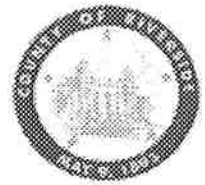


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

809 B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBJECT:** Abatement of Public Nuisance [Grading Without a Permit]  
Case No.: CV 05-5710  
Subject Property: 58425 Bliss Road, Anza;  
APN: 579-340-008  
District Three

**SUBMITTAL DATE:**  
January 28, 2009

**RECOMMENDED MOTION:** Move that:

- (1) The grading without permits on the real property located at 58425 Bliss Road, Anza, APN 579-340-008, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit grading of more than fifty (50) cubic yards without a grading permit.
- (2) A five (5) year hold on the issuance of building permits and land use approvals be placed on The Property.

Departmental Concurrence

*[Signature]*  
JULIE JARVI, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(Continued)

**FINANCIAL DATA**

Current F.Y. Total Cost:

\$ N/A

In Current Year Budget:

N/A

Current F.Y. Net County Cost:

\$ N/A

Budget Adjustment:

N/A

Annual Net County Cost:

\$ N/A

For Fiscal Year:

N/A

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

*[Signature]*  
Tina Grande

County Executive Office Signature

Policy

X

Consent

☐

Policy

X

Consent

☐

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: February 9, 2010

xc: Co. Co., CED(2), Prop. Owner

Kecia Harper-Ihem

Clerk of the Board

By: *[Signature]*

Deputy

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.2

- (3) Ellen Baek aka Ellen Back, the Owner of the subject real property or whoever has possession or control of the premises, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion within ninety (90) days.
- (4) If the owner or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
- (5) 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 Ordinance No. 725.
- (6) Upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
- (7) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An inspection was made of the subject property by the Code Enforcement Officer on January 31, 2006. The inspection revealed that the property had been graded and there was no vegetation remaining on the property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimates that approximately 2,678 cubic yards of dirt has been graded. A search of Riverside County records indicates that no permit for grading has been obtained. This creates a public and attractive nuisance.
2. Follow-up inspections on March 7, 2006, May 30, 2006, January 11, 2007, May 21, 2007, July 16, 2007, August 28, 2007, October 10, 2007, July 24, 2008, May 2, 2009, June 9, 2009, August 3, 2009, December 2, 2009 and January 12, 2010, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
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 grading without a permit.

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**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE  
[GRADING WITHOUT PERMITS] APN: 579-  
340-008; 58425 BLISS ROAD, ANZA, COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA;  
ELLEN BAEK AKA ELLEN BACK, OWNER.

) CASE NO. CV 05-5710

) DECLARATION OF OFFICER  
JASON HEAGSTEDT

) [R.C.O. Nos. 457 (RCC Title 15) and 725  
) (RCC Title 1) and Board of Supervisors Policy  
) F-6]

I, Jason Heagstedt, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief that I believe to be true, and if called as a witness, I could and would competently testify thereto under oath:

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

2. Based on information and belief that I believe to be true, on January 31, 2006, Code Enforcement Officer Mark Slocum conducted an initial inspection of the real property described as 58425 Bliss Road, Anza, Riverside County, California and further described as Assessor's Parcel Number 579-340-008 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. A review of County records and documents disclosed that THE PROPERTY is owned by Ellen Baek aka Ellen Back (hereinafter referred as "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2009-2010 and County Geographic Information System ("GIS") report are attached hereto and incorporated herein by reference as Exhibit "B." THE PROPERTY is approximately 20 acres and is located within the R-R (Rural Residential) zone classification.

4. Based upon the Lot Book Report issued by RZ Title Service on May 21, 2009, it is determined that no other party potentially holds a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

5. Based on information and belief that I believe to be true, on January 31, 2006, Code Enforcement Officer Mark Slocum went to THE PROPERTY to conduct an inspection regarding

1 alleged illegal grading without a permit. THE PROPERTY was unfenced with no signs restricting  
2 access. Officer Slocum observed that approximately 20 acres of grading had been conducted on THE  
3 PROPERTY, which equals approximately 2,678 cubic yards of grading. Officer Slocum took  
4 photographs from the right-of-way and posted a Notice of Violation (RCO No. 457). Officer Slocum  
5 determined that THE PROPERTY constituted a public nuisance in violation of the provisions set forth  
6 in Riverside County Ordinance ("RCO") No 457, Section 4, Subdivision (J)(2), as codified in Riverside  
7 County Code ("RCC") Title 15. Prior to conducting this inspection Officer Slocum reviewed Riverside  
8 County records and determined that no grading permits had been issued for THE PROPERTY.

9 6. On February 2, 2006, a Notice of Violation (RCO No. 457) was mailed to OWNER via  
10 certified mail, return receipt requested.

11 7. On March 7, 2006 and May 30, 2006, I conducted follow up inspections of THE  
12 PROPERTY. From the right-of-way I observed that THE PROPERTY had been graded and all  
13 vegetation had been removed and that THE PROPERTY remained in violation of RCO No. 457.

14 8. On July 19, 2006 a Notice of Violation (RCO No. 457) with Illegal Grading Notification  
15 was mailed to OWNER via certified mail, return receipt requested.

16 9. I am informed and believe and thereon allege that on January 11, 2007 Code  
17 Enforcement Officer George Eliseo searched Riverside County records and determined that grading  
18 permit number BGR060770 had been issued for THE PROPERTY on July 6, 2006.

19 10. I am informed and believe and thereon allege that on May 21, 2007, July 16, 2007,  
20 August 28, 2007, and October 10, 2007, Code Enforcement Officer George Eliseo conducted follow up  
21 inspections of THE PROPERTY. THE PROPERTY was open and accessible with no signs restricting  
22 access. Officer Eliseo observed large tractor ruts and loose piles of dirt throughout THE PROPERTY  
23 with sparse vegetation attempting to grow. THE PROPERTY remained in violation of RCO No. 457.  
24 Prior to these inspections Officer Eliseo researched Riverside County records and found out that no  
25 other permits had been obtained for THE PROPERTY.

26 11. On December 26, 2007, a Notice of Violation with an Illegal Grading Notification was  
27 mailed to OWNER via certified mail, return receipt requested.

