

FORM APPROVED COUNTY COUNSEL *5/23/16*  
 DATE  
 BY: GREGORY P. PRIAMOS  
 Departmental Concurrence

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

*910B*



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
June 8, 2016

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
 Case No: CV14-04561 [CARNEY]  
 Subject Property: 24480 Juniper Springs Road, Homeland  
 APN: 455-060-004  
 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 24480 Juniper Springs Road, Homeland, Riverside County, California, APN: 455-060-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. David A. Carney, the owner of the subject real property, be directed to abate all accumulated rubbish and to limit outside storage of materials to two hundred (200) square feet with a maximum height of three (3) feet on the property by removing the same from the real property within ninety (90) days.

*Albert Brady*  
 ALBERT BRADY  
 Code Enforcement Official

(Continued)

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  
*Tina Grande*  
 BY: 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: \_\_\_\_\_

**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: CV14-04561 [CARNEY]  
Subject Property: 24480 Juniper Springs Road, Homeland;  
APN: 455-060-004  
District: 5**

**DATE:** June 8, 2016  
**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. If the owner or whoever has possession of the real property does 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 excess 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, Conclusions and Order to Abate Nuisance for approval by the Board that the excess 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.

**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 Ordinance Nos. 348 and 541. The items included but were not limited to: hundreds of pallets, scrap metal, green waste, and heavy equipment, of about 6,775 square feet.

2. There have been approximately seven (7) subsequent follow up inspections, with the last inspection occurring on April 12, 2016. 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 excess 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**

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]**

**Case No: CV14-04561 [CARNEY]**

**Subject Property: 24480 Juniper Springs Road, Homeland;**

**APN: 455-060-004**

**District: 5**

**DATE:** June 8, 2016

**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. CV 14-04561  
4 [EXCESSIVE OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH]; APN: 455-060-004, ) DECLARATION OF CODE  
6 24480 JUNIPER SPRINGS ROAD, HOMELAND, ) ENFORCEMENT OFFICER  
7 COUNTY OF RIVERSIDE, STATE OF ) LANE E PADILLA  
8 CALIFORNIA; DAVID A. CARNEY, OWNER. )  
9 )  
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 24480  
18 Juniper Springs Road, Homeland, Riverside County, California and further described as Assessor's  
19 Parcel Number 455-060-004 (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 David A. Carney (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
24 Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County Geographic  
25 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The  
26 property is an improved parcel approximately 1.82 acres in size and is located within the R-A-5  
27 (Residential Agricultural) zone classification. The zone allows for outside storage of materials on  
28 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  
County of Riverside.

///

1           4.       Based on the Lot Book Report from RZ Title Service dated April 21, 2015, and updated on  
2 February 8, 2016, it is determined that other parties may potentially hold a legal interest in THE  
3 PROPERTY, to wit: Sheila C. Buchan and Eastern Municipal Water District (hereinafter referred to as  
4 "INTERESTED PARTIES"). True and correct copies of the Lot Book Reports are attached hereto and  
5 incorporated herein by reference as Exhibit "C."

6           5.       On January 13, 2015, I arrived at THE PROPERTY to conduct an inspection. From the  
7 road right of way, I observed excess outside storage and accumulated rubbish on THE PROPERTY. The  
8 outside storage of materials and accumulated rubbish consisted of, but was not limited to: hundreds of  
9 pallets, scrap metal, green waste, and heavy equipment of about 6,775 square feet. This condition  
10 causes THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in  
11 Riverside County Ordinance ("RCO") Nos. 348 and 541.

12           6.       On January 13, 2015, a Notice of Violation was posted on THE PROPERTY.

13           7.       On January 15, 2015, a Notice of Violation was mailed to OWNER by first class mail and  
14 by certified mail, return receipt requested.

15           8.       On July 22, 2015, Notice of Violation was mailed to OWNER and INTERESTED PARTY  
16 Sheila C. Buchan, by certified mail, return receipt requested.

17           9.       On March 3, 2016, Notice of Violation was mailed to INTERESTED PARTY Eastern  
18 Municipal Water District, by certified mail, return receipt requested.

19           10.      A site plan and photographs depicting the conditions of THE PROPERTY are attached  
20 hereto and incorporated herein by reference as Exhibit "D."

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

23           12.      There have been approximately seven (7) subsequent follow up inspections, with the last  
24 inspection being April 12, 2016. Each inspection revealed the accumulated rubbish and excess outside  
25 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

26           13.      Based upon my experience, knowledge and visual observations, it is my determination  
27 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the  
28 general public.

1 14. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
2 Nos. 348 and 541.

3 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
4 County Recorder, County of Riverside, State of California, on July 30, 2015, as Instrument Number  
5 2015-0339573. A true and correct copy of which is attached hereto and incorporated herein by reference  
6 as Exhibit "F."

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

12 17. The removal of all accumulated rubbish and excess outside storage of materials currently  
13 on THE PROPERTY in excess of two hundred (200) square feet which shall be at a maximum height of  
14 three (3) feet is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541, and the  
15 Health and Safety Code.

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

17 (a) the excessive outside storage of materials and accumulated rubbish on THE  
18 PROPERTY to be deemed and declared a public nuisance; and

19 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be  
20 required to remove all outside storage of material in excess of 200 square feet and greater than 3 feet in  
21 height and all accumulated rubbish on THE PROPERTY in strict accordance with the provisions of RCO  
22 Nos. 348 and 541.

23 (c) that if the materials and rubbish are not removed and disposed of in strict  
24 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,  
25 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the  
26 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives  
27 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon  
28 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 17<sup>th</sup> day of MAY, 2016, at SAW JACINTO,

California.

