over 2 (two) acres-One hundred (100) feet at the top of hill (inclines).
- 7) Roadways and or driveways shall be cleared to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half (13 1/2')feet above the road surface.

CITY OF NATIONAL CITY FIRE DEPARTMENT
1243 National City Blvd.: NATIONAL CITY, CA. 91950-4596
FINAL NOTICE TO ABATE PUBLIC NUISANCE

Owner: WISNIEWSKI WALTER 2015 TRUST 11-12-15
2557 CENTRAL AVE #A
SPRING VALLEY, CA 91977
Case #: NC-24-69

Date: 04/18/2024

Parcel Number: 5640107200

Location of Public Nuisance: **0 Fenton Pl, National City, CA, 91950**

Instructions for Abatement: **(1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any tree branches and/or vegetation existing upon or touching rooftop.**

You are hereby directed to abate the public nuisance described above, of which you are the occupant or owner, **within ten (10) days of 04/18/2024**. ****Your failure to comply with this order will result in the City having your property cleaned by the City's contractor at your expense (per National City Municipal Code Chapter 1.36). A \$350.00 administrative fee will be charged in addition to the contractor's fees to clean the property (per Resolution number 94-97). Violations are also subject to prosecution as misdemeanors.**

Guidelines For The Abatement of Flammable Vegetation

For the protection of life and property, remove all brush, flammable vegetation, or combustible growth which is located from thirty (30) feet to one hundred (100) feet from such a building or structure or to the property line, whichever is nearer, or as required by the Fire Department, including the maintenance of grass and other vegetation more than thirty (30) from such building or structure. Cuttings are to be removed from the property and disposed of properly. Vegetation is to be cut within two (2) inches of the ground.

"NOTICE REGARDING RARE, THREATENED OR ENDANGERED SPECIES"

If you have previously received a notice from the California Department of Fish and Game or the U.S. Fish and Wildlife Services that rare, threatened or endangered species of fish or wildlife have occurred on your property in the areas identified for fuel break clearance, **YOU MUST NOTIFY BOTH AGENCIES AND THE NATIONAL CITY FIRE DEPARTMENT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO BEGINNING VEGETATION CLEARING. IF THESE AGENCIES FAIL TO OBJECT OR NOTIFY YOU OF ANY ALTERNATIVE PROCEDURES WITHIN THOSE TEN (10) DAYS, YOU MAY THEN PROCEED TO CLEAR VEGETATION AS DIRECTED BY THIS NOTICE.** Failure to provide notification to these agencies may render you liable under Federal or State Law to penalties.

National City Municipal Code 9.12.010 Public Nuisance Declared--In General

Any of the following conditions are hereby declared to constitute a public nuisance:

A. When the Fire Chief or his/her designee determines that there exists in any building or on any premises combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows that reasonably tend to interfere with the operations of the fire department or the egress of the occupants of such

building of premises; or finds that the effectiveness of any exit door, attic separation or any fire separation wall is reduced; or finds that any provision of the Uniform Fire Code is being violated.

B. When the Fire Chief or his/her designee deems any chimney, smokestack, stove, oven, incinerator, furnace or other heating device, electric fixture or any appurtenance thereto, or anything regulated under a nationally recognized standard in or upon any building, structure or premises not specifically mentioned in the Uniform Fire Code, to be defective or unsafe so as to create a hazard.

C. When the Fire Chief or his/her designee finds any condition which in his/her judgment increases or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

National City Municipal Code 9.12.020 Public Nuisance Declared--Weeds and Other Flammable Materials

All weeds, growing or located upon streets, sidewalks or private property are hereby declared to be a public nuisance. For the purposes of this chapter, "weeds" shall include the following:

- A. Weeds which bear seeds of a downy or wingy nature.
- B. Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- C. Weeds which are otherwise noxious or dangerous.
- D. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- E. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in a portion of the City which has been zoned for single and multiple residence purposes.