1           12. I am informed and believe and thereon allege that on July 24, 2008, May 2, 2009, and  
2 June 9, 2009 Code Enforcement Officer Roy Ryder conducted follow up inspections of THE  
3 PROPERTY. During these inspections, Officer Ryder observed that THE PROPERTY remained in  
4 violation of RCO No. 457.

5           13. I am informed and believe and thereon allege that assessment permit number  
6 BHR070250 was issued for THE PROPERTY but was subsequently given the status of "no response"  
7 because OWNER failed to contact the Department of Building and Safety as requested. As a result, the  
8 permit was null and void.

9           14. On August 3, 2009 and December 2, 2009, I conducted follow-up inspections of THE  
10 PROPERTY. During these inspections I observed that THE PROPERTY remained in violation of RCO  
11 No. 457.

12           15. A site plan and photographs of the unapproved grading of THE PROPERTY are attached  
13 hereto as Exhibit "D" and incorporated herein by reference.

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

16           17. Based upon my experience, knowledge and visual observations, it is my determination  
17 that the un-permitted graded conditions on THE PROPERTY are dangerous to the neighboring property  
18 owners and the general public and is a public nuisance. Based upon my experience, knowledge and  
19 visual observations, it is my determination that the un-permitted grading on THE PROPERTY is in  
20 excess of fifty (50) cubic yards and was done without a permit and is therefore in violation of Riverside  
21 County Ordinance No. 457 (RCC Title 15). Under Riverside County Ordinance No. 725 (RCC Chapter  
22 1.16), any condition caused, maintained or permitted to exist in violation of any of the provisions of  
23 county land use ordinances, including Riverside County Ordinance No. 457, is declared unlawful and a  
24 public nuisance that may be abated consistent with the procedures provided for in Riverside County  
25 Ordinance No. 725, or in any other manner provided by law.

26           18. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
27 of Riverside, State of California, on August 3, 2006 as Instrument Number 2006-0569204, a true and  
28 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

1           19.     A review of County records revealed no new application for an assessment permit or  
2 grading permit on file for THE PROPERTY.

3           20.     A subsequent inspection on January 12, 2010 revealed that THE PROPERTY remained  
4 in violation of RCO No. 457 (RCC Title 15) due to the grading without permits.

5           21.     On January 11, 2010, the second notice – “Notice to Correct County Ordinance  
6 Violations and Abate Public Nuisance” providing notification of the Board of Supervisors’ hearing  
7 scheduled for February 9, 2010, as required by Riverside County Ordinance No. 725, was mailed to  
8 OWNER by certified mail, return receipt requested and on January 12, 2010 was posted on THE  
9 PROPERTY. True and correct copies of the notice, returned receipt cards, together with the proof of  
10 service, and the affidavit of posting of notices are attached hereto as Exhibit “G” and incorporated  
11 herein by reference.

12           22.     The complete restoration or remediation of THE PROPERTY affected by the unapproved  
13 grading is required to bring THE PROPERTY into compliance with RCO No. 457 (RCC Title 15).

14           23.     Accordingly, the following findings and conclusions are recommended:

15                 (a)     the grading without permits on THE PROPERTY be deemed and declared a  
16 public nuisance; and

17                 (b)     that a five year hold on the issuance of building permits and land use approvals be  
18 placed on THE PROPERTY;

19                 (c)     the OWNER or whoever has possession or control of THE PROPERTY be  
20 required to restore or remediate the un-permitted grading to the satisfaction of the Department of  
21 Building and Safety so as to prevent offsite drainage and slope erosion in accordance with the provisions  
22 of all applicable County ordinances, including but not limited to RCO No. 457 (RCC Title 15) within  
23 ninety days of the Board’s Order to Abate Nuisance;


24                 (d)     that if THE PROPERTY is not restored or remediated within ninety days of the  
25 Board’s Order to Abate Nuisance, the County will retain a county approved contractor to reclaim THE  
26 PROPERTY so as to prevent offsite drainage and slope erosion;

27                 (e)     that upon restoration of THE PROPERTY and payment of all abatement costs, the  
28 five year hold on the issuance of building permits and land use approvals will be released; and

1 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457  
4 and 725.

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

7 Executed this 12<sup>th</sup> day of JANUARY, <sup>2010</sup>~~2009~~ at MURRIETA, California.

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11 JASON HEAGSTEDT  
12 Code Enforcement Officer  
13 Code Enforcement Department  
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**EXHIBIT NO.**



## Assessment Roll For the 2009-2010 Tax Year as of January 1, 2009

Assessment #579340008-8		Parcel # 579340008-8	
<b>Assessee:</b>	BACK ELLEN	<b>Land</b>	166,143
<b>Mail Address:</b>	132 HARVARD CT	<b>Structure</b>	3,787
<b>City, State Zip:</b>	PLACENTIA CA 92870	<b>Full Value</b>	169,930
<b>Real Property Use Code:</b>	AS	<b>Total Net</b>	169,930
<b>Base Year</b>	2006		
<b>Conveyance Number:</b>	0273597		
<b>Conveyance (mm/yy):</b>	4/2005		
<b>PUI:</b>	Y010000		
<b>TRA:</b>	71-064		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	MH REMOVED		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	58425 BLISS RD ANZA CA 92539		

**View Parcel Map**

This must be in red to be a  
"CERTIFIED COPY"

