

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 9/21/15

Departmental Concurrence

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

110B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
 Case No: CV14-04555 [VERMILLION]
 Subject Property: 24850 Juniper Springs Road, Homeland;
 APN: 455-230-031
 District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 24850 Juniper Springs Road, Homeland, Riverside County, California, APN: 455-230-031 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Warren C. Vermillion and Jacolyn F. Vermillion the owners of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

Greg Flannery
 GREG FLANNERY
 Code Enforcement Official

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS _____
 Budget Adjustment: _____
 For Fiscal Year: _____

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-24

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV14-04555 [VERMILLION]
Subject Property: 24850 Juniper Springs Road, Homeland;
APN: 455-230-031
District: 3**

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owners or whoever has possession of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excessive outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excessive outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Lane Padilla on January 13, 2015. The Inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: scrap wood, metal, antique farming equipment, wood roofing beams, pipes, old machinery, and old gas tanks, of about 11,273 square feet.
2. There have been approximately five (5) subsequent follow up inspections, with the last inspection occurring on August 18, 2015. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excessive outside storage and accumulated rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or businesses due to health and safety hazards, nuisance, and potential impact on real estate values.

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

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

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Case No: CV14-04555 [VERMILLION]
Subject Property: 24850 Juniper Springs Road, Homeland;
APN: 455-230-031
District: 3**

DATE: December 3, 2015

PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV14-04555
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN:455-230-031,) DECLARATION OF CODE
6 24850 JUNIPER SPRINGS ROAD, HOMELAND,) ENFORCEMENT OFFICER
7 COUNTY OF RIVERSIDE, STATE OF) LANE E PADILLA
8 CALIFORNIA; WARREN C. VERMILLION AND)
9 JACOLYN F. VERMILLION, OWNERS.)
10) [RCO Nos. 348, 541 & 725]

11 I, Lane e Padilla, declare that the facts set forth below are personally known to me except to
12 the extent that certain information is based on information and belief which I believe to be true, and if
13 called as a witness, I could and would competently testify thereof under oath:

14 1. I am currently employed by the Riverside County Code Enforcement Department as a
15 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting
16 property for violations and enforcement of the provisions of Riverside County Ordinances.

17 2. On January 13, 2015, I conducted an inspection of the real property described as 24850
18 Juniper Springs Road, Homeland, Riverside County, California and further described as Assessor's
19 Parcel Number 455-230-031 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Warren C. Vermillion and Jacolyn F. Vermillion (hereinafter referred to as "OWNERS"). A certified copy
24 of the County Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated
25 from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
26 reference as Exhibit "B." The property is an improved parcel approximately 10.60 acres in size and is
27 located within the R-A-5 (Residential Agricultural) zone classification. The zone allows for outside
28 storage of materials on improved parcels of one acre or more provided the amount is limited to two
hundred (200) square feet with a maximum height of three (3) feet. Accumulated rubbish in not
permitted on any property within the unincorporated areas of the County of Riverside.

///

FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 01/21/15
DATE: SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated March 6, 2015 and updated
2 on August 12, 2015, there appears to be no other parties that may potentially hold a legal interest in THE
3 PROPERTY. True and correct copies of the Lot Book Reports are attached hereto and incorporated
4 herein by reference as Exhibit "C."

5 5. On January 13, 2015, I arrived at THE PROPERTY to conduct an inspection. I observed
6 excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of materials
7 and accumulated rubbish consisted of, but was not limited to: scrap wood, metal, antique farming
8 equipment, wood roofing beams, pipes, old machinery and old gas tankers, of about 11,273 square feet.
9 This condition causes THE PROPERTY to constitute a public nuisance in violation of the provisions set
10 forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

11 6. On January 13, 2015, a Notice of Violation was posted on the PROPERTY.

12 7. On January 15, 2015, March 25, 2015 and July 22, 2015, Notices of Violation were mailed
13 to OWNERS by certified mail, return receipt requested and first class mail.

14 8. A site plan and photographs depicting the conditions of THE PROPERTY are attached
15 hereto and incorporated herein by reference as Exhibit "D."

16 9. True and correct copies of each Notice issued in this matter and other supporting
17 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

18 10. There have been approximately five (5) subsequent follow up inspections, with the last
19 inspection being August 18, 2015. Each inspection revealed the accumulated rubbish and excess
20 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

21 11. Based upon my experience, knowledge and visual observations, it is my determination
22 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
23 general public.

24 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
25 Nos. 348 and 541.

26 *///*

27 *///*

28 *////*

1 13. A Notice of Pendency of Administrative Proceedings regarding was recorded in the Office
2 of the County Recorder, County of Riverside, State of California, on March 24, 2015, as Instrument
3 Number 2015-0117272 and on April 22, 2015, as Instrument Number 2015-0163423. True and correct
4 copies are attached hereto and incorporated herein by reference as Exhibit "F."

5 14. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
6 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNERS
7 by first class mail and was posted on THE PROPERTY. True and correct copies of the Notices, together
8 with the Proofs of Service, and the Affidavit of Posting of Notices are attached hereto and incorporated
9 herein by reference as Exhibit "G."