  
\_\_\_\_\_  
LANEE PADILLA  
Code Enforcement Officer  
Code Enforcement Department

# **EXHIBIT “A”**



# CV14-04561

24480 Juniper Springs Rd, Homeland 455-060-004



## Legend

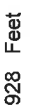
- TBM Page
- TBM Grid
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**  
Thomas Brother Page 809  
Grid F-5

**\*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.



0 464 928 Feet



# **EXHIBIT “B”**

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

<b>Assessment #455060004-4</b>		<b>Parcel # 455060004-4</b>	
<b>Assessee:</b>	CARNEY DAVID A	<b>Land</b>	65,212
<b>Mail Address:</b>	24480 JUNIPER SPRINGS RD HOMELAND CA 92548	<b>Structure</b>	5,207
<b>Real Property Use Code:</b>	MR	<b>Full Value</b>	70,419
<b>Base Year</b>	2000	<b>Total Net</b>	70,419
<b>Conveyance Number:</b>	0282141		
<b>Conveyance (mm/yy):</b>	6/1999		
<b>PUI:</b>	M010000		
<b>TRA:</b>	83-019		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	24480 JUNIPER SPRINGS RD HOMELAND CA 92548		

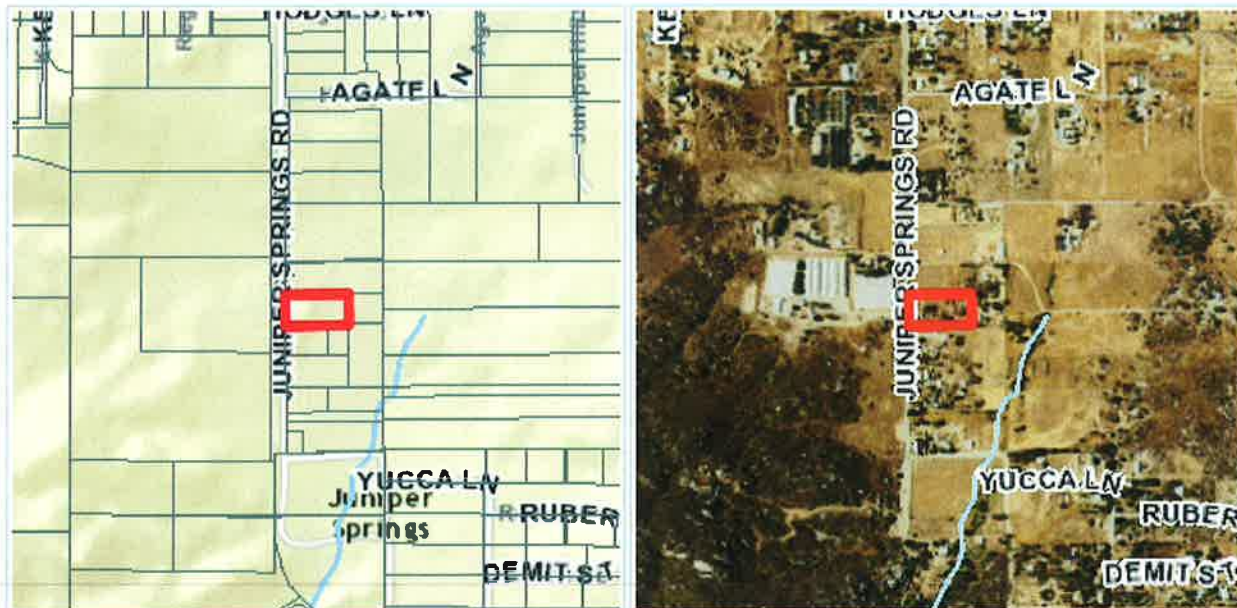
**View Parcel Map**





**Riverside County Parcel Report**  
**APN 455-060-004**  
 Disclaimer

Report Date: Monday, April 18, 2016



<b>APN</b>	455-060-004-4	<b>Supervisorial District 2011</b>	MARION ASHLEY, DISTRICT 5
		<b>Supervisorial District 2001</b>	MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T5SR2W SEC 3
<b>Owner Name</b>	DAVID A CARNEY	<b>Elevation Range</b>	2,120 - 2,136
<b>Address</b>	24480 JUNIPER SPRINGS RD HOMELAND, CA 92548	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 809 GRID: F5
<b>Mailing Address</b>	See situs address	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Page: Not Available Subdivision Name: Not Available Lot/Parcel: Not Available Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable

<b>Lot Size</b>	Recorded lot size is 1.82 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
<b>Property Characteristics</b>	Constructed: 1976 Baths: 1.00 Bedrooms: 2 Central Cool: Y Central Heat: Y Const. Type: WOOD FRAME Prop Area: 480 SqFt Roof Type: COMPOSITION Stories: 1	<b>County Service Area</b>	In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library Street Lighting

<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	RR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	Lakeview / Nuevo	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b>Zoning Classifications (ORD. 348)</b>	Zoning: R-A-5 CZNumber: 5696	<b>Zoning Districts and Zoning Areas</b>	HOMELAND, AREA
<b>Zoning Overlays</b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	NUVIEW/ROMOLAND (MAC)
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	None

<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>	None	<b>Vegetation (2005)</b>	Developed or Disturbed Land
<b>Fire Hazard Classification (Ord. 787)</b>	VERY HIGH	<b>Fire Responsibility Area</b>	SRA
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u></b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b><u>DIF (Development Impact Fee Area Ord. 659)</u></b>	LAKEVIEW/NUEVO
<b><u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u></b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	<b><u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u></b>	In or partially within an SKR Fee Area
<b><u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u></b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	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	<b>Road Book Page</b>	104
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation)</b>	Not in a CETAP Corridor

	REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.	Acceptability Process) Corridors	
<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	SAN JACINTO VALLEY
<b>Water District</b>	EMWD	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	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.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	No potential for Liquefaction exists		
<b>Subsidence</b>	Not in Subsidence Area		
<b>School District</b>	NUVIEW UNION & PERRIS UNION HIGH	<b>Tax Rate Areas</b>	
<b>Communities</b>	Green Acres		083019 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EMWD EMWD IMP DIST 18 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 4 GENERAL GENERAL PURPOSE MT SAN JACINTO JR COLLEGE MWD EAST 1301999 NUVIEW SCHOOL PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PERRIS UNION HS
<b>Lighting (Ord. 655)</b>	Zone B, 30.85 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	042745		

<b>Farmland</b>	OTHER LANDS	PERRIS VALLEY CEMETERY RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SO. CALIF, JT (19,30,33,36,37,56) VALLEY HEALTH SYSTEM HOSP DIST
<b>Special Notes</b>	No Special Notes	

**Building Permits**

Case #	Description	Status
BZ256146	MOBILE HOME SITE PREPARATION	FINAL
BZ257078	ALUMINUM PATIO TO TRAILER	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
CV1404561	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

4080 Lemon Street  
 Riverside

CA 92501

Attn: Brent Steele  
 Reference: CV14-04561/Regina Keyes- #33163  
 IN RE: CARNEY, DAVID A.