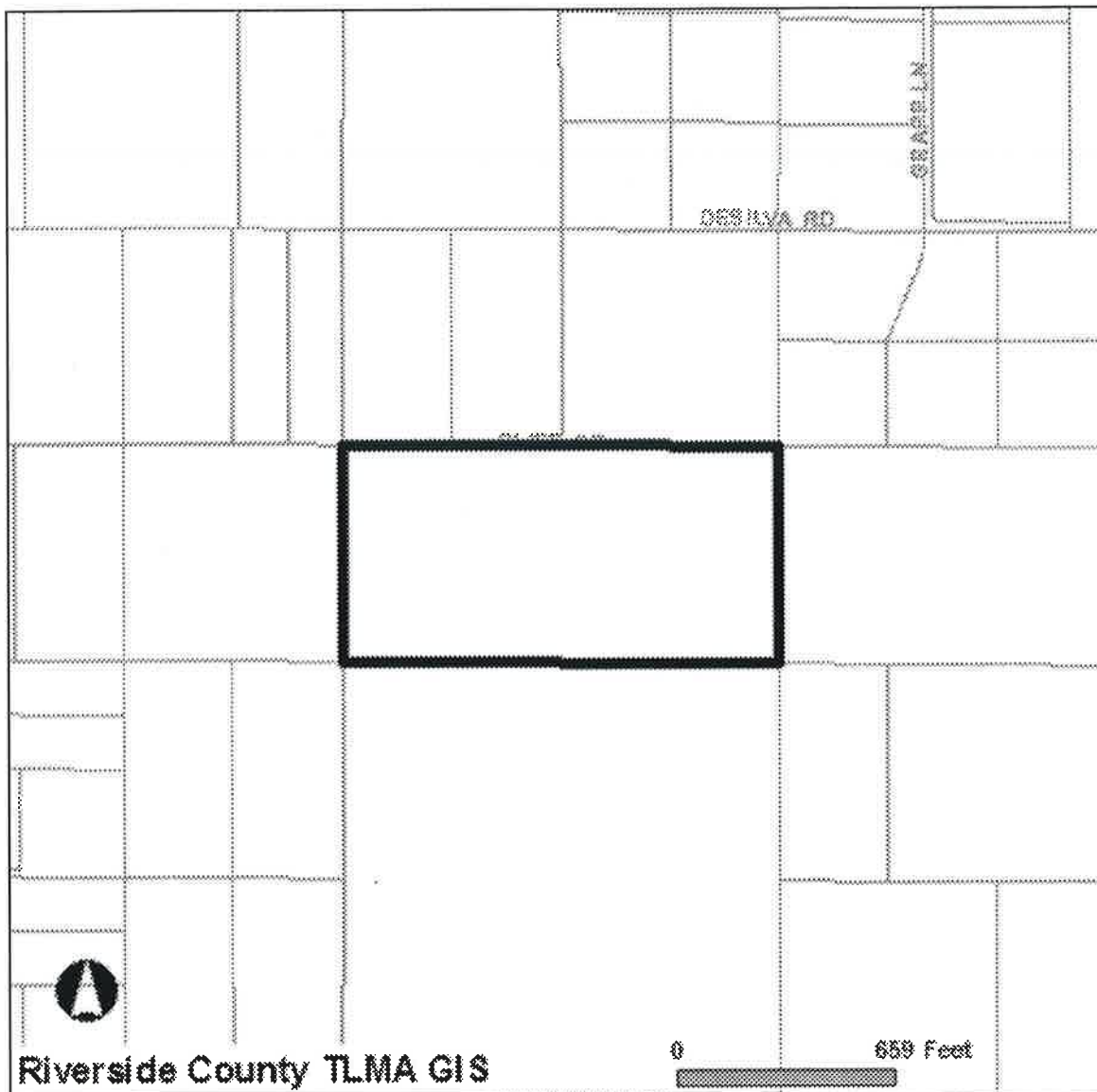
I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 pages to be a full, true and correct copy of the original on file and of record in my office.

*Larry W. Ward*  
Assessor - County Clerk - Recorder  
County of Riverside, State of California  
NOV 03 2009  
Dated: \_\_\_\_\_



Certification must be in red to be a  
"CERTIFIED COPY"

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
579-340-008

**\*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.

**STANDARD WITH PERMITS REPORT**

**APNs**

579-340-008-8

**OWNER NAME / ADDRESS**

ELLEN BACK  
58425 BLISS RD  
ANZA, CA. 92539

**MAILING ADDRESS**

(SEE OWNER)  
132 HARVARD CT

PLACENTIA CA. 92870

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 20 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 985 GRID: D1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T8SR3E SEC 14

**ELEVATION RANGE**

4000/4056 FEET

**PREVIOUS APN**

579-190-014

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RR

**AREA PLAN (RCIP)**

REMAP

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-20 (CZ 4717)

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

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## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREAS**  
STATE RESPONSE AREA

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## **DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
REMAP

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN A FEE AREA

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
164

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

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## **HYDROLOGY**

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**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
ANZA BORREGO

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## **GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE  
UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED  
BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
HEMET UNIFIED

**COMMUNITIES**  
ANZA

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 15.11 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044403

**TAX RATE AREAS**

071-064

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV055710	ABATEMENT	Nov. 16, 2005

**BUILDING PERMITS**

Case #	Description	Status
BZA005103	M/H (24X56 FUQUA HOMES)	FINAL
BHR070250	GRADING RESTORATION ASSESSMENT (CV055710)	NORESPNS
BGR060770	NOT AVAILABLE	VOID

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

NO PLANNING PERMITS

REPORT PRINTED ON...Mon Nov 30 14:03:00 2009



## INVOICE

Order Number: 19156

Order Date: 5/12/2009

**Customer Information:**

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
4080 Lemon Street  
Riverside, CA 92501

Attn: Brent Steele  
REF: CV05-5710 / Anna Vasquez  
IN RE: BAEK, ELLEN

Product and/or Service ordered for Property known as:

**58425 Bliss Rd  
Anza, CA 92539**

**DESCRIPTION:**  
Lot Book Report

**FEE:**  
\$120.00  
\$120.00

**TOTAL DUE:**

**Payment due upon receipt. Please remit to:**

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609





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

## Lot Book Report

Order Number: **19156**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
4080 Lemon Street  
Riverside CA 92501

Order Date: 5/12/2009  
Dated as of: 5/12/2009  
County Name: Riverside

Attn: Brent Steele  
Reference: CV05-5710 / Anna Vasquez  
IN RE: BAEK, ELLEN

FEE(s):  
Report: \$120.00

Property Address: 58425 Bliss Rd  
Anza CA 92539

Assessor's Parcel No.: 579-340-008-8

**Assessments:**

Land Value:	\$162,886.00
Improvement Value:	\$3,713.00
Exemption Value:	\$0.00
Total Value:	\$166,599.00