National City Municipal Code 1.36.010 Public Nuisance Defined

"Public Nuisance" means any condition defined or declared to be a public nuisance in any section of this code, and/or any condition caused, maintained or permitted to exist which constitutes a threat to the public's health, safety and welfare or which significantly obstructs, injures or interferes with the reasonable free use of property in a neighborhood, community or to any considerable number of persons. A public nuisance also has the same meaning as set forth in California Civil Code Section 3479.

National City Municipal Code 1.36.060 Abatement-- Appeal-- Hearing

Within ten (10) days from the date of posting, mailing or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk.

If you should have any questions, please feel free to call this number: 619-562-1058

Si usted tiene alguna pregunta, por favor llame al numero: 619-562-1058

Sa anumang katanungan, tumawag lang po sa numerong ito: 619-562-1058

Sincerely yours in public safety,

619-562-1058 ext. 307 or <http://fireprevention.net>

Fire Prevention Services***

**You have the right to appeal this matter to the City Council within ten (10) days of the receipt of this notice. The appeal shall be in writing and filed with the City Clerk. (NCMC 1.36.050)

***Fire Prevention Services, Inc. is under contract with the City of National City.

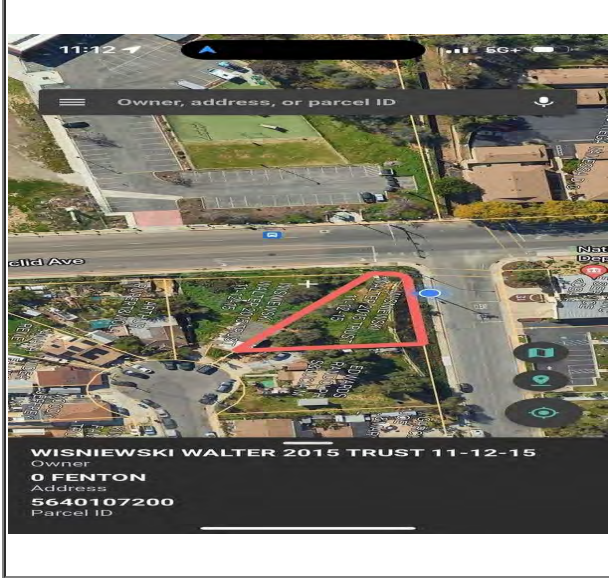
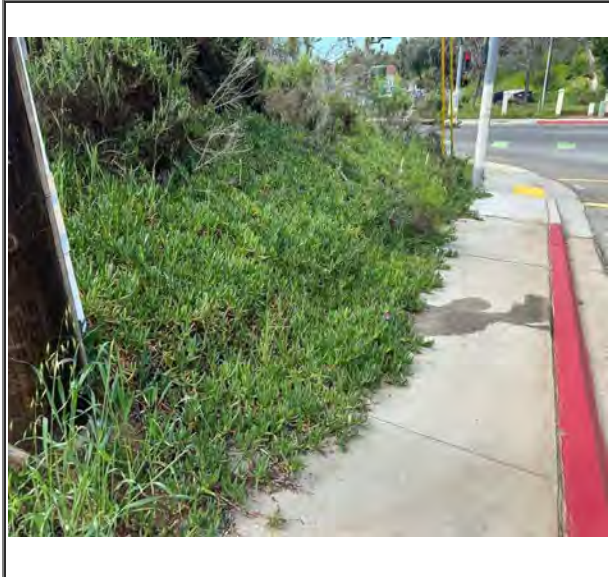
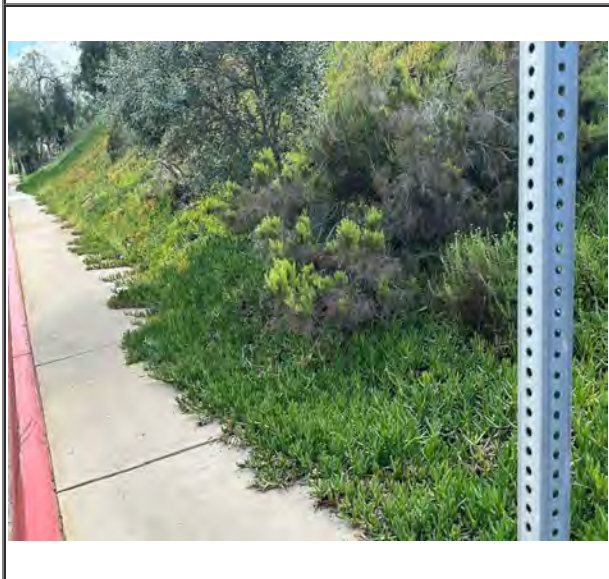
Photo	Details
 <p>11:12 Owner, address, or parcel ID cid Ave WISNIEWSKI WALTER 2015 TRUST 11-12-15 Owner O FENTON Address 5640107200 Parcel ID</p>	<p>Title: Initial Date: Mar 12, 2024 17:00 Uploaded by: Michael Horkos</p>
	<p>Title: Initial Date: Mar 12, 2024 17:00 Uploaded by: Michael Horkos</p>
	<p>Title: Initial Date: Mar 12, 2024 17:00 Uploaded by: Michael Horkos</p>