Order Number: **35246**

Order Date: 12/4/2015

Dated as of: 2/8/2016

County Name: Riverside

FEE(s):  
 Report: \$62.40

Property Address: 24480 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. : 455-060-004-4

Assessments:	Land Value:	\$65,212.00
	Improvement Value:	\$5,207.00
	Exemption Value:	\$0.00
	Total Value:	\$70,419.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$567.24
Penalty	\$56.72
Status	NOT PAID-DELINQUENT
Second Installment	\$567.24
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2013-2014
Redemption Amount	\$2,322.78
If paid by	02/29/2016
Redemption Amount	



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

Order Number: 35246

Reference: CV14-04561/Regi

If paid by

A Notice of Administrative Proceedings by the

City of	San Jacinto
County of	Riverside
Recorded	07/30/2015
Document No.	2015-0339573

A Notice of Lien Recorded

Document No.	11/13/2015
Amount	2015-0500179
Owner	\$228.06
Claimant	David A. Carney
	Eastern Municipal Water District

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

**2015-0339573**

07/30/2015 12:38 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records  
 County of Riverside  
 Peter Aldana  
 Assessor-County Clerk-Recorder



369					R	A	Exam: 309		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG T.						

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

In the matter of the public or other code violation(s) on the property of:

Case #: CV-1404561

**DAVID A CARNEY** )  
 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:

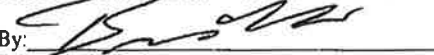
**ADDRESS:** 24480 JUNIPER SPRINGS RD, HOMELAND CA, 92548

**PARCEL #:** 455-060-004

**LEGAL DESCRIPTION:** 1.82 acres in LOT of , recorded in 0 page 0

**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

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS  
PAGE TWO  
CV1404561  
455-060-004

**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 7/24/15 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 AND  
WHEN RECORDED MAIL TO:

EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92572-8300  
ATTENTION: BILLING DEPARTMENT

**2015-0500179**

11/13/2015 11:23 AM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



*D*  
*697*

NO RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT CODE  
SECTION 27383

**LIEN AGAINST REAL PROPERTY  
FOR UNPAID SERVICE CHARGES**

By this certificate, EASTERN MUNICIPAL WATER DISTRICT, a public agency, has a lien against all real property in the County of Riverside, California, owned by the person identified below at the time of recordation of this Certificate or may hereafter be acquired by him for delinquent and unpaid charges for water service plus interest at the rate of 10 percent per year from the date each such charge was due, until paid.

**DAVID A CARNEY**  
**24480 JUNIPER SPRINGS RD**  
**HOMELAND, CA**

**Account Number: 12741-06**  
**Parcel Number: 455-060-004**  
**Total Amount Due: 228.06**

**November 02, 2015**

EASTERN MUNICIPAL WATER DISTRICT

By \_\_\_\_\_

Kristina Marie Mincey  
Customer Service Supervisor

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

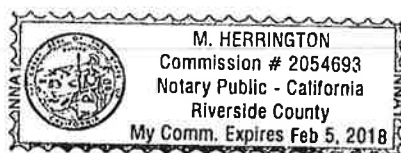
State of California )  
County of Riverside )

On November 02, 2015 before me, **M. HERRINGTON**, Notary Public, personally appeared **KRISTINA MARIE MINCEY**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)

Witness my hand and official seal



*M. HERRINGTON*  
\_\_\_\_\_  
SIGNATURE OF NOTARY



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

## Lot Book Report

Order Number: **33163**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV-1404561 / Dean Deines

IN RE:

CARNEY, DAVID A

Order Date: 4/29/2015

Dated as of: 4/21/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 24480 Juniper Springs Rd.

Homeland

CA 92548

Assessor's Parcel No. : 455-060-004-4

**Assessments:**

Land Value:	\$63,936.00
Improvement Value:	\$5,106.00
Exemption Value:	\$0.00
Total Value:	\$69,042.00

## Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$421.26
Penalty	\$42.11
Status	NOT PAID-DELINQUENT
Second Installment	\$421.26
Penalty	\$80.74
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2013
Redemption Amount	\$1,142.22
If paid by	05/31/2015



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

Order Number: 33163  
Reference: CV-1404561 / De

## Property Vesting

The last recorded document transferring title of said property

Dated	06/08/1999
Recorded	06/24/1999
Document No.	1999-282141
D.T.T.	\$23.10
Grantor	Larry Loffer and Melissa Loffer, husband and wife as joint tenants
Grantee	David A. Carney, an unmarried man

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	06/16/1995
Recorded	06/27/1995
Document No.	206312
Amount	\$45,000.00
Trustor	Larry Loffer and Melissa Loffer, husband and wife, as joint tenants
Trustee	Perris Valley Escrows, Inc., a California corporation
Beneficiary	Sheila C. Buchan, a widow

## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Notice of Power to Sell Tax-Defaulted Property

Recorded	08/20/2013
----------	------------





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

Order Number: 33163

Reference: CV-1404561 / De

---

Document No.

2013-0406145

---

## Legal Description

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2443 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED JUNE 22, 1942 AS INSTRUMENT NO. 1428, IN BOOK 549 PAGE 102 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE NORTH 89° 57' EAST, 440 FEET ON THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED MARCH 11, 1942 AS INSTRUMENT NO. 718 IN BOOK 533, PAGE 318, RECORDS OF RIVERSIDE COUNTY; THENCE SOUTH 0812' EAST, 200 FEET ON THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89° 57' WEST, 440 TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTH 0° 12' WEST, 200 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY RECTANGULAR 40 FEET, DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 21, 1954 AS INSTRUMENT NO. 48616 IN BOOK 198, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