## Tax Information

Property Taxes for the Fiscal Year	2008-2009
Total Annual Tax	\$1,848.62
Status: Paid through	06/30/2009

## Property Vesting

The last recorded document transferring title of said property

Dated	03/02/2005
Recorded	04/07/2005



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

Order Number: 19156

Reference: CV05-5710 / Anna

---

Document No.	2005-0273597
D.T.T.	\$178.75
Grantor	Jesus Aguayo and Sofia Aguayo, husband and wife as joint tenants
Grantee	Ellen Baek, a married woman as her sole and separate property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Ellen Baek
Case No.	CV05-5710
Recorded	08/03/2006
Document No.	2006-0569204

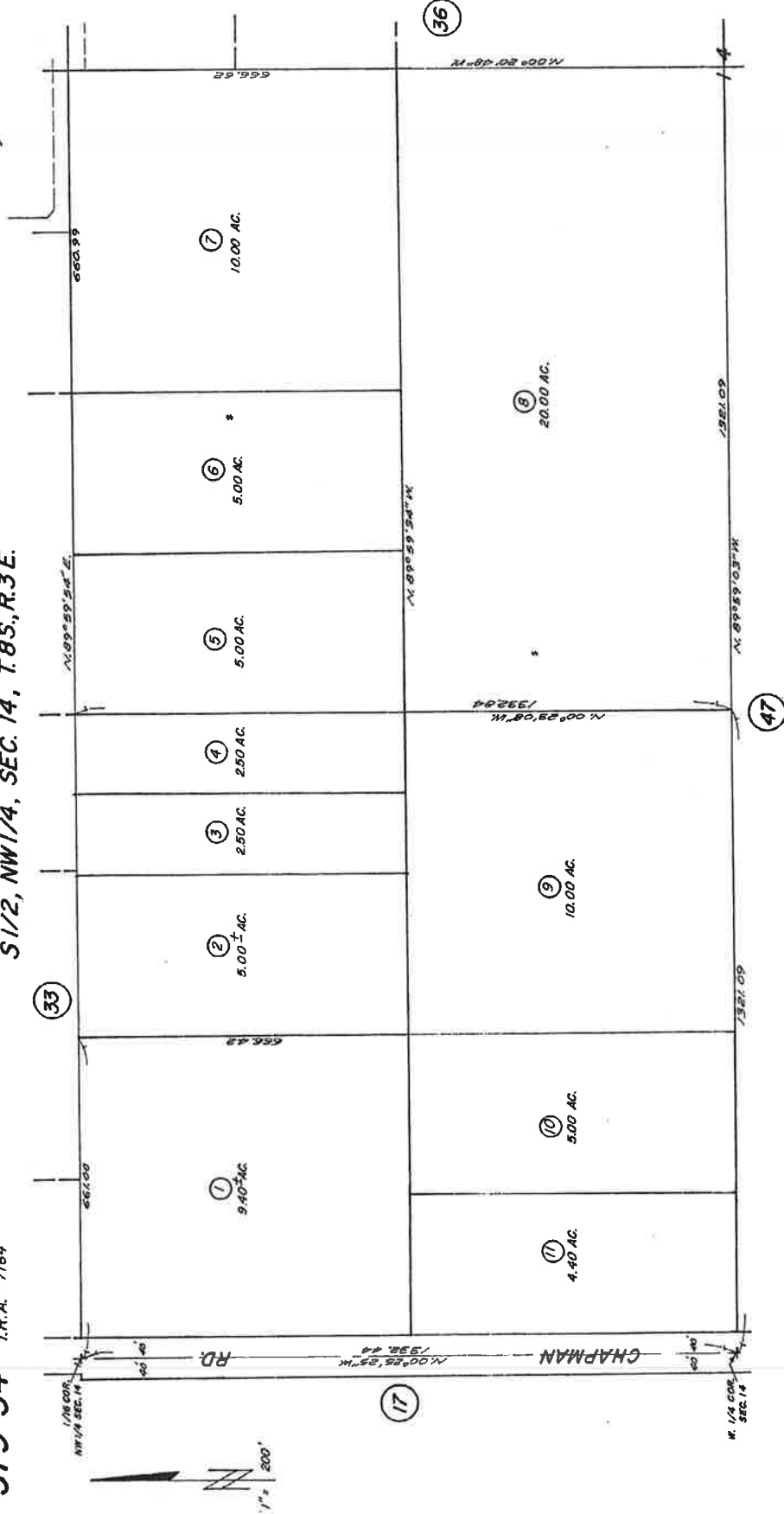
## Legal Description

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

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

T.R.A. 7164

S1/2, NW1/4, SEC. 14, T.8S., R.3E.



DATA: GLD  
R.S. 59/85  
R.S. 88/94

DATE	OLD NO.	NEW NO.
9/80	150-450	140-1-2
"	6-7-11	n-8-8
"	12-14	n-6-8
"	n-10, 9	n-9-10
9/80	150-8	140-11

ASSESSORS MAP BK. 579 PG. 34  
RIVERSIDE COUNTY, CALIF. *Walt*

SEPT. 1980

Recording Requested By  
**CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Ellen ~~Back~~ Baek  
~~132 Harvard Court~~  
132 Harvard Court  
Placentia, CA 92870

DOC # 2005-0273597

04/07/2005 08:00A Fee:37.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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									EXAM

A.P.N.: 579-340-008 TRA #: 071-064

Order No.: 47079627

Escrow No.: 10723-K

## GRANT DEED



THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$178.75  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[x] unincorporated area of Anza; [ ] City of \_\_, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Jesus Aguayo and Sofia Aguayo, Husband and Wife as Joint Tenants

hereby GRANT(S) to Ellen ~~Back~~ Baek, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

the following described property in the unincorporated area of Anza, County of Riverside State of California;

The South half of the Southeast quarter of the Northwest quarter of Section 14, Township 8 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

Except all coal and other minerals in the land as entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the act of December 29, 1916 (39 Stat.852) as reserved to the United States of America in Patent recorded March 14, 1941.

Jesus Aguayo

Sofia Aguayo

Document Date: March 2, 2005

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On March 8, 2005 before me, LEONOR ESTEVEZ

personally appeared SOFA AGUAYO and JESUS AGUAYO

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



for official notarial seal.