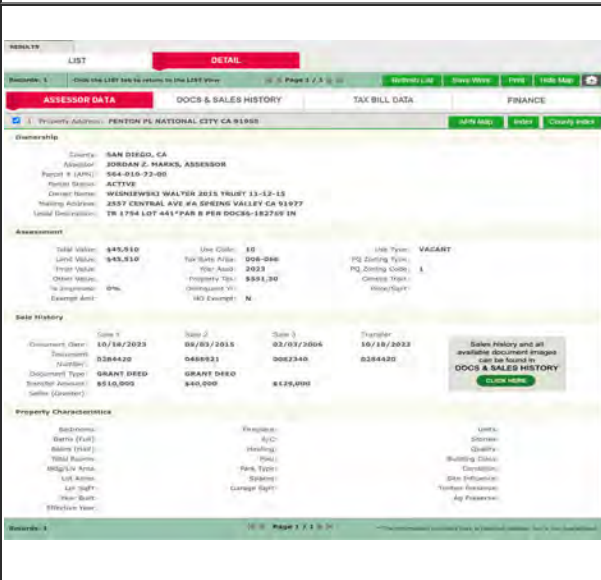
Photo	Details
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Initial</p> <p>Date: Mar 12, 2024 17:00</p> <p>Uploaded by: Michael Horkos</p>

Photo

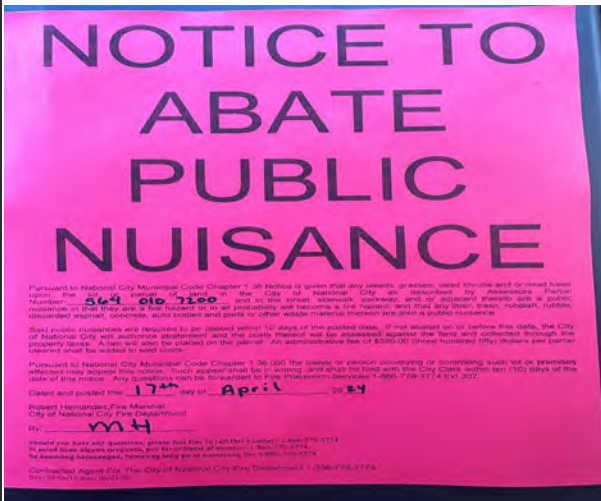
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Title: Initial
Date: Mar 12, 2024 17:00
Uploaded by: Michael Horkos



Title: ParcelQuest
Date: Apr 17, 2024 14:36
Uploaded by: Michael Horkos



Title: Re-inspection
Date: Apr 17, 2024 14:39
Uploaded by: Michael Horkos

Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Apr 17, 2024 14:39</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection</p> <p>Date: Apr 17, 2024 14:39</p> <p>Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection</p> <p>Date: Apr 17, 2024 14:39</p> <p>Uploaded by: Michael Horkos</p>