10 15. The removal of all accumulated rubbish and excess outside storage of materials in excess
11 of 200 square feet currently on THE PROPERTY is required to bring THE PROPERTY into compliance
12 with RCO Nos. 348 and 541, and the Health and Safety Code.

13 16. Accordingly, the following findings and conclusions are recommended:

14 (a) the excess outside storage of materials and accumulated rubbish on THE
15 PROPERTY to be deemed and declared a public nuisance; and

16 (b) the OWNERS, or whoever has possession or control of THE PROPERTY, be
17 required to remove all outside storage of materials in excess of 200 square feet and all accumulated
18 rubbish on THE PROPERTY in strict accordance with the provisions of RCO Nos. 348 and 541.

19 (c) that if the materials and rubbish are not removed and disposed of in strict
20 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,
21 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the
22 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives
23 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
24 receipt of owner's consent or a Court Order when necessary under applicable law.

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(d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

Executed this 15th day of SEPTEMBER, 2015, at SAN JACINTO, California.

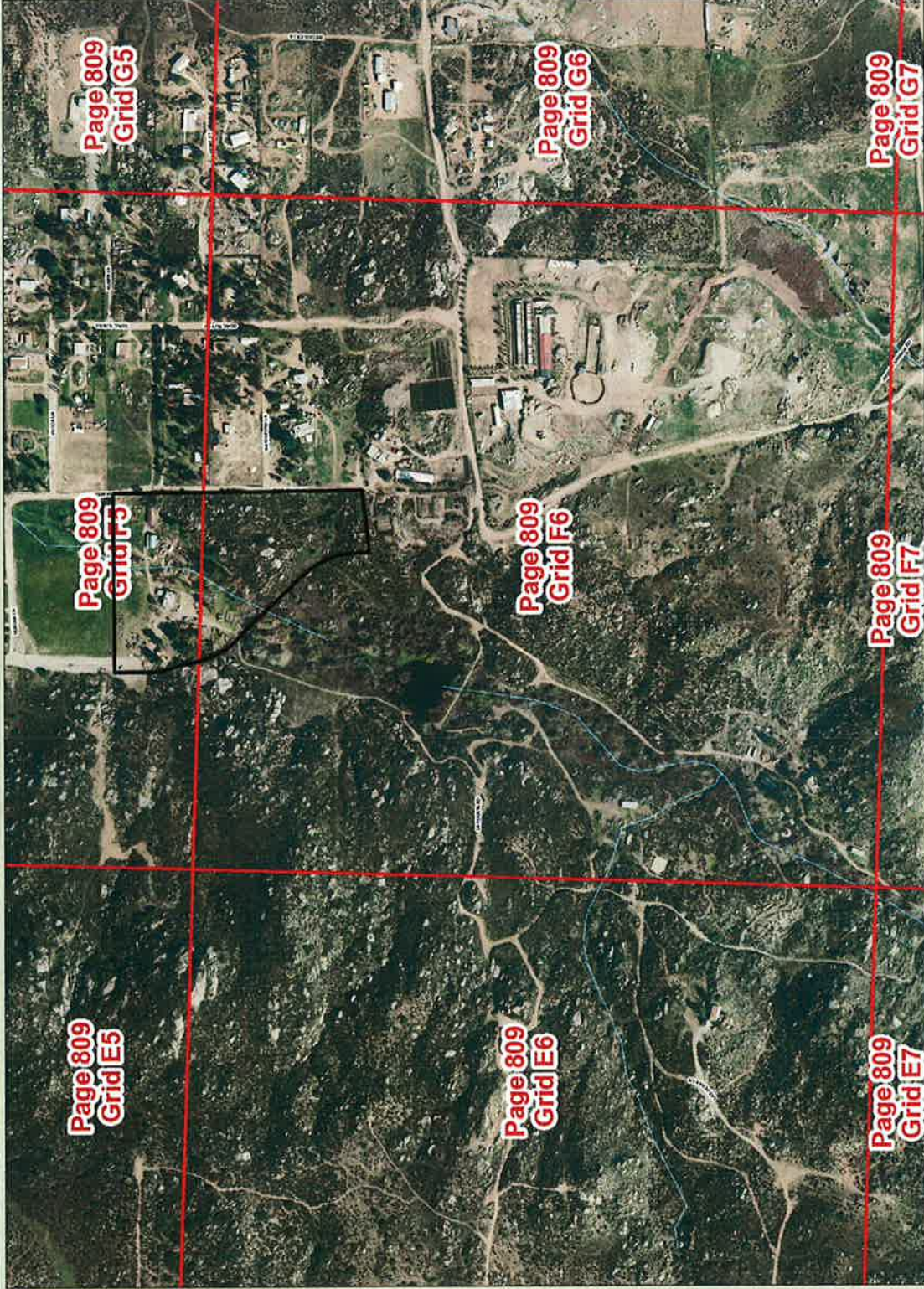


LANEE PADILLA
Code Enforcement Officer
Code Enforcement Department

EXHIBIT “A”