22-1  
455-06

TRA 083-019

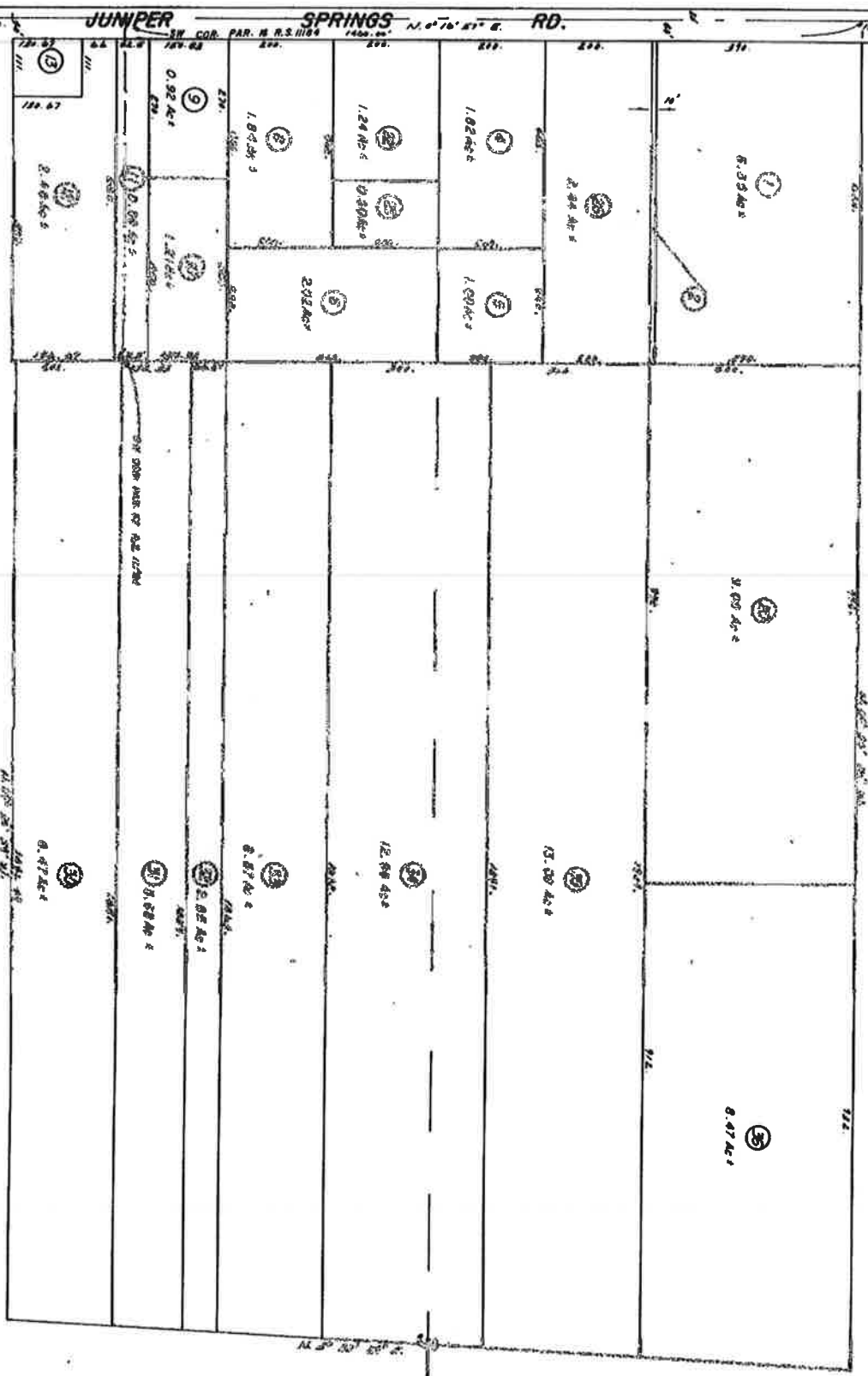
POR. W 1/2 SEC. 3, T3S, R.2W.



04

DATE	OLD NO	NEW NO
1/78	7	22, 23
11/78	3	24, 25
11/78	24, 25	26
12/77	26	27
1/79	27	28, 29
1/84	29	30
1/84	30	31
1/84	31	32
1/84	32	33
1/84	33	34
1/84	34	35
1/84	35	36

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3  
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10  
JAN. 1984



ASSESSOR'S MAP BK. 455 P.8, 08  
RIVERSIDE COUNTY, CALIF.  
PAC

07

Order No. 6712-9  
 Escrow No. Recording Requested By  
 Loan No. First American Title Company  
 WHEN RECORDED MAIL TO:

DAVID A. CARNEY  
 5141 Calmyfiew Avenue  
 Baldwin Park, CA 91706

DOC # 1999-282141

05/24/1999 08:00R Fee:19.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Orso  
 Assessor, County Clerk & Recorder

M	S	U	PAGE	RBI	DA	PCOR	NOCON	IMP	REC.
	1		2				✓	1	
A	R	L			COPY	LONG	REFUND	REVD	EXAM

DOCUMENTARY TRANSFER TAX

Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances  
 remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

A.P.N. # 455-060-004  
 TRA 08301

**GRANT DEED**

T  
JB

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Larry Loffer and Melissa Loffer, Husband and Wife as Joint Tenants,

hereby GRANT(S) to David A. Carney, an unmarried man,

the real property in the County of Riverside in the unincorporated area of \_\_\_\_\_, State of California, described as

Legal Description is attached hereto as Exhibit "A" and incorporated herein.

Dated June 8, 1999

STATE OF CALIFORNIA  
 COUNTY OF Riverside

On June 17, 1999 before me,

personally appeared  
 Connie L. Beach  
 Melissa Loffer  
 Larry Loffer

*Larry Loffer*  
 Larry Loffer  
*Melissa Loffer*  
 Melissa Loffer

personally known to me or 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.

WITNESS my hand and official seal.

Signature *Connie L. Beach*



(This area for official notarial seal)

MAIL TAX STATEMENTS TO:

1002 (1/94)

EXHIBIT A

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE EASTERN MUNICIPAL WATER DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 2443 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED JUNE 22, 1942 AS INSTRUMENT NO. 1428, IN BOOK 549 PAGE 102 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE NORTH 89° 57' EAST, 440 FEET ON THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED MARCH 11, 1942 AS INSTRUMENT NO. 718 IN BOOK 533 PAGE 318 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE SOUTH 0° 12' EAST, 200 FEET ON THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH 89° 57' WEST, 440 FEET TO A POINT ON THE WEST LINE OF SAID SECTION;  
THENCE NORTH 0° 12' WEST, 200 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPT THE WESTERLY RECTANGULAR 40 FEET, DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 21, 1954 AS INSTRUMENT NO. 48616 IN BOOK 1632 PAGE 198 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ORANGE COAST TITLE CO.

Order No.  
Escrow No. 6390-n  
Loan No.