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Public Record

When recorded please mail to:  
Mail Stop # 5155

DOC # 2006-0569204

08/03/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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## NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

In the matter of the Property of

Case No.: CV05-5710

ELLEN BAEK

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 58425 BLISS ROAD, ANZA, CA and more particularly described as Assessment Parcel No. 579-340-008 and having a legal description of 20.00 ACRES IN POR NW ¼ OF SEC 14, T8S, R3E, with the requirements of Ordinance No.457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Road, Ste A, Murrieta, CA 92563 Attention Code Enforcement Officer JASON HEAGSTEDT (951) 600-6140.

**NOTICE IS FURTHER GIVEN** in accordance with 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.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By: 

Brian Black

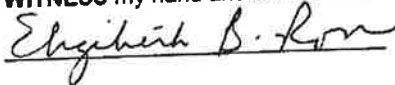
Code Enforcement Division

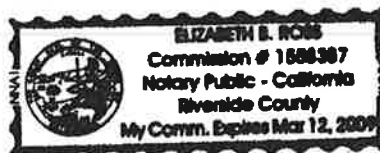
### ACKNOWLEDGMENT

State of California)  
County of Riverside)

On 07/20/06 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black, personally known to me (or approved 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 executed the same in his authorized capacity(ies), and that by his 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.

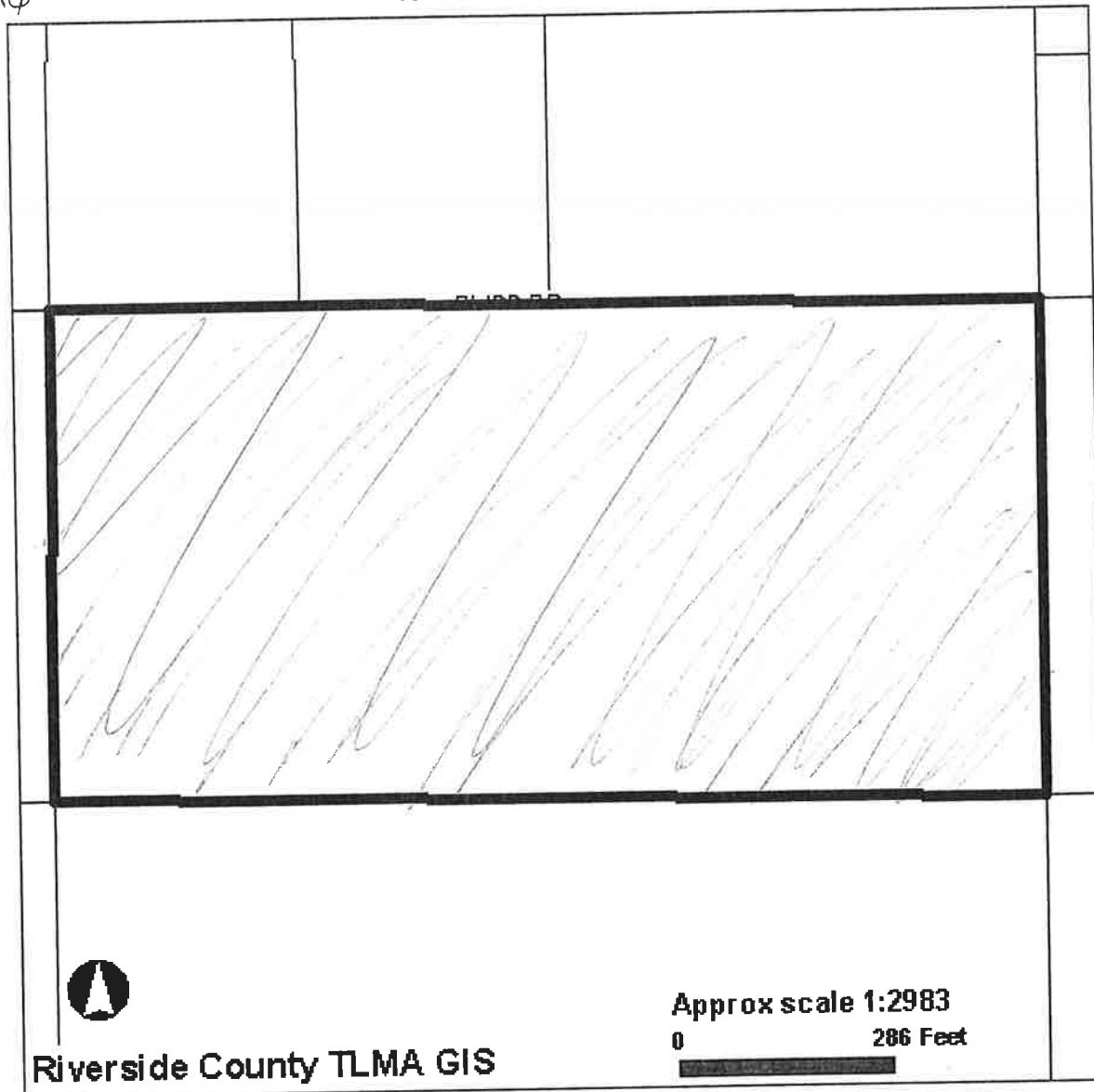




Public Record

2005-5710

RIVERSIDE COUNTY GIS



Selected parcel(s):  
579-340-008

Shaded area  
graded/grubbed  
20 ac.

## LEGEND

☐ SELECTED PARCEL☐ PARCELS**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Thu Jun 11 14:36:52 2009

PHOTOGRAPHIC EVIDENCE CASE NO: CV05-5710



PHOTO # 1 NOTES: APPROX. 20 ACRES OF GRADING / GRUBING.

