

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE REPORT, ASSESSING THE COSTS AND ESTABLISHING LIENS AGAINST PARCELS OF REAL PROPERTY IN THE CITY OF RIVERSIDE, RELATING TO UNPAID ADMINISTRATIVE COSTS PURSUANT TO CHAPTER 1.17 OF THE RIVERSIDE MUNICIPAL CODE.

WHEREAS Article XI, Section 7 of the California Constitution grants counties and cities authority to make and enforce local ordinances pursuant to their police power; and

WHEREAS Section 53069.4 of the Government Code authorizes the legislative body of a local agency to pass an ordinance that makes any violation of any ordinance enacted by the local agency subject to an administrative fine or penalty; and

WHEREAS pursuant to Section 53069.4 of the Government Code, the City of Riverside has enacted Chapter 1.17 of the Riverside Municipal Code to govern the imposition, enforcement, collection, and administrative review of assessed administrative costs; and

WHEREAS Section 36901 of the California Government Code and Section 2929.3 of the California Civil Code authorizes a city to impose administrative fines and penalties and for violations of city ordinances; and

WHEREAS the rights and remedies provided in Section 2929.3 of the California Civil Code are cumulative and in addition to any other rights and remedies provided by law and does not preempt local ordinances; and

WHEREAS Riverside Municipal Code Section 1.17.300 authorizes the assessment of administrative costs as an additional code enforcement remedy; and

WHEREAS Riverside Municipal Code Section 1.17.300 authorizes the assessment of costs on a parcel for violations of any provision of the Municipal Code; and

WHEREAS Riverside Municipal Code Section 1.17.330 authorizes the assessment of any reasonable administrative costs as set forth in the itemized statement on the Administrative Civil Penalties Notice and order; and

1 WHEREAS Riverside Municipal Code Section 1.17.300 authorizes the Administrative
2 Hearing Office, after review of the evidence, to issue an Administrative Enforcement Order setting
3 forth the terms for compliance as well as awarding administrative costs; and

4 WHEREAS Section 1.17.090 of the Riverside Municipal Code provides that administrative
5 costs shall be a debt to the City and subject to all remedies for debt collection as allowed by law; and

6 WHEREAS Section 1.17.090 of the Riverside Municipal Code authorizes unpaid
7 administrative costs to be placed on the regular tax rolls for collection in the same manner as an *ad*
8 *valorem* tax without further hearing; and

9 WHEREAS a public hearing was held on July 14, 2026, by the City Council of the City of
10 Riverside:

11 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
12 California, as follows:

13 Section 1: That Administrative Notice and Orders were sent to each owner of various
14 affected properties located within the City of Riverside advising each such property owner of the
15 violations, the remedial action required to permanently correct outstanding violations and the time
16 frames for completion.

17 Section 2: That after the time limit for compliance as set forth in such notice and order
18 expired, a Notice of Hearing was sent to each owner of various affected properties located within the
19 City of Riverside giving the property owner the opportunity to provide evidence and testimony before
20 the Administrative Hearing Officer.

21 Section 3: That the Administrative Hearing Officer has issued Administrative Costs to
22 each owner of the various affected properties located within the City of Riverside.

23 Section 4: That no appeals have been filed pursuant to Section 1.17.380 of the Riverside
24 Municipal Code.

25 Section 5: That invoices were sent to each affected property owner setting forth the costs
26 of abatement including the administrative costs.

27 Section 6: That it be and is hereby found and determined by the City Council that the
28 administrative costs assessed against parcels of land located within the City of Riverside described in

1 Exhibit "A", attached hereto and incorporated herein by this reference, were assessed pursuant to
2 Chapter 1.17 of the Riverside Municipal Code.

3 Section 7: That the report and accounting setting forth the charges was prepared in full
4 compliance with the applicable requirements of Chapter 1.17 of the Riverside Municipal Code and is
5 thereby in compliance with the laws pertaining to the levy of the subject costs and said costs are based
6 on the actual cost to abate the nuisance and is levied without regard to property valuations.

7 Section 8: That the above-mentioned report and account be and the same is hereby
8 confirmed and the administrative costs on each of the parcels of land described in said Exhibit "A," as
9 said costs are set forth therein, be and the same are hereby charged and assessed as liens upon the
10 respective parcels of land, as such parcels are shown on the last available assessment roll of the County
11 of Riverside, to be collected for the 2026-2027 tax year.

12 Section 9: That the owner of each parcel of land described in Exhibit "A" be ordered to
13 pay said assessment as described therein as directed by the Tax Collector of the County of Riverside.

14 Section 10: That the City Clerk shall prepare and file with the County Recorder and County
15 Auditor of the County of Riverside a certified copy of this resolution, including Exhibit "A".