Photo	Details
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	<p>Title: Re-inspection Date: Apr 17, 2024 14:39 Uploaded by: Michael Horkos</p>
	<p>Title: Re-inspection Date: Apr 17, 2024 14:40 Uploaded by: Michael Horkos</p>

Photo	Details
	<p>Title: Re-inspection</p> <p>Date: Apr 17, 2024 14:40</p> <p>Uploaded by: Michael Horkos</p>

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

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee in appropriate column)

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

Total Postage and Fees

Postmark

NC-24-69
Wisniewski, Walter-2015 Inst 11-2-15
2557 Central Ave. # A
Spring Valley, CA 91977
753A

PS Form 3800, July 2003 (rev. 10-2005)

See Reverse for Instructions



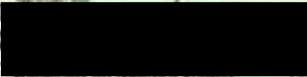
42 4E86 1580 0725 0720 0851 9883 74
9589 0710 5270 0851 9883 74

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 8.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Special Service

X 

B. Received by (Printed Name) Agent
 Addressee

Trevor Kemp

C. Date of Delivery

Delivery address different from item 12 Yes
 If, enter delivery address below: No

Case# NC-24-69

Wisniewski, Walter 2015 Trust 11-12-15

2557 Central Ave. #A

Spring Valley, CA. 91977



9590 9402 8357 3158 1382 68

d. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

9589 0710 5270 0851 9674 754

Case Summary

AGENCY NAME
FPS - National City, CA

CASE ID
NC-24-69

LOCATION
TAX-25-26...0 Fenton Pl, National City, CA 91950

VIOLATIONS
Weeds, Rubbish & Debris



Uploaded on April 29, 2024 by Michael Horkos
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Name
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Description
Final



Uploaded on April 29, 2024 by Michael Horkos
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Final



Uploaded on April 29, 2024 by Michael Horkos

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Description

Final



Uploaded on May 7, 2024 by Michael Horkos

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Name

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Description

Cleared after the deadline.

CITY OF NATIONAL CITY FIRE DEPARTMENT

1243 National City Blvd. National City, CA 91950-4596

WORK ORDER AUTHORIZATION

Authorization # NC-24-89

Owner: WISNIEWSKI WALTER 2015 TRUST 11-12-15

Address: WISNIEWSKI WALTER 2015 TRUST 11-12-15
2557 CENTRAL AVE #A
SPRING VALLEY, CA 91077

Parcel #5640107200

Job location: 0 Fenton Pl, National City, CA, 91950

LTD: 04/01/2022

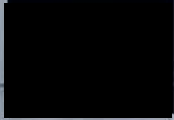
0143500

ADMIN ONLY

Authorized by

R. DREW

Signature:



Date:

5-7-24

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

Circle One:		Entire Parcel	Fire Break
Hand Cutting:	sq. ft.	Hauling:	cu. yds.
Tractor Mowing:	sq. ft.	Discing:	sq. ft.

CREW INFORMATION

Crew	Date
Name:	
Name:	
Name:	
Name:	
Name:	

Notes: (1) Please clear the entire property of all weeds, dead vegetation, trash, debris and arundo. All piles of dead vegetation and debris must be removed from the property. (Please maintain any and all grasses below 3 inches year round)(This includes along sidewalks and alleys.) (2) Please remove all tree branches that exist within 6 feet from the ground. (Excluding maintained, irrigated landscaping, orchards and groves.) (3) Please remove any tree branches and/or vegetation existing upon or touching rooftop.