PHOTO BY M.SLOCUM 01/31/06



PHOTO # NOTES:

EXHIBIT NO. D2



# PHOTOGRAPHIC EVIDENCE

CASE NO:CV05-5710



PHOTO #1 NOTES: The entire 20 acres has been graded. 03-07-06



PHOTO # NOTES:

EXHIBIT NO. D3

PHOTOGRAPHIC EVIDENCE CASE NO:CV05-5710



PHOTO #1 NOTES: GWP, 20 acres. 05-30-06 Heagstedt



PHOTO # NOTES:

EXHIBIT NO. D4

## **PHOTOGRAPHIC EVIDENCE**

**TAKEN BY:** R.Ryder

**CASE #** 05 5710

**DATE:** 072408

**Location:** 58425 Bliss Anza

579-340-008



**PHOTO # 1**      **NOTES:** 20 Acres graded

**EXHIBIT NO.** D<sup>5</sup>



# **PHOTOGRAPHIC EVIDENCE**

TAKEN BY: RRyder

CASE # 05 5710

DATE: 060909

Location: 58425 Bliss Rd. Anza

579.340.008



**PHOTO # 1** NOTES: GWP – Remains the same



**PHOTO # 2** NOTES: GWP – Remains the same

EXHIBIT NO. D6





EXHIBIT NO. D7





12/02/2009

EXHIBIT NO. DB





12/02/2009

EXHIBIT NO. D9





EXHIBIT NO. D10



**COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING & SAFETY  
NOTICE OF VIOLATION**

CASE NO.: 0305-5710 APN: 579-340-008

THE PROPERTY AT 58425 RITSS RD  
WAS INSPECTED AT 1030 AM/PM ON 1/31/06 19\_\_\_\_,  
BY M. SLOVAK

(Name of Inspector or Investigator/CEID No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY  
ORDINANCE AS FOLLOWS:

☐ ORD. \_\_\_\_\_ SECTION 241.15.12  
GRADING / GEORING WITHOUT  
THE REQUIRED PERMITS

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 \$ 103.00 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  
BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE  
SUMMARY OF CHARGES, PURSUANT TO SECTION 13, SUBDIVISION  
E, OF RIVERSIDE COUNTY ORDINANCE NO. 725.

☐ YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY  
RESTORE PROPERTY TO PREVIOUS  
CONDITION OR OBTAIN PERMITS

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE  
CONDUCTED ON OR ABOUT 3/13/06. FAILURE  
TO COMPLY BY THIS DATE COULD RESULT IN THE  
ISSUANCE OF A CITATION, AND THE IMPOSITION OF A  
LIEN ON THE PROPERTY FOR ABATEMENT AND  
ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

UPON CONVICTION, THERE WILL BE A FINE OF \$100 FOR THE FIRST  
OFFENSE, \$200 FOR THE SECOND AND \$1000, OR SIX(6) MONTHS  
IN JAIL, OR BOTH FOR THE THIRD OFFENSE.

M. SLOVAK  
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY: POSTED DATE: 1/31/06

# COUNTY OF RIVERSIDE

Building and Safety Department  
Code Enforcement Division

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV05- 5710

I, Mark Slocum, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety Code Enforcement Division; that my business address is:

County of Riverside  
Building & Safety Department  
Code Enforcement Division  
39493 Los Alamos Road  
Murrieta, Ca., 92563

2. That on 01/31/06, I securely and conspicuously posted a Field Notice of Violation at the property described as:

**Property Address: 58425 Bliss**  
**Assessor's Parcel Number: 579-340-008**

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

Executed on 02/01/06 at Murrieta, California.

**BUILDING & SAFETY DEPARTMENT**

By: \_\_\_\_\_

Mark Slocum, Code Enforcement Officer II

EXHIBIT NO. E2



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

## NOTICE OF VIOLATION

February 2, 2006

Ellen Back  
132 Harvard Court  
Pacenta, CA 92870

Re: Case No.: CV05-5710

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 58425 Bliss Road, Anza, California, Assessor's Parcel Number 579-340-008, is in violation of Section(s) RCC 15.12, of Riverside County Code relating to building requirements. Said violation is described as:

1. GRADING AND GRUBING WITHOUT PERMIT

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

1. OBTAIN THE REQUIRED COUNTY OF RIVERSIDE BUILDING & SAFETY DEPARTMENT PERMITS FOR GRADING OR RESTORE PROPERTY TO PREVIOUS CONDITION.

COMPLIANCE MUST BE COMPLETED BY MARCH 3, 2006. 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 \$103.00 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.**


  
MARK SLOCUM, Code Enforcement Officer

EXHIBIT NO. E3

**PROOF OF SERVICE BY MAIL**  
**Case No. CV05-5710**

I, the undersigned, say 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

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 2nd of FEBRUARY 2006, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION RCC 15.12

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Ellen Back  
132 Harvard Court  
Placentia, CA 92870

The envelope was sealed and placed for collection and mailing at MURRIETA, CALIFORNIA, on the same date following the ordinary business practices.

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

Executed this 2nd of FEBRUARY 2006 at MURRIETA, CALIFORNIA

  
\_\_\_\_\_  
Elizabeth Ross, Code Enforcement Aide

**EXHIBIT NO.** Eu

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete 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>		A. Signature X <i>Ellen Back</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:  <div style="border: 1px solid black; padding: 5px; margin: 5px;"> Ellen Back  132 Harvard Court  Placentia, CA 92870  CV05-5710 MS </div>		B. Received by (Printed Name) C. Date of Delivery  D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			
PS 3811-7003 3110 0005 4969 6842		102595-02-M-1540	

2499 6969 5000 0176 0007

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To  
Street, or PO Box  
City, State, ZIP+4®

Ellen Back  
132 Harvard Court  
Placentia, CA 92870  
CV05-5710 MS

Postmark Here

PS Form 3800, June 2002

See Reverse for Instructions

EXHIBIT NO. ES



**County of Riverside  
Building and Safety Department  
CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION  
For  
UNAPPROVED GRADING**

July 19, 2006

Ellen Baek  
132 Harvard Court  
Placentia, CA 92870

Re: Case No.: CV05-5710

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 58425 Bliss Road, Anza, California, Assessor's Parcel Number 579-340-008, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

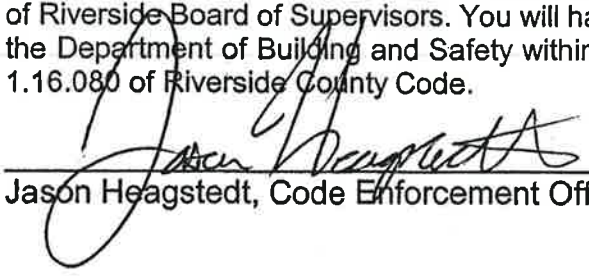
1. Providing complete restoration and remediation of the property affected by the unapproved grading.