CV14-04555

24850 Juniper Springs Road, Homeland APN: 455-230-031



Legend

- TBM Page
- TBM Grid
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
 - Lakes
 - Rivers

Notes
Thomas Bros Page 809
Grid F5

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 723

1,445 Feet



REPORT PRINTED ON... 8/26/2015 9:23:04 AM

© Riverside County TLMA GIS

EXHIBIT “B”

Assessment Roll For the 2015-2016 Tax Year as of January 1,2015

Assessment #455230031-3		Parcel # 455230031-3	
Assessee:	VERMILLION WARREN C	Land	115,422
Assessee:	VERMILLION JACOLYN F	Structure	90,002
Mail Address:	24850 JUNIPER SPRINGS RD HOMELAND CA 92548	Full Value	205,424
Real Property Use Code:	R2	Homeowners' Exemption	7,000
Base Year	1982	Total Net	198,424
Conveyance Number:	0147113		
Conveyance (mm/yy):	8/1981		
PUI:	R040022		
TRA:	83-019		
Taxability Code:	0-00		
Assessment Description:	FROM 455-050-045-0		
ID Data:	Lot A PM 070/095 PM 12881		
Situs Address:	24850 JUNIPER SPRINGS RD HOMELAND CA 92548		

View Parcel Map



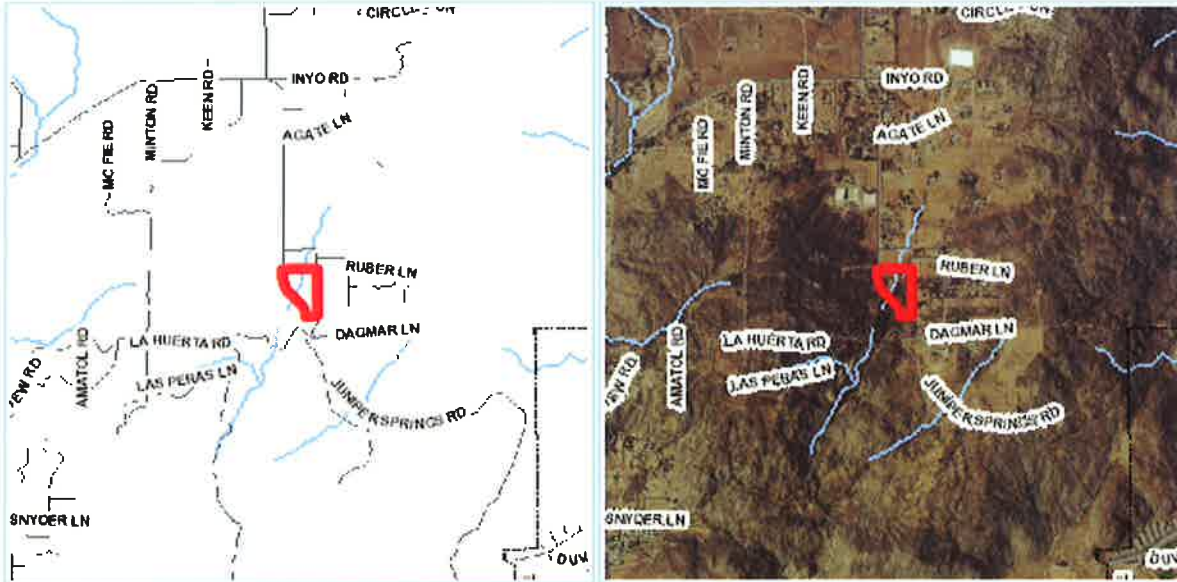


Riverside County Parcel Report
APN 455-230-031
24850 JUNIPER SPRINGS RD
HOMELAND CA

Report Date: Thursday, August 06, 2015

[Disclaimer](#)

MAPS/IMAGES



PARCEL

APN	455-230-031-3	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	455230001	Township/Range	T5SR2W SEC 3 T5SR2W SEC 4
Owner Name	WARREN C VERMILLION JACOLYN F VERMILLION	Elevation Range	2,092 - 2,120
Address	24850 JUNIPER SPRINGS RD HOMELAND, CA 92548	Thomas Bros. Map Page/Grid	PAGE: 809 GRID: F5 PAGE: 809 GRID: F6
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: PM 70/95 Subdivision Name: PM 12881 Lot/Parcel: 2 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable

PARCEL

Lot Size	Recorded lot size is 10.60 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	<p>Constructed: 1958 Baths: 2.00 Bedrooms: 2 Const. Type: WOOD FRAME Prop Area: 1859 SqFt Roof Type: COMPOSITION Stories: 1</p> <p>Constructed: 1989 Baths: 0.75 Bedrooms: 1 Central Cool: Y Central Heat: Y Const. Type: WOOD FRAME Prop Area: 436 SqFt Roof Type: COMPOSITION Stories: 1</p>	County Service Area	In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library Street Lighting

PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	Lakeview / Nuevo	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: R-A-5 CZNumber: 5696	Zoning Districts and Zoning Areas	HOMELAND, AREA
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	NUVIEW/ROMOLAND (MAC)

ENVIRONMENTAL

<u>CVMShCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</u>	Not in a Cell Group
--------------------------------------------------------------------------------------------	----------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	---------------------

ENVIRONMENTAL

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Chaparrel Developed or Disturbed Land Grassland

FIRE

High Fire Area (<u>Ord. 787</u>)	Y	Fire Responsibility Area	STATE RESPONSIBILITY AREA
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DEVELOPMENT FEES

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	DIF (<u>Development Impact Fee Area Ord. 659</u>)	LAKEVIEW/NUEVO
Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)	In or partially within an SKR Fee Area
Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION	Road Book Page	104
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

TRANSPORTATION

REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

HYDROLOGY

Flood Plan Review	RCFC	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		

MISCELLANEOUS

School District	NUVIEW UNION & PERRIS UNION HIGH	Tax Rate Areas	083019 COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EASTERN MUN WATER IMP DIST 18 EASTERN MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999 MT SAN JACINTO JUNIOR COLLEGE NUVIEW SCHOOL PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND
Communities	Green Acres		
Lighting (Ord. 655)	Zone B, 30.46 Miles From Mt. Palomar Observatory		
2010 Census Tract	042720 042745		
Farmland	OTHER LANDS		
Special Notes	No Special Notes		

MISCELLANEOUS

PERRIS UNION HIGH SCHOOL
 PERRIS VALLEY CEMETERY
 RIV CO REG PARK & OPEN SPACE
 RIV. CO. OFFICE OF EDUCATION
 SAN JACINTO BASIN RESOURCE CONS
 VALLEY HEALTH SYSTEM HOSP DIST

PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
212834	RE-HAB EXIST DWLG (436 SQFT)	ISSUED
BZ427908	ELECTRIC SERVICE CHANGE	FINAL

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1404555	ABATEMENT	OPEN

EXHIBIT “C”



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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

Order Number: **33494**

4080 Lemon Street
 Riverside CA 92501

Order Date: 8/19/2015

Dated as of: 8/12/2015

County Name: Riverside

Attn: Brent Steele
 Reference: CV14-04555 / Regina Keyes\33069
 IN RE: VERMILLION, WARREN C.

FEE(s):
 Report: \$60.00

Property Address: 24850 Juniper Springs Rd.
 Homeland CA 92548

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 455-230-031-3

Assessments:	Land Value:	\$113,162.00
	Improvement Value:	\$88,240.00
	Exemption Value:	\$7,000.00
	Total Value:	\$194,402.00

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$2,469.90
Status: Paid through	06/30/2015

A Notice of Administrative Proceedings by the	
City of	San Jacinto
County of	Riverside
Recorded	03/24/2015
Document No.	2015-0117272

A Notice of Administrative Proceedings by the	
City of	San Jacinto



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

Order Number: 33494

Reference: CV14-04555 / Re

County of	Riverside
Recorded	04/22/2015
Document No.	2015-0163423

NO OTHER EXCEPTIONS

RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

AND WHEN RECORDED MAIL TO:
 County of Riverside
 Code Enforcement Department
 581 South Grand Avenue
 San Jacinto, California, 92582
 Mail Stop #5002

DOC # 2015-0117272

03/24/2015 01:34P Fee:NC

Page 1 of 2

Recorded in Official Records
 County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



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039

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
WARREN C VERMILLION / JACOLYN F VERMILLION)
 and DOES I through X, Owners)

Case #: CV-1404555

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 24850 JUNIPER SPRINGS RD, HOMELAND CA, 92548
PARCEL #: 455-230-031
LEGAL DESCRIPTION: 10.6 acres in LOT 2 of PM 12881, recorded in PM 70 page 95

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
 Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

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 Riverside)

On 3/11/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black 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.



Signature: Jamison D. Cole (Seal)

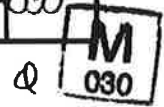
RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2015-0163423
04/22/2015 03:59P Fee:NC
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Case #: CV-1404555


In the matter of the public or other code violation(s) on the property of:
WARREN C VERMILLION / JACOLYN F VERMILLION)
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

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PARCEL #: 455-230-031
LEGAL DESCRIPTION: 10.6 acres in LOT 2 of PM 12881, recorded in PM 70 page 95

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

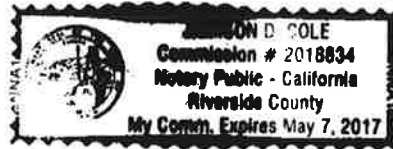
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 3/25/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Signature: Jamison D. Cole (Seal)



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

Lot Book Report

Order Number: **33069**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV14-04555 / Dean Deines

IN RE: VERMILLION, WARREN C.

Order Date: 3/11/2015

Dated as of: 3/6/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 24850 Juniper Springs Rd.