ASSESSOR DATA

DOCS & SALES HISTORY

TAX BILL DATA

FINANCE

 1 Property Address: **FENTON PL NATIONAL CITY CA 91950**

APN Map

Index

County Index

Ownership

County: **SAN DIEGO, CA**
 Assessor: **JORDAN Z. MARKS, ASSESSOR**
 Parcel # (APN): **564-010-72-00**
 Parcel Status: **ACTIVE**
 Owner Name: **WISNIEWSKI WALTER 2015 TRUST 11-12-15**
 Mailing Address: **2557 CENTRAL AVE #A SPRING VALLEY CA 91977**
 Legal Description: **TR 1754 LOT 441*PAR B PER DOC86-182769 IN**

Assessment

Total Value:	\$45,510	Use Code:	10	Use Type:	VACANT
Land Value:	\$45,510	Tax Rate Area:	006-066	PQ Zoning Type:	
Impr Value:		Year Assd:	2023	PQ Zoning Code:	1
Other Value:		Property Tax:	\$551.30	Census Tract:	
% Improved:	0%	Delinquent Yr:		Price/SqFt:	
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	10/18/2023	09/03/2015	02/03/2006	10/18/2023
Document Number:	0284420	0468921	0082340	0284420
Document Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$510,000	\$40,000	\$129,000	
Seller (Grantor):				

Sales history and all available document images can be found in **DOCS & SALES HISTORY**

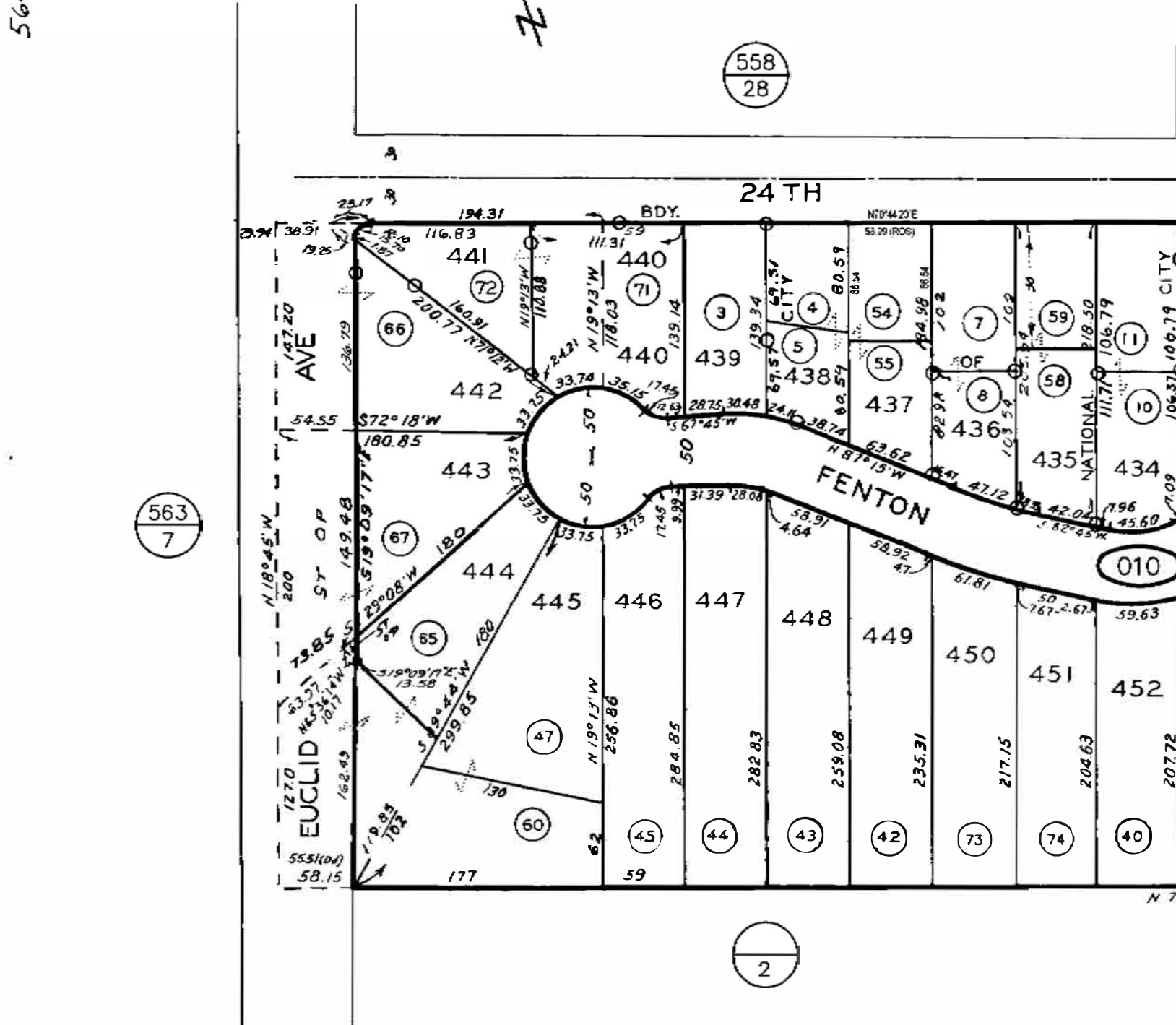
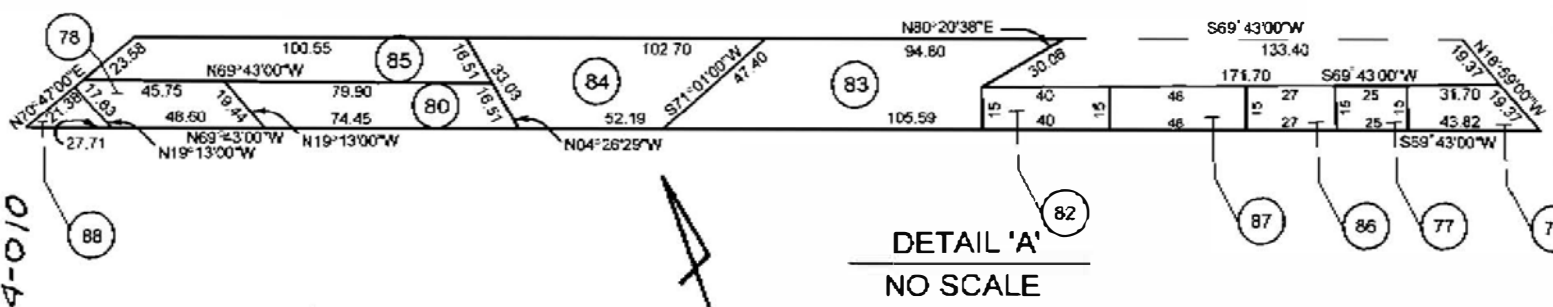
[CLICK HERE](#)