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN AUGUST 19, 2006. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

**NOTICE IS HEREBY GIVEN** that Ordinance 457.96 Section 4, 3306.03 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. Any property owner aggrieved by this decision will have the right to appeal to the County of Riverside Board of Supervisors.

**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$103.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
Jason Heagstedt, Code Enforcement Officer II





# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens  
Agency Director



Katherine Gifford  
Director,  
Administrative  
Services Dept.

Ron Goldman  
Director,  
Planning  
Department

George Johnson  
Director,  
Transportation  
Department

Jim Miller  
Director,  
Building & Safety  
Department

Jay E. Orr  
Director,  
Code Enforcement  
Department

Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.

## Illegal Grading Notification

On September 13, 2005 the Board of Supervisors adopted an amendment to Ordinance 457, which allows the Department of Building and Safety to place a five year hold on the issuance of building permits and land use approvals if that property is graded without permits. Any property owner aggrieved by this decision has the right to appeal to the Board of Supervisors.

You have been cited for grading without a permit, you are required to complete an "application to construct" and file for an hourly restoration assessment number. This can be done in any one of the three permit assistance centers listed at the bottom of this page. Once the number has been generated and payment made, you will be contacted by the Environmental Programs Department (EPD) or the Department of Building and Safety to set up your site assessment inspection. Once the site assessment has been completed you will be provided plan requirements in writing. You may be required to provide a Biological Restoration Plan and or Earthwork Restoration Plan. A brief description on each of these is provided below:

### **Biological Restoration Plan:**

A biological restoration plan may be required which is prepared by a qualified biologist and is submitted to the County for review and approval. A biological restoration plan determines how to restore the site to its original state prior to disturbance. This plan may include a re-vegetation plan, an irrigation plan, a mitigation and monitoring plan, schedules and cost estimates for restoration. The level of detail that will be required will be determined through a site assessment conducted by the Environmental Programs Department.

### **Earthwork Restoration Plan:**

The need for an Earthwork Component is based on the estimated volume of earthwork required to be moved on the site in order to effectively restore the site per the intent of County Ordinance 457.

If an Earthwork Plan is required, the plan shall be prepared by a registered civil engineer. All Riverside County Department of Building and Safety typically grading plan requirements are necessary to be incorporated into the Earthwork Plan. Plan requirements shall include the details necessary for earthwork movement, cut and fill slopes, property lines, water courses, the location of surface streets and all associated related information. The Earthwork Plan shall also contain standard notes for the accomplishment of the approved restoration effort. A civil engineer letter of certification of earthwork and a formal compaction report for fills of more than one foot may be required prior to final of the Earthwork Plan.

**PROOF OF SERVICE BY MAIL**

**Case No. CV05-5710**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA 92563.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 19<sup>th</sup> day of July 2006, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION, RCC 15.12.020

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Ellen Baek  
132 Harvard Ct.  
Placentia, CA 92870

Ellen Back  
132 Harvard Ct.  
Placentia, CA 92870

County of Riverside Building and Safety Dept.  
Attn: Code Enforcement Officer Jason Heagstedt  
39493 Los Alamos Rd. Ste A  
Murrieta, CA 92563

The envelope was sealed and placed for collection and mailing at MURRIETA, CALIFORNIA, on the same date following the ordinary business practices.

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

Executed this 19<sup>th</sup> of July 2006, at MURRIETA, CALIFORNIA.

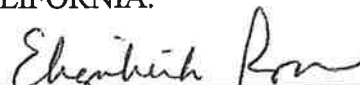
  
Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. E9

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  X <i>Ellen Baek</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Ellen Baek</i> C. Date of Delivery <i>NOV 10 2004</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If YES, enter delivery address below:</p>
1. Article Addressed to:	
<b>Ellen Baek</b> <b>132 Harvard Ct.</b> <b>Placentia, CA 92870</b> <b>CV05-5710 JH</b>	
	<input type="checkbox"/> Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> ad <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number (Transfer from service label)	7006 0810 0000 7988 4640
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Ellen Baek</b> <b>132 Harvard Ct.</b> <b>Placentia, CA 92870</b> <b>CV05-5710 JH</b>	

PS Form 3800, June 2002 See Reverse for Instructions

EXHIBIT NO. E9

THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
1, 2, and 3. Also complete Restricted Delivery is desired. Your name and address on the reverse 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  <i>X Ellen Back</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Ellen Back</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p>
1. Article Addressed to:	<p><b>Ellen Back</b>  <b>132 Harvard Ct.</b>  <b>Placentia, CA 92870</b>  <b>cv05-5710 jh</b></p> <p> <input type="checkbox"/> Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.         </p>
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>7006 0810 0000 7988 4404</p> <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



7006 0810 0000 7988 4404

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

**Ellen Back**  
**132 Harvard Ct.**  
**Placentia, CA 92870**  
**cv05-5710 jh**

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0000 7988 4398

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<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Postmark Here	
County of Riverside Building and Safety Dept. Attn: Code Enforcement Officer Jason Heagstedt 39493 Los Alamos Rd. Ste A Murrieta, CA 92563 cv05-5710 jh	

EXHIBIT NO.