Homeland

CA 92548

Assessor's Parcel No. : 455-230-031-3

Assessments:

Land Value:	\$113,162.00
Improvement Value:	\$88,240.00
Exemption Value:	\$7,000.00
Total Value:	\$194,402.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$1,234.95
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2015)
Second Installment	\$1,234.95
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)



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

Order Number: 33069
Reference: CV14-04555 / De

Property Vesting

The last recorded document transferring title of said property

Dated	07/14/1981
Recorded	08/04/1981
Document No.	147113
D.T.T.	\$115.50
Grantor	Eloise E. Myers, a widow
Grantee	Warren C. Vermillion and Jacolyn F. Vermillion, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

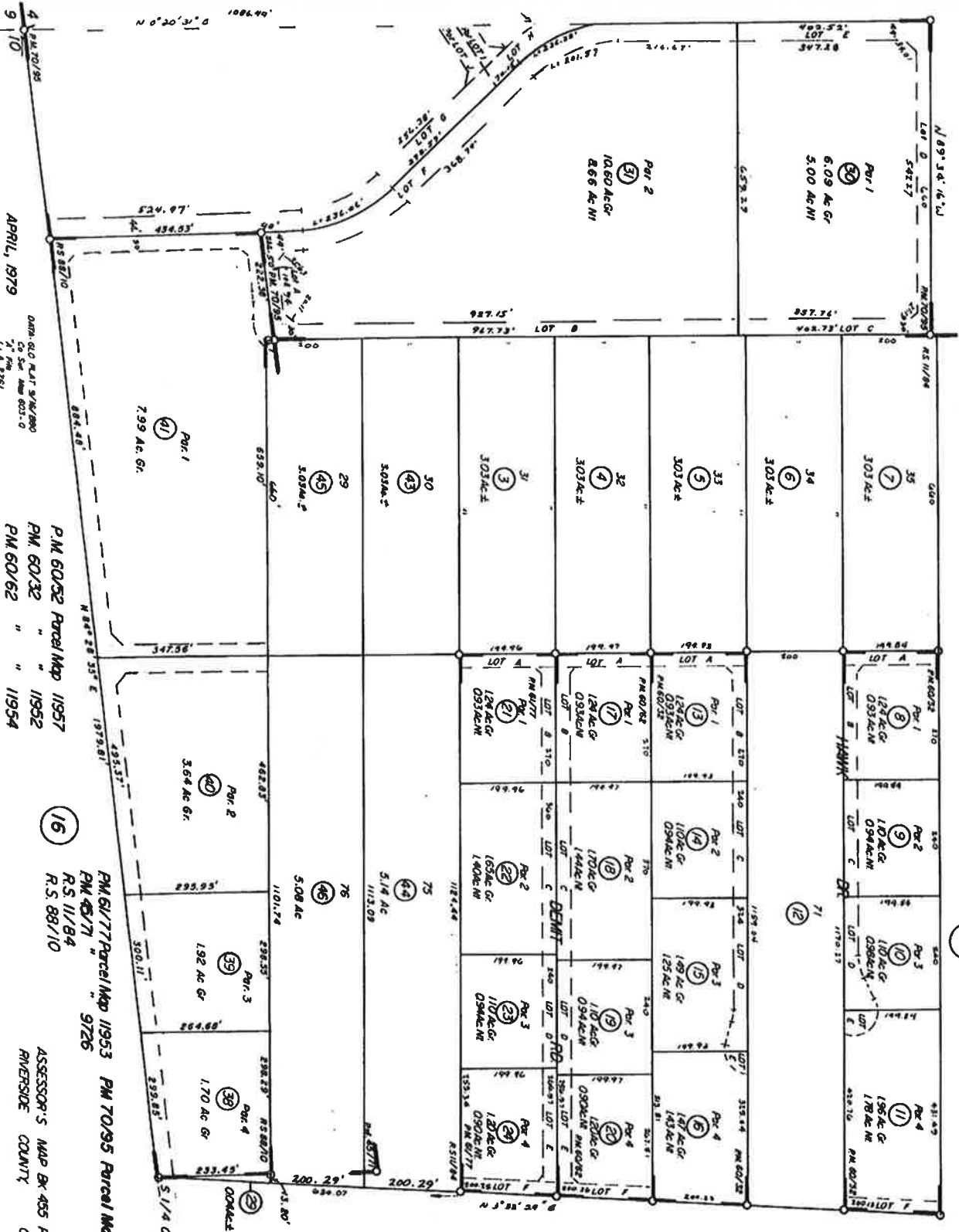
Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

PARCEL 2 TOGETHER WITH LETTERS A, B AND F OF PARCEL MAP 12881, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED IN BOOK 70, PAGE 95 OF PARCEL MAPS, RECORDS OF SAID COUNTY.



DATE	OLD NO.	NEW NO.
6/79	1	101-33
11/78	23	34-41
87	27	35-39
86-87	36-37	42
		43-44

P.M. 60/52 Parcel Map 11957
 P.M. 60/32 " " 11952
 P.M. 60/62 " " 11954

P.M. 61/77 Parcel Map 11953
 P.M. 61/71 " " 9126
 R.S. 88/10

ASSESSOR'S MAP BK. 455 PG. 23
 RIVERSIDE COUNTY CALIF.