WHEN RECORDED MAIL TO:  
SHEILA C. BUCHAN  
24520 JUNIPER SPRINGS RD  
HOMELAND CA 92548

206312  
RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

JUN 27 1995

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fee \$

206312

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(SHORT FORM)

This DEED OF TRUST, made JUNE 16, 1995, between

LARRY LOFFER AND MELISSA LOFFER, HUSBAND AND WIFE, AS JOINT TENANTS, herein called TRUSTOR,  
whose address is 24480 JUNIPER SPRINGS RD, HOMELAND, CA (City) (State)

PERRIS VALLEY ESCROWS, INC., a California corporation, herein called TRUSTEE, and

SHEILA C. BUCHAN, A WIDOW, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the

UNINCORPORATED AREA County of RIVERSIDE, State of California, described as:

SEE ATTACHED EXHIBIT "A"

RV-1995-00206312

6 27 95  
RECORDS  
1995  
INDEXED  
MICROFILMED  
DIVISION

IN THE EVENT OF A SALE, TRANSFER OR ALIENATION OF TITLE TO THE HEREIN DESCRIBED PROPERTY OR ANY PART THEREOF, THE NOTE AND ALL OTHER OBLIGATIONS SECURED HEREBY REGARDLESS OF MATURITY DATES EXPRESSED THEREIN, SHALL IMMEDIATELY BECOME DUE AND PAYABLE AT THE OPTION OF THE THEN HOLDER HEREOF.  
THIS DEED OF TRUST IS GIVEN TO SECURE A PORTION OF THE PURCHASE PRICE OF THE ABOVE DESCRIBED REAL PROPERTY, together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$ 45,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.  
To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book

62795  
 COUNTY RECORDS DIVISION

and at the page of Official Records in the office of the county recorder of the county where said property is located, no. below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1286	558	Kings	858	713	Plecer	1088	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Flumas	186	1307	Siskiyou	808	788
Amador	135	438	Lassen	192	367	Riverside	3778	347	Solano	1287	821
Butte	1330	813	Los Angeles	7-3878	874	Sacramento	6038	124	Sonoma	2887	427
Calaveras	188	338	Madera	911	136	San Benito	300	406	Stanislaus	1870	56
Colusa	328	381	Marin	1848	122	San Bernardino	6213	788	Sutter	688	888
Contra Costa	4884	1	Mariposa	90	483	San Francisco	A-204	698	Tahama	487	183
Del Norte	101	848	Mendocino	887	88	San Joaquin	2888	283	Trinity	108	888
El Dorado	704	838	Merced	1880	783	San Luis Obispo	1311	137	Tulare	2830	108
Fresno	6058	823	Modoc	181	83	San Mateo	4778	178	Tuolumne	177	180
Glenn	488	78	Monro	88	302	Santa Barbara	2888	881	Ventura	2807	237
Humboldt	801	83	Monterey	387	238	Santa Clara	8888	884	Yolo	788	18
Imperial	1189	701	Napa	704	742	Santa Cruz	1838	887	Yuba	388	888
Inyo	188	872	Nevada	383	84	Shasta	888	883			
Kern	3788	880	Orange	7182	18	San Diego					


shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA }  
 COUNTY OF RIVERSIDE } ss.  
 On JUNE 16, 1975 before me,  
JANICE L. STEVENS  
 personally appeared LARRY LOFFER  
MELISSA LOFFER  
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(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.

WITNESS my hand and official seal.  
 Signature Janice L. Stevens

Signature of Trustor  
Larry Loffer  
 LARRY LOFFER  
Melissa Loffer  
 MELISSA LOFFER



(The area for official notarial seal)

(continued on next page)

1188 (1/84)  
Page 2 of 4

No. R-143473-2

EXHIBIT "A"

The land referred to in this Report is situated in the State of California, County of Riverside and is described as follows:

That portion of the Southwest 1/4 of the Northwest 1/4 of fractional section 3, Township 5 South, Range 2 West, San Bernardino Meridian, in the Eastern Municipal Water District, County of Riverside, State of California, according to the official plat thereof, described as follows:

Beginning at a point on the West line of said Section 2443 feet South of the Northwest corner thereof; being the Southwest corner of that certain parcel described in Deed to Alice L. Hicks, recorded June 22, 1942 as Instrument No. 1428, in Book 549, Page 102 of Official Records; thence North 89° 57' East, 440 feet on the South line of said Parcel to the Northwest corner of that certain parcel described in Deed to Alice L. Hicks, recorded March 11, 1942 as Instrument No. 718, in book 533, Page 318, of Official Records; thence South 0° 12' East, 200 feet on the West line of said parcel to the Southwest corner thereof; thence South 89° 57' West, 440 feet to a point on the West line of said Section; thence North 0° 12' West, 200 feet on said West line to the point of beginning;

Except the Westerly rectangular 40 feet, described in Deed to the County of Riverside, recorded September 21, 1954 as Instrument No. 48616 in book 1632, Page 198, Official Records.

Said land is situated on the unincorporate area of the County of Riverside, State of California.

UNCORRECTED

6 27 95

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DO  
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TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2013-0406145

08/20/2013 10:24A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

04634 PRESS-ENTERPRISE

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

**C**  
078

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$817.12 for the fiscal year 2007-2008, Default Number 2008-455060004-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: CARNEY, DAVID A and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 455060004-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2013 By Don Kent  
Tax Collector

On 07/24/2013, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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.  
Larry W. Ward, Assessor, Clerk Recorder

By: Sandy Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code.

TOL 7-01 (1-98)

Public Record



LEGAL DESCRIPTION

OUTSIDE CITY

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2443 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED JUNE 22, 1942 AS INSTRUMENT NO. 1428, IN BOOK 549 PAGE 102 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;  
THENCE NORTH 89° 57' EAST, 440 FEET ON THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ALICE L. HICKS, RECORDED MARCH 11, 1942 AS INSTRUMENT NO. 718 IN BOOK 533, PAGE 318, RECORDS OF RIVERSIDE COUNTY;  
THENCE SOUTH 0° 12' EAST, 200 FEET ON THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH 89° 57' WEST, 440 TO A POINT ON THE WEST LINE OF SAID SECTION;  
THENCE NORTH 0° 12' WEST, 200 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THE WESTERLY RECTANGULAR 40 FEET, DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 21, 1954 AS INSTRUMENT NO. 48616 IN BOOK 198, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