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

564-010

10/05/2012 AL



563
7

2



1.647 Topo
3-11-75

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 564 PAGE 01

759

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCE



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

Case #NC-24-69 APN: 5640107200

Date: 05/14/2024

WISNIEWSKI WALTER 2015 TRUST 11-12-15

2557 CENTRAL AVE #A

SPRING VALLEY, CA 91977

Location: 0 Fenton Pl, National City, CA, 91950

Dear WISNIEWSKI WALTER 2015 TRUST 11-12-15,

Fire Prevention Services has been contracted by the City of National City 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 the National City Municipal Code Chapter 1.36. As stated in the notice, if the violation is not corrected prior to the deadline you will be charged an administrative fee.

A final inspection was performed on the above referenced parcel, as of this parcel is in compliance with the National City Municipal Code Chapter 1.36.

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 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 #**NC-24-69** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.05/19/06, rev. 11/18/21, rev. 3/1/2022

NATIONAL CITY SCHEDULE OF FEES

<u>Tractor Mowing</u>		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	_____	_____
D. per parcel, sized 30,001 square feet to one acre	\$450.00	_____	_____
L. per square foot over one acre	\$00.02	_____ sq. ft.	_____

<u>Hand Labor</u>			
A. per square foot of area abated	\$0.10	_____ sq. ft.	_____

<u>Dozer Operation</u>			
A. hourly rate	\$150.00	_____	_____
B. move-on fee	\$150.00	_____	_____

<u>Debris Remediation</u> (includes chipping, grinding, and/or shredding)			
A. per cubic yard of material prior to chipping, and or compacting	\$38.00	x _____ cu.yds =	_____
B. dump fees (reimbursement of cost)		_____	_____

<u>Administrative Fee</u> (failure to comply by deadline of notice)			
A. per parcel	\$350.00	_____	\$ 350.00

<u>Attorney Services</u>			
A. per parcel, per hour	\$200.00	_____	_____

<u>Assessment Fees</u> (includes preparing reports, attending hearings, etc.)			
A. cost confirmation fee, per parcel	\$275.00	_____	_____

<u>Miscellaneous Fees Per Parcel</u>			
A. special inspection fee	\$50.00	_____	_____
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	_____	_____
H. unscheduled fees (reimbursement of cost)		_____	_____

FILE # NC-24-69 APN # 564-010-72-00 TOTAL \$ 3,350.00



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

Case #NC-24-69 APN: 5640107200

05/29/2024

WISNIEWSKI WALTER 2015 TRUST 11-12-15

2557 CENTRAL AVE #A

SPRING VALLEY, CA 91977

Location: 0 Fenton Pl, National City, CA, 91950

Dear WISNIEWSKI WALTER 2015 TRUST 11-12-15,

You have failed to pay the bill dated 05/14/2024, 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 #**NC-24-69** on the check.

If you have any questions please call us direct at **(619) 562-1058**.

Sincerely,

Fire Prevention Services, Inc.

<http://fireprevention.net>

rev.11/11/2021, rev. 3/1/2022

RECORDING REQUESTORY
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92032-1720
(619) 562-1026 Fax (619) 425-4336

AND WHEN RECORDED MAIL TO
Fire Prevention Services, Inc.
PO Box 1720
El Cajon, CA 92032-1720

For Payoff / Demand please submit to: payoff@fireprevention.net or fax 619-445-6336

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 National City Municipal Code Chapter 1.36 did exist, and

WHEREAS such violation was ordered abated on 05/07/2024, and

WHEREAS representatives of the City of National City abated the violation (s) on 05/07/2024, and

WHEREAS the charge for such abatement amounted to \$420.00;

THEREFORE be it known that an abatement obligation exists on the property regardless of owner until paid. The current owner of the property is WISNIEWSKI WALTER 2015 TRUST 11-12-1941 1557 CENTRAL AVE. #A, SPRING VALLEY, CA, 91977 describe as follows:

APN # 5640107200 CASE # NC-24-69

ADDRESS: 0 Fenion Pl, National City, CA, 91950

LEGAL DESCRIPTION: LOT:441 CITY:NATIONAL CITY SUBD:LINCOLN ACRES ANNEX #3 TR#:1754 TR 1754 LOT 441*PAR B PER OOR#6.182769 IN MAP REF:001754

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 \$420.00 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: 06/13/2024

BY: 
Ken Osborn, Fire Prevention Services, Inc.
Designer for City of National City

Certificate Of Acknowledgment

I, notary public or other officer completing this certificate warrant that the identity of the individual who signed the document to which this certificate is attached, and the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 06/13/2024 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 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 seal.



(Seal)



Jun 20, 2024 03:05 PM
OFFICIAL RECORDS
JORDAN Z MARKS,
SAN DIEGO COUNTY RECORDER
FEES \$0.00 (SB2 Atkins 30.00)

PAGES 2

Recording Requested by (name):
Fire Prevention Services
When recorded mail to:
Fire Prevention Services
PO Box 1730
El Cajon, CA 92022-1720

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, 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:

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 13th day of June, 2024 at El Cajon, CA

Ken Osborn
PRINT NAME

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 property conveyed.
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Unincorporated Area City of _____

Signature of declarant or agent determining tax