147113

Order Number Escrow Number 304-13041

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Mr. and Mrs. Warren C. Vermillion
3051 S. Ninth Ave.
Arcadia, Ca

508335-5

Ap# 455-230-031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Un-incorporated area
(City or "Unincorporated")

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
SAFE-TITLE INSURANCE CO.
Book 1981, Page 147113
AUG - 4 1981
Recorded in Official Records
of Riverside County, California
Riverside County Recorder

SURVEYORS
MORTGAGE FUND
\$. . .

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 115.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

ELOISE E. MYERS, a widow

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(s)
To WARREN C. VERMILLION AND JACOLYN F. VERMILLION, Husband and Wife as joint
tenants

all that real property situated in the County of Riverside, State of California, described as follows:
Parcel 2 together with letters A, B and F of Parcel Map 12881, as recorded
in book 70, page 95 of Parcel Maps, Riverside County records.

Dated July 14, 1981

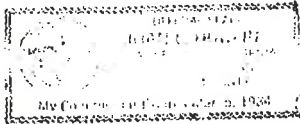
Eloise E. Myers
Eloise E. Myers

STATE OF CALIFORNIA
COUNTY OF Riverside

On July 14, 1981 before me, the under-
signed Notary Public in and for said State, personally appeared
Eloise E. Myers

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature *Jan L. Dawkins*



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

034231 8-77A PS

(Address - Number, Street, City, State, and Zip Code)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

EXHIBIT “D”

SITE PLAN: Case # CV-1404555

OWNER(S): WARREN C VERMILLION / JACOLYN F VERMILLION

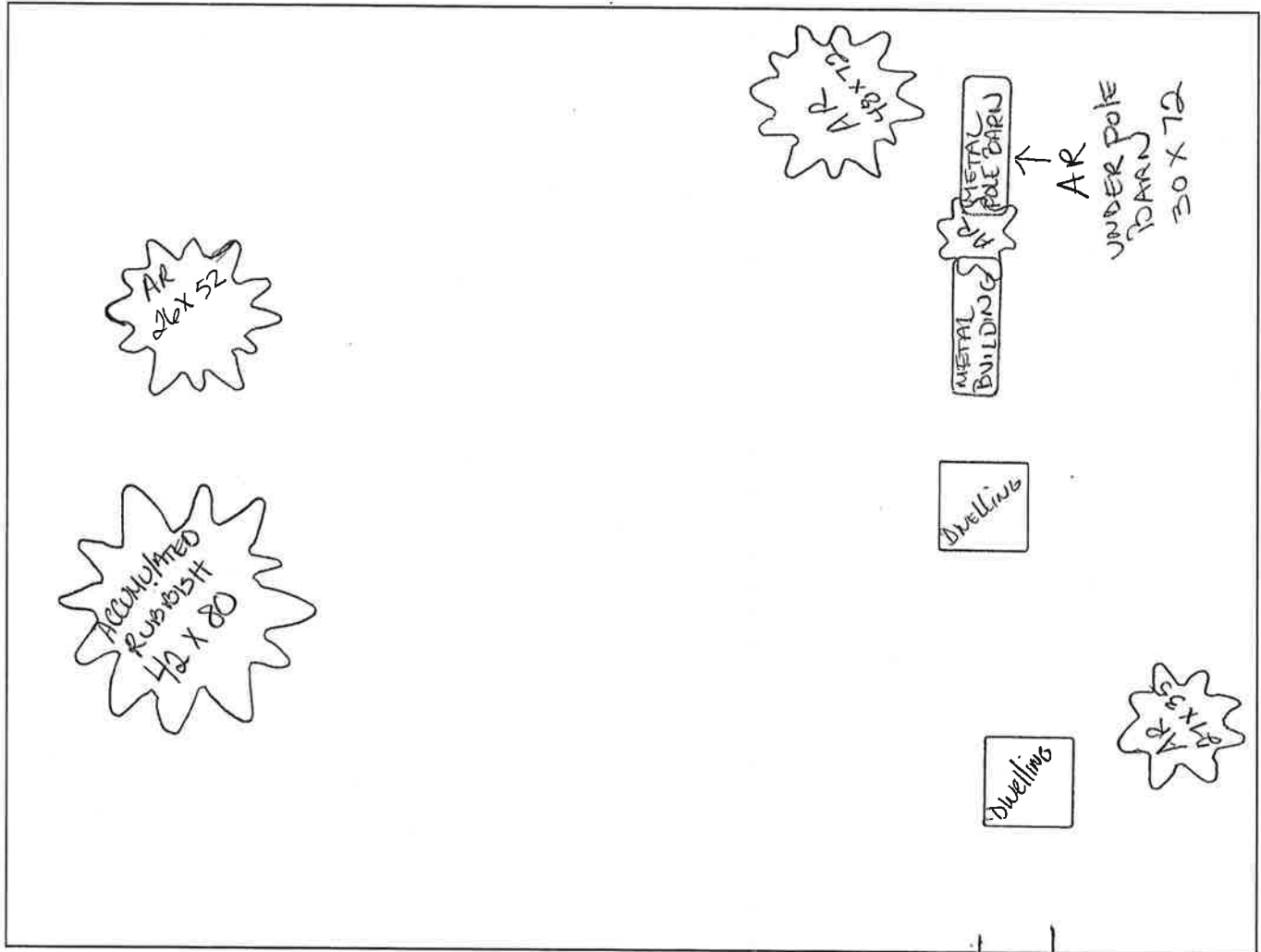
SITE ADDRESS: 24850 JUNIPER SPRINGS RD, HOMELAND