# **EXHIBIT “D”**

### SITE PLAN: Case # CV-1404561

OWNER(S): DAVID A CARNEY

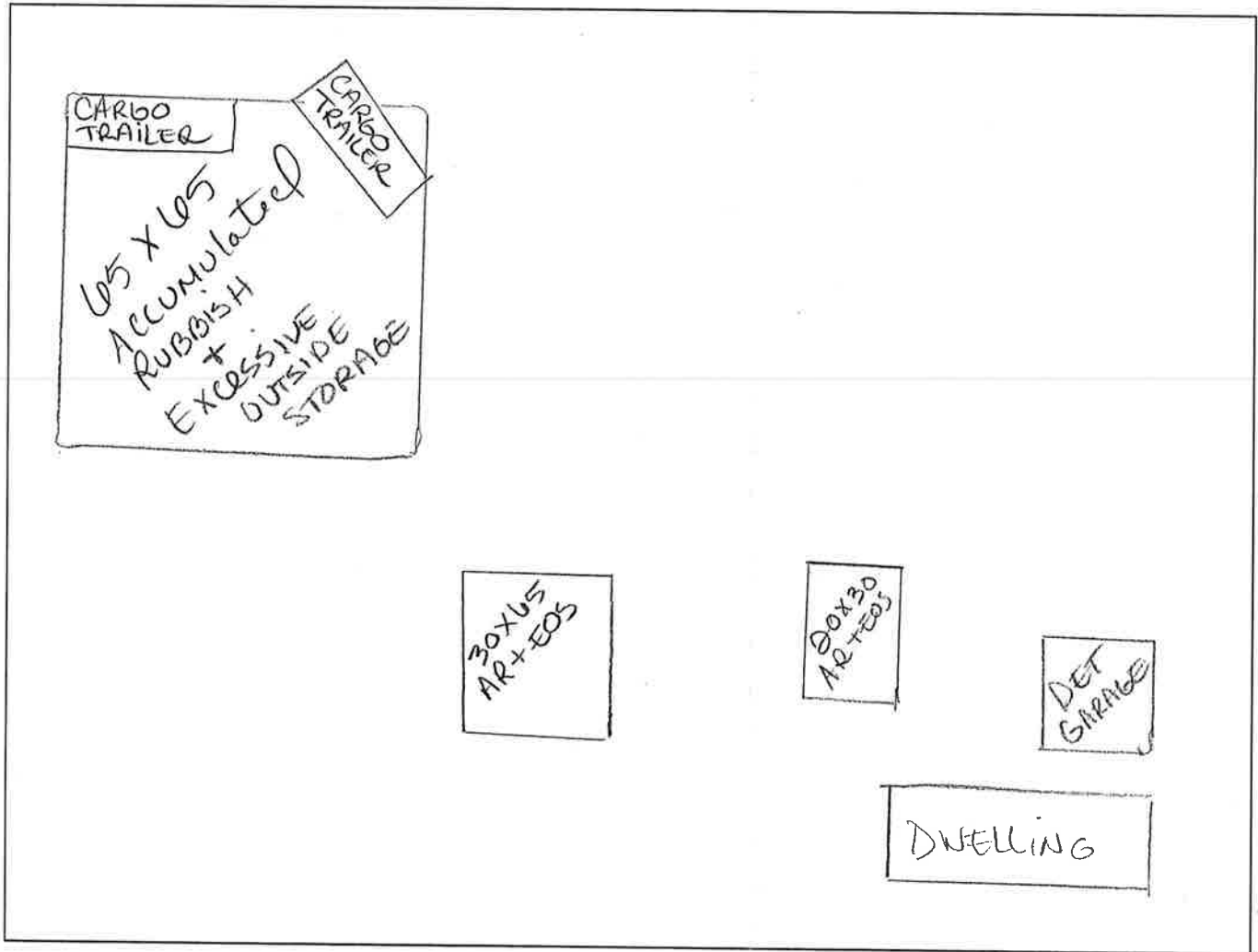
SITE ADDRESS: 24480 JUNIPER SPRINGS RD, HOMELAND

ASSESSOR'S PARCEL: 455-060-004

ACREAGE: 1.8200001

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 24480 JUNIPER SPRINGS RD, HOMELAND

PREPARED BY: L. PADILLA

DATE: 8/6/15

Code Enforcement Case: CV1404561
Printed on: 09/22/2015
<b><i>Photographs</i></b>



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015



Accumulated Rubbish & Excessive Outside Storage. Lpadilla - 01/13/2015

*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.



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Accumulated Rubbish & Excessive Outside Storage.  
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Accumulated Rubbish & Excessive Outside Storage.  
Lpadilla



Accumulated Rubbish & Excessive Outside Stor  
Lpadilla

# **EXHIBIT “E”**



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

**NOTICE OF VIOLATION**

CASE No.: CV 74 - 045601

THE PROPERTY AT: 24480 JUNIPER SPRINGS Rd, Homeland APN#: 455-000-004

WAS INSPECTED BY OFFICER: L. PADIYA ID#: 70 ON 1/13/15 AT 11:00 am/pm

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

<input type="checkbox"/>	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="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	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="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	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="checkbox"/>	17. <u>52.010</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="checkbox"/>	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="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		

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 \$ 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.**

\_\_\_\_\_  
SIGNATURE                                  PRINT NAME                                  DATE                                   PROPERTY OWNER                                   TENANT

\_\_\_\_\_  
CDL/CID#                                  D.O.B.                                  TEL. NO.                                  **POSTED**

WHITE: VIOLATOR                  GREEN: CASE FILE                  YELLOW: POSTING

# CODE ENFORCEMENT OFFICES

PLEASE CALL THE OFFICES IN ADVANCE TO ASSURE AN OFFICER IS AVAILABLE

## 1st Supervisorial District

- **Cajalco Office**  
17650 Cajalco Road  
Perris, CA 92570  
Phone: (951) 776-3233
- **Perris County Office**  
227 North D Street, Suite B  
Perris, CA 92570  
Phone: (951) 490-4000

Serving the communities of:

- Air Force Village West
- Albertville
- Arnold Heights
- Canyon Ridge
- Deluz
- Gavilan Hills
- Glen Ivy
- Glen Valley
- Horsethief Canyon
- La Cresta
- La Sierra
- Lake Elsinore (not city)
- Lake Mathews
- Lake Hills
- Lakeland Village
- Mead Valley
- Mockingbird Canyon
- Montecito Ranch
- Moreno Valley (not city)
- Orangecrest
- Painted Hills
- Perris (not city)
- Sedco Hills
- Spanish Hills
- Sycamore Creek
- Teneja
- The Orchard
- The Retreat
- Temescal Canyon
- Trilogy
- University City
- Victoria Grove