16 Section 11: That the administrative costs against any parcel listed in Exhibit "A" assessed
17 by this resolution and the lien created thereby shall be deemed discharged and released upon the
18 payment of said parcel of the property taxes for the tax year above noted.

19 ADOPTED by the City Council this ___ day of _____, 2026.

20
21 _____
22 PATRICIA LOCK DAWSON
23 Mayor of the City of Riverside

24 Attest:

25 _____
26 DONESIA GAUSE
27 City Clerk of the City of Riverside

28 ///

///

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that
2 the foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City
3 Council on the ___ day of _____, 2026, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2026.
10

11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
14

15 314265 SBM/jv 05/26/26
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT A
 ADMINISTRATIVE COSTS
 FISCAL YEAR 2025-2026
 JULY 14, 2026

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
146-141-011 11261 HUGULEY DR	MEZA, JASON 11261 HUGULEY DR RIVERSIDE, 92505	282375	4,429.67
147-110-009 10184 GRAMERCY PL	GUTIERREZ MIGUEL DIAZ / DIAZ GRACE SAPIEN 10184 GRAMERCY PL RIVERSIDE, CA 92503	282371	3,038.03
149-180-015 10982 CYPRESS AVE	TIM HUYNH FAMILY TRUST / HUYNH TIM / NGUYEN T 11169 COALINGA AVE MONTCLAIR, CA 91763	284193	1,325.74
150-092-017 10292 ARLINGTON AVE	ZEIT FLORIDA NAIM SEPARATE 4875 SUNBEAM LN YORBA LINDA, CA 92887	284191	1,173.05
154-321-019 10333 ARLINGTON AVE	ZHANG, MING / LICHUN QU 7653 VILLA ROSA CT CORONA, CA 92880	284525	1,252.14
155-273-008 6494 LAKE ST	ESTATE OF MABLE G BINKLEY 4560 GLEN ST JURUPA VALLEY, CA 92509	286139	1,486.20
168-110-001 11450 CAMPBELL AVE	MANDIL, HENRY 14 THAMES DR LIVINGSTON, NJ 07039	282373	1,310.85
187-161-029 VACANT LOT BHND 5971 GRAND	GORAN, DAVID 7211 HAVEN AVE RANCHO CUCAMONGA, CA 91701	286095	706.69
187-161-030 5971 GRAND AVE	GORAN, DAVID 7211 HAVEN AVE RANCHO CUCAMONGA, CA 91701	286096	1,299.68

EXHIBIT A
 ADMINISTRATIVE COSTS
 FISCAL YEAR 2025-2026
 JULY 14, 2026

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
191-321-020 3838 EVEREST AVE	MANU, OTA 3838 EVEREST AVE RIVERSIDE, CA 92503	282312	1,059.50
191-321-021 3830 EVEREST AVE	MANU, OTA 3838 EVEREST AVE RIVERSIDE, CA 92503	282313	1,059.50
209-270-028 2809 ORANGE ST	AQUEVEQUE, JOSE / MARTA AQUEVEQUE 6 CORONA CIR CORONA DEL MAR, CA 92625	284612	867.71
209-270-031 V. LOT - FRONT NEAR TWOGOOD	AQUEVEQUE, JOSE / MARTA AQUEVEQUE 6 CORONA CIR CORONA DEL MAR, CA 92625	284611	890.05
210-041-004 1925 SPRING GARDEN ST	MICKLOW, JOESPH W / GINA Y MICKLOW 1925 SPRING GARDEN ST RIVERSIDE, CA 92507	284523	3,059.56
213-332-001 3476 5TH ST	LIKES, ROBERT JAMES 3184 RESERVOIR DR SIMI VALLEY, CA 93065	286176	2,518.38
217-281-017 5278 MAGNOLIA AVE	FAMILY TRUST OF CORLISS DAGOSTINO / CORLISS J D/ 5278 MAGNOLIA AV RIVERSIDE, CA 9256	284524	2,758.32
218-051-022 4892 RUBIDOUX AVE	MCCOLL, BERNADETTE MARIE 4892 RUBIDOUX AVE RIVERSIDE, CA 92504	286100	2,111.04
235-082-005 2874 MC KINLEY ST	VALLEJO, DANIEL / FLORES, NANCY 2874 MCKINLEY ST RIVERSIDE, CA 92506	286099	1,963.27

EXHIBIT A
ADMINISTRATIVE COSTS
FISCAL YEAR 2025-2026
JULY 14, 2026

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
243-370-013 6712 CANYON HILL DR	MAIHANH TRAN / JAMES STEELE 6878 CHARTWELL DRIVE RIVERSIDE, CA 92506	286175	2,512.01
		TOTAL FOR EXHIBIT	34,821.39