ASSESSOR'S PARCEL: 455-230-031

ACREAGE: 10.6000004

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 24850 JUNIPER SPRINGS RD, HOMELAND

PREPARED BY: L. PADIWA

DATE: 7/9/15

Photographs



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.



Accumulated Rubbish & Excessive Outside Storage.



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla

EXHIBIT “E”



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

THE PROPERTY AT: 24850 JUNIPER SPRINGS Rel Homebldg CASE No.: CV 14-04555
APN#: 455-230-031
WAS INSPECTED BY OFFICER: L. PADILLA ID#: 70 ON 1/13/15 AT 10:35 am pm

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/>	17. <u>35.010</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>200</u> square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		
<input type="radio"/>			<input type="radio"/>		

COMMENTS: See back →

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 2/1/15. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$104.50 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT
CDL/CID# _____ D.O.B. _____ TEL. NO. _____





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

January 15, 2015

RE CASE NO: CV1404555

I, Lanee Padilla, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 1/13/2015 at 10:35AM, I securely and conspicuously posted Notice of Violation RCC 8.120.010 Accumulated Rubbish & RCC 17.32.010 Excessive Outside Storage at the property described as:


Property Address: 24850 JUNIPER SPRINGS RD, HOMELAND

Assessor's Parcel Number: 455-230-031

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

Executed on January 15, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lanee Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

January 15, 2015

WARREN C VERMILLION / JACOLYN F VERMILLION
24850 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1404555 at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-230-031

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-230-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet at the rear of the property.

COMPLIANCE MUST BE COMPLETED BY January 28, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Lanee Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1404555

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on January 15, 2015, I served the following documents(s):

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND FIRST CLASS MAIL** addressed as follows:

WARREN C VERMILLION / JACOLYN F VERMILLION 24850 JUNIPER SPRINGS RD, HOMELAND, CA 92548

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

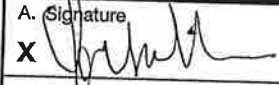

XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON January 15, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines

By: Dean Deines, Sr. Accounting Assistant

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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. 		A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name) Warren Vermillion	C. Date of Delivery 1/22/2015
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes IF YES, enter delivery address below: 	
WARREN C VERMILLION / JACOLYN F VERMILLION 24850 JUNIPER SPRINGS RD HOMELAND, CA 92548 CV14-04555 LP 455		JAN 22 2015	
		<input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7010 1060 0001 9960 0284			
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

7010 1060 0001 9960 0284

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		

WARREN C VERMILLION / JACOLYN F VERMILLION
24850 JUNIPER SPRINGS RD
HOMELAND, CA 92548
CV14-04555 LP 455

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

March 25, 2015

WARREN C VERMILLION / JACOLYN F VERMILLION
24850 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1404555 at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-230-031

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-230-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet at the rear of the property.

COMPLIANCE MUST BE COMPLETED BY April 1, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Lanee Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1404555

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on March 25, 2015, I served the following document(s):

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

WARREN C VERMILLION / JACOLYN F VERMILLION 24850 JUNIPER SPRINGS RD, HOMELAND, CA 92548

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON March 25, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Sr. Accounting Assistant

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent Jacolyn Vermillion</p> <p>C. Date of Delivery 3/29/15</p>
<p>1. Article Addressed to:</p> <p>WARREN C VERMILLION / JACOLYN F VERMILLION 24850 JUNIPER SPRINGS RD HOMELAND, CA 92548 CV14-04555 LP 455</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>Stamp: MAR 30 2015</p> <p>Mail <input type="checkbox"/> Express Mail Add <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7010 1060 0001 9960 0536</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

9550 9960 1000 0900 0102

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)							
For delivery information visit our website at www.usps.com							
OFFICIAL USE							
<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		<input checked="" type="checkbox"/> Postmark Here
Postage	\$						
Certified Fee							
Return Receipt Fee (Endorsement Required)							
WARREN C VERMILLION / JACOLYN F VERMILLION 24850 JUNIPER SPRINGS RD HOMELAND, CA 92548 CV14-04555 LP 455							
City, State, ZIP+4							
PS Form 3800, August 2006	See Reverse for Instructions						



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 22, 2015

Mr. and Mrs. Warren C. Vermillion
3051 S. Ninth Ave
Arcadia, Ca

RE CASE NO: CV1404555 at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-230-031

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24850 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-230-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet at the rear of the property.