## 2nd Supervisorial District

- **Jurupa Valley Office**  
4080 Lemon Street  
Riverside, CA 92502  
Phone: (951) 955-2004

Serving the communities of:

- Corona (not city)
- Coronita
- El Cerrito
- Highgrove
- Home Gardens
- Norco (not city)

## 3rd Supervisorial District

- **French Valley Office**  
37600 Sky Canyon Drive, Suite G #507  
Murrieta, CA 92563  
Phone: (951) 696-1606

Serving the communities of:

- Aguanga
- Anza
- Canyon Lake (not city)
- Cottonwood Canyon
- French Valley
- Garner Valley
- Glen Oaks
- Gilman Hot Springs
- Green Acres
- Hemet (not city)
- Idyllwild
- Lake Riverside
- Lake Skinner
- Menifee (not city)
- Mountain Center
- Murrieta (not city)
- Murrieta Hot Springs
- Pautau Valley
- Pine Cove
- Pine Meadow
- Pinyon Pines
- Poppet Flats
- Quail Valley
- Rancho California
- Romoland/Homeland
- San Jacinto (not city)
- Soboba Hot Springs
- Sun City
- Temecula Wine Country
- Vail Lake
- Valle Vista
- Winchester

## 4th Supervisorial District

- **Palm Desert Office**  
38686 El Cerrito Road, Suite 200  
Palm Desert, CA 92211  
Phone: (760) 393-3344

Serving the communities of:

- Bermuda Dunes
- Blythe (not city)
- Chiriaco Summit
- Chocolate Mountain
- Chuckwalla
- Coachella (not city)
- Desert Center
- Desert Edge
- Desert Palms
- Eagle Mountain
- Indio (not city)
- Indio Hills
- Lake Tamarisk
- Mecca
- Midland
- Mesa Verde
- North Shore
- Oasis
- Palo Verde
- Palm Springs (not city)
- Ripley
- Sky Valley
- Thermal
- Thousand Palms
- Valerie Jean
- Vista Santa Rosa

## Code Enforcement Administration

- Riverside County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502-1629  
Phone: (951) 955-2004

## 5th Supervisorial District

- **San Jacinto Office**  
581 South Grand Avenue  
San Jacinto, CA 92582  
Phone: (951) 791-3900

Serving the communities of:

- Banning (not city)
- Badlands
- Beaumont (not city)
- Cabazon
- Calimesa (not city)
- Cherry Valley
- Desert Hot Springs (not city)
- Eden Hot Springs
- Garnet
- Gilman Hot Springs
- Juniper Flats
- Lakeview
- March Air Reserve
- Mission Lakes
- Moreno Valley (not city)
- North Palm Springs
- Nuevo
- Painted Hills
- Roche Canyon
- Romoland
- San Geronimo
- San Timoteo Canyon
- Twin Pines
- Whitewater
- Windy Point



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

January 15, 2015

RE CASE NO: CV1404561

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 11:00AM, 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:** 24480 JUNIPER SPRINGS RD, HOMELAND

**Assessor's Parcel Number:** 455-060-004

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

DAVID A CARNEY  
24480 JUNIPER SPRINGS RD  
HOMELAND, CA 92548

RE CASE NO: CV1404561 at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-060-004, 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: Lance Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1404561

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 document(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:

DAVID A CARNEY 24480 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

By: Dean Deines, Sr. Accounting Assistant

English Customer Service USPS Mobile Register / Sign In



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Tracking Number: 70101060000199600314

Product & Tracking Information

Postal Product: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
February 26, 2015 , 3:44 pm	Delivered	MORENO VALLEY, CA 92557

Your item was delivered at 3:44 pm on February 26, 2015 in MORENO VALLEY, CA 92557.

February 25, 2015 , 8:49 pm	Departed USPS Facility	MORENO VALLEY, CA 92553
February 25, 2015 , 11:41 am	Arrived at USPS Facility	MORENO VALLEY, CA 92553
February 24, 2015 , 3:43 pm	Departed USPS Facility	CITY OF INDUSTRY, CA 91716
February 23, 2015 , 8:22 am	Arrived at USPS Facility	CITY OF INDUSTRY, CA 91716
February 18, 2015 , 11:04 pm	Arrived at USPS Facility	MORENO VALLEY, CA 92553
February 18, 2015 , 10:56 pm	Departed USPS Facility	SAN BERNARDINO, CA 92403
February 18, 2015 , 12:27 pm	Arrived at USPS Facility	SAN BERNARDINO, CA 92403
February 13, 2015 , 8:32 am	Arrived at USPS Facility	CITY OF INDUSTRY, CA 91716
February 5, 2015 , 9:50 am	Unclaimed/Max Hold Time Expired	HOMELAND, CA 92548
January 26, 2015 , 9:53 am	Available for Pickup	HOMELAND, CA 92548
January 24, 2015	Reminder to Schedule Redelivery of your item	
January 21, 2015 , 8:24 am	Available for Pickup	HOMELAND, CA 92548
January 20, 2015 , 12:11 pm	Notice Left (No Authorized Recipient Available)	HOMELAND, CA 92548
January 19, 2015 , 4:25 pm	Arrived at USPS Facility	MORENO VALLEY, CA 92553
January 16, 2015 , 9:54 am	Departed USPS Facility	

Available Actions

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DAVID A CARNEY  
24480 JUNIPER SPRINGS RD  
HOMELAND, CA 92548  
CV14-04561 LP 455

or PO Box No.  
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

4120 0966 1000 0907 0102





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

July 22, 2015

David A. Carney  
5141 Calmview Avenue  
Baldwin Park, CA 91706

RE CASE NO: CV1404561 at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-060-004, 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**

**NOTICE OF VIOLATION**

July 22, 2015

Sheila C. Buchan  
24520 Juniper Springs RD  
Homeland, CA 92548

RE CASE NO: CV1404561 at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-060-004, 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:**

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- 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**

**NOTICE OF VIOLATION**

July 22, 2015

DON KENT  
TAX COLLECTOR  
4080 LEMON ST 4TH FLOOR  
RIVERSIDE, CA 92501

RE CASE NO: CV1404561 at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-060-004, 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: Lane Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1404561

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 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:

David A. Carney 5141 Calmview Avenue, Baldwin Park, CA 91706  
Sheila C. Buchan 24520 Juniper Springs RD, Homeland, CA 92548  
DON KENT TAX COLLECTOR 4080 LEMON ST 4TH FLOOR, RIVERSIDE, CA 92501

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

By: Dean Deines, Sr. Accounting Assistant

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Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	

Postmark

David A. Carney  
 5141 Calmview Avenue  
 Baldwin Park, CA 91706  
 CV14-04561 LP 455

Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0220 9590 2000 0490 5T02

**CERTIFIED MAIL**

**County of Riverside**

Code Enforcement Department  
 581 S. Grand Ave  
 San Jacinto, CA 92582

**RETURN RECEIPT REQUESTED**  
**RETURN RECEIPT REQUESTED**

*WTF*

David A. Carney  
 5141 Calmview Avenue  
 Baldwin Park, CA 91706  
 CV14-04561 LP

NIXIE 917 7E 1009 0007/27/15

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

92582383181  
 \*3004-03104-23-38



70 0007 0898 0270

**RECEIVED**  
 JUL 29 2015

*NO CONTROL*  
*HERE 8 years*  
*ALTD .11*



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 PRIMARY BOWERS  
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 0002004337  
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**\$ 06.735**  
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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	\$ _____

Postmark  
Here

Sheila C. Buchan  
24520 Juniper Springs RD  
Homeland, CA 92548  
CV14-04561 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2820 8680 2000 0490 5102

**County of Riverside**

Code Enforcement Department  
581 S. Grand Ave  
San Jacinto, CA 92582

**RETURN RECEIPT REQUESTED**  
**RETURN RECEIPT REQUESTED**

**RECEIVED**  
AUG 05 2015

BY: \_\_\_\_\_

Sheila C. Buchan  
24520 Juniper Springs RD  
Homeland, CA 92548  
CV14-04561 LP



7015 0640 0007 0898 0287



UNITED STATES POSTAGE  
PRINCE ROWLES  
\$ 06.735  
02 1R  
0002004337  
JUL 23 2015  
MAILED FROM ZIP CODE 92504

NIXIE 918 SE 1009 0008/01/15

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92582323181

\*3004-03087-23-38

92582323181

5  
242  
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1st Time 7/25  
2nd Time 9/9  
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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	\$ _____

Postmark  
Here

DON KENT  
 TAX COLLECTOR  
 4080 LEMON ST 4TH FLOOR  
 RIVERSIDE, CA 92501  
 CV14-04561 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>DON KENT                  TAX COLLECTOR                  4080 LEMON ST 4TH FLOOR                  RIVERSIDE, CA 92501                  CV14-04561 LP 455</p>		<p>B. Received By (Printed Name)                  R. Kennedy</p> <p>C. Date of Delivery                  JUL 27 2015</p>	
<p>2. Article Number                  (Transfer from service label)</p> <p>7015 0640 0007 0898 0294</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p>MAIL TO WED                  JUL 31 2015</p> <p>Mail® <input type="checkbox"/> Priority Mail Express™  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
<p>PS Form 3811, July 2013</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>Domestic Return Receipt</p>	



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

March 3, 2016

Eastern Municipal Water District  
P O Box 8300  
Perris, Ca 92570

RE CASE NO: CV1404561 at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24480 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-060-004, 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. RCO 541 Section 2 RCC 8.120.010.
- 2) Remove or reduce all outside storage to 200 square feet at the rear of the property. RCO 348 Section 3.3 RCC 17.12.040 in an RA Zone RCC 17.32.010.

**COMPLIANCE MUST BE COMPLETED BY March 18, 2016. 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. CV1404561

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 3, 2016, 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:

Eastern Municipal Water District P O Box 8300, Perris, Ca 92570

**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 3, 2016, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines  
By: Dean Deines, Sr. Accounting Assistant

**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  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 JAVIER ORTEGA 3-8-16

Address different from item 1?  Yes  
 or delivery address below:  No

Eastern Municipal Water District  
 P O Box 8300  
 Perris, Ca 92570  
 CV14-04561 LP 455



9590 9401 0046 5071 7115 28

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™
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2. Article Number (over 5000)  
 7014 3490 0002 1146 9896

# **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

**2015-0339573**

07/30/2015 12:38 PM

\*\*\*Customer Copy Label\*\*\*

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

(space for recorder's use)

## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:  
**DAVID A CARNEY** )  
and DOES I through X, Owners)

Case #: CV-1404561

**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:** 24480 JUNIPER SPRINGS RD, HOMELAND CA, 92548

**PARCEL #:** 455-060-004

**LEGAL DESCRIPTION:** 1.82 acres in LOT of , recorded in 0 page 0

**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

Copy

**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 7/24/15 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)

Copy

# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Al Brady,  
Code Enforcement  
Official

May 24, 2016

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

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

Case No.: CV14-04561  
APN: 455-060-004  
Property: 24480 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 24480 Juniper Springs Road, Homeland, Riverside County, California, and more particularly described as Assessor's Parcel Number 455-060-004.

YOU ARE HEREBY DIRECTED as owner 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, June 21, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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.**

ALBERT BRADY  
CODE ENFORCEMENT OFFICIAL

  
HECTOR VIRAY  
Supervising Code Enforcement Officer

# NOTICE LIST

Subject Property: 24480 Juniper Springs Road, Homeland

Case No.: CV14-04561

APN: 455-060-004; District 5

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DAVID A. CARNEY  
24480 JUNIPER SPRINGS ROAD  
HOMELAND, CA 92548

SHEILA C. BUCHAN  
24520 JUNIPER SPRINGS ROAD  
HOMELAND, CA 92548

EASTERN MUNICIPAL  
WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92570

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**PROOF OF SERVICE**

Case No. CV14-04561

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on May 25, 2016, I served the following document(s):

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

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

**SEE ATTACHED NOTICE LIST**

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

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

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

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

EXECUTED ON May 25, 2016, at Riverside, California.

  
SUE JIMENEZ



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

May 26, 2016

RE CASE NO: CV1404561

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 5/26/2016 at 12:50, I securely and conspicuously posted  
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property  
described as:

**Property Address:** 24480 JUNIPER SPRINGS RD, HOMELAND

**Assessor's Parcel Number:** 455-060-004

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

Executed on May 26, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Lanée Padilla, Code Enforcement Officer