COMPLIANCE MUST BE COMPLETED BY July 24, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Lanee Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1404555

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on July 22, 2015, I served the following documents(s):

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

Mr. and Mrs. Warren C. Vermillion 3051 S. Ninth Ave, Arcadia, Ca

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON July 22, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Sr. Accounting Assistant

English Customer Service USPS Mobile Register / Sign In



USPS Tracking®



Customer Service >
Have questions? We're here to help.



Get Easy Tracking Updates >
Sign up for My USPS.

Tracking Number: 70150640000708980300

Product & Tracking Information

Available Actions

Postal Product: Certified Mail™
Features: Certified Mail™

Text Updates

DATE & TIME	STATUS OF ITEM	LOCATION
July 25, 2015 , 11:39 am	Notice Left (No Authorized Recipient Available)	ARCADIA, CA 91006
<p>We attempted to deliver your item at 11:39 am on July 25, 2015 in ARCADIA, CA 91006 and a notice was left because an authorized recipient was not available. You may arrange redelivery by visiting http://www.usps.com/redelivery or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed by August 24, 2015 then it will be returned to sender.</p>		
July 24, 2015 , 11:18 pm	Departed USPS Facility	SANTA CLARITA, CA 91383
July 24, 2015 , 5:14 am	Arrived at USPS Facility	SANTA CLARITA, CA 91383
July 23, 2015 , 11:04 pm	Departed USPS Facility	SAN BERNARDINO, CA 92403
July 23, 2015 , 7:15 pm	Arrived at USPS Facility	SAN BERNARDINO, CA 92403

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) \$ _____

Postmark Here

Mr. and Mrs. Warren C. Vermillion
3051 S. Ninth Ave
Arcadia, Ca
CV14-04555 LP 455

City, State, Zip+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Track Another Package

Tracking (or receipt) number

Track It

0000 9680 2000 0490 5702

Sign up for My USPS >



EXHIBIT “F”

RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

AND WHEN RECORDED MAIL TO:
 County of Riverside
 Code Enforcement Department
 581 South Grand Avenue
 San Jacinto, California, 92582
 Mail Stop #5002

DOC # 2015-0117272

03/24/2015 01:34P Fee:NC

Page 1 of 2

Recorded in Official Records
 County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
I			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
REHOC							T:	CTY	UNI

(signature not recorder's use)

M
039

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
WARREN C VERMILLION / JACOLYN F VERMILLION)
 and DOES I through X, Owners)

Case #: CV-1404555

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 24850 JUNIPER SPRINGS RD, HOMELAND CA, 92548
 PARCEL #: 455-230-031
 LEGAL DESCRIPTION: 10.6 acres in LOT 2 of PM 12881, recorded in PM 70 page 95

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
 Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

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 Riverside)

On 3/11/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black 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.

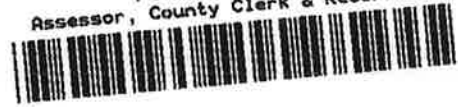


Signature: Jamison D. Cole (Seal)

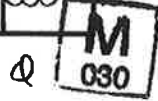
RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2015-0163423
04/22/2015 03:59P Fee:NC
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Case #: CV-1404555

In the matter of the public or other code violation(s) on the property of:
WARREN C VERMILLION / JACOLYN F VERMILLION)
and DOES I through X, Owners)

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COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

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State of California)
County of Riverside)

On 3/25/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.



Signature: Jamison D. Cole (Seal)

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

November 6, 2015

**NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE
PUBLIC NUISANCE**

TO: Owners
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV14-04555
APN: 455-230-031
Property: 24850 Juniper Springs Road, Homeland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 24850 Juniper Springs Road, Homeland, Riverside County, California, and more particularly described as Assessor's Parcel Number 455-230-031.

YOU ARE HEREBY DIRECTED as owners of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, December 15, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 24850 Juniper Springs Road, Homeland

Case No.: CV14-04555

APN: 455-230-031; District 5

WARREN C. VERMILLION
JACOLYN F. VERMILLION
24850 JUNIPER SRPINGS ROAD
HOMELAND, CA 92548

1 **PROOF OF SERVICE**

2 Case No. CV14-04555

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in
5 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding;
6 that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

7 That on November 6, 2015, I served the following document(s):

- 8 • **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
- 9 • **NOTICE LIST**

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

11 **OWNER**
12 **(SEE ATTACHED NOTICE LIST)**

13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the ordinary course of business.

16 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
17 of the addressee(s).

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

20 **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**
21 **whose direction the service was made.**

22 EXECUTED ON November 6, 2015, at Riverside, California.

23 
24 _____
25 SUE JIMENEZ
26
27
28



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-04555

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **November 12, 2015 at 1309 PM**, I securely and conspicuously posted the **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE** and **NOTICE LIST** at the property described as:

Property Address: 24850 Juniper Springs Road, Homeland

Assessor's Parcel Number: 455-230-031

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

Executed on **November 17, 2015** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: 

David Jurden, Code Enforcement Technician