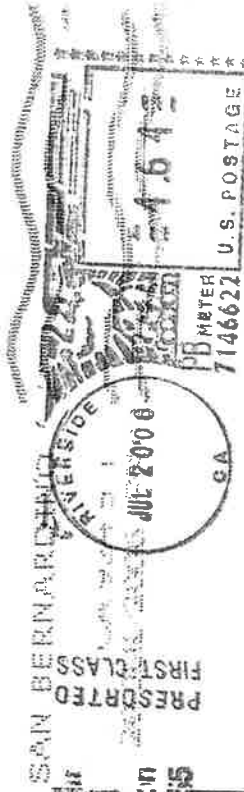
23

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

96E4 8862 0000 0180 9002



MAIL IN THE  
SUNDRY  
The Information  
1-800-506-2545



County of Riverside Building and Safety Dept.  
Attn: Code Enforcement Officer Jason Heagstedt  
39493 Los Alamos Rd. Ste A  
Murrieta, CA 92563

RETURN RECEIPT REQUESTED

9256343003 R050





JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
**COUNTY OF RIVERSIDE**

39493 LOS ALAMOS RD., SUITE A  
MURRIETA, CALIFORNIA 92563  
(951) 600-6140 • FAX (951) 600-6190

BRIAN BLACK  
STEVE BLOOMQUIST  
JOHN BOYD  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

December 26, 2007

Al Kranz Engineering  
49100 Old Stage Rd.  
Aguanga, CA 92536

Re: Case No.: CV05-5710

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 58425 Bliss Rd. Anza, California, Assessor's Parcel Number 579-340-008, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

1. Providing complete restoration OR remediation of the property affected by the unapproved grading.

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN JAN. 26, 2007.** FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.

**NOTICE IS HEREBY GIVEN** that Ordinance 457.96 Section 4, 3306.03 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. Any property owner aggrieved by this decision will have the right to appeal to the County of Riverside Board of Supervisors.

**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$129.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

Michael Sanders, Senior Code Enforcement Officer

**EXHIBIT NO.** E13





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George Johnson*  
*Agency Director*



*Katherine Gifford*  
*Director,*  
*Administrative*  
*Services Dept.*

*Ron Goldman*  
*Director,*  
*Planning*  
*Department*

*Juan Perez*  
*Director,*  
*Transportation*  
*Department*

*Nick Anderson*  
*Director,*  
*Building & Safety*  
*Department*

*Jay E. Orr*  
*Director,*  
*Code Enforcement*  
*Department*

*Carolyn Syms Luna*  
*Director,*  
*Environmental*  
*Programs Dept.*

**Illegal Grading Notification**  
**Rev 12/04/07**

On September 13, 2005 the Board of Supervisors adopted an amendment to Ordinance 457, which allows the Department of Building and Safety to place a five year hold on the issuance of building permits and land use approvals if that property is graded without permits. Any property owner aggrieved by this decision has the right to appeal to the Board of Supervisors.

You have been cited for grading without a permit, you are required to complete an "application to construct" and file for an hourly restoration assessment number. This can be done in any one of the three permit assistance centers listed at the bottom of this page. Once the number has been generated and payment made (**estimated cost** \$3000 to \$7000), you will be contacted by the Environmental Programs Department (EPD) or the Department of Building and Safety to set up your site assessment inspection. Once the site assessment has been completed you will be provided plan requirements in writing. You may be required to provide a Biological Restoration Plan and or Earthwork Restoration Plan. A brief description of each of these is provided below:

**Biological Restoration Plan:**

A biological restoration plan may be required which is prepared by a qualified biologist and is submitted to the County for review and approval. A biological restoration plan determines how to restore the site to its original state prior to disturbance. This plan may include a re-vegetation plan, an irrigation plan, a mitigation and monitoring plan, schedules and cost estimates for restoration. The level of detail that will be required will be determined through a site assessment conducted by the Environmental Programs Department.

**Earthwork Restoration Plan:**

The need for an Earthwork restoration Plan is based on the estimated volume of earthwork required to be moved on the site in order to effectively restore the site per the intent of County Ordinance 457.

If an Earthwork Plan is required, the plan shall be prepared by a registered civil engineer. All Riverside County Department of Building and Safety grading plan requirements are necessary to be incorporated into the Earthwork Plan. Plan requirements shall include the details necessary for earthwork movement, cut and fill slopes, property lines, water courses, the location of surface streets and all associated related information. The Earthwork Plan shall also contain standard notes for the accomplishment of the approved restoration effort. A civil engineer letter of certification of earthwork and a formal compaction report for fills of more than one foot may be required prior to final of the Earthwork Plan.



**PI OF OF SERVICE BY MAI**

**Case No: CV05-5710**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on December 26, 2007, I served a copy of the papers to which this proof of service is attached, entitled:

**NOTICE OF VIOLATION & ILLEGAL GRADING NOTIFICATION LETTER (RCC 15.12)**

By depositing a copy thereof in an envelope for deposit in the United States Postal Service & Certified Mail, return receipt requested, and addressed as follows:

Address: Al Kranz Engineering  
49100 Old Stage Rd.  
Aguanga, CA 92536

The envelope was sealed and placed for collection and mailing at Murrieta, California, on the same date following the ordinary business practices.

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

Executed on December 26, 2007 at Murrieta District Office.

  
\_\_\_\_\_  
Anna Vasquez, Code Enforcement Aide

Article # 70063450000246953493

**EXHIBIT NO.** EK

County of Riverside  
Code Enforcement Department  
39493 Los Alamos Road  
Murrieta, CA 92563

CERTIFIED MAIL™



7006 3450 0002 4695 2786

PRESORTED  
FIRST CLASS



02 1A  
\$ 05.210  
0004632914 NOV 26 2007  
MAILED FROM ZIP CODE 92504

REC'D DEC 17 2007

Ellen Baek

132 Harvard Court  
Placentia, CA 92870

- REAL TIME TRACKING
- ☐ Moved - Left N. Address
  - ☐ Forwarding Order Expired
  - ☒ Attempted - Not Known
  - ☐ Unclaimed
  - ☐ No Such Street
  - ☐ Insufficient Address
  - ☐ Refused
  - ☐ No Such Name

11/27  
1st NOTICE DEC 06 2007  
2nd NOTICE DEC 13 2007  
RETURNED

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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OFFICIAL USE

7006 3450 0002 4695 2786

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement)	

Postmark  
Here

Total Pos **Ellen Baek**  
Sent To **132 Harvard Court**  
**Placentia, CA 92870**  
Street, Apt or PO Box **CV05-5710 GE**  
City, State

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. EW

When recorded please mail to:  
Mail Stop # 5155

DOC # 2006-0569204

08/03/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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015

## NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

In the matter of the Property of )

Case No.: CV05-5710

ELLEN BAEK )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 58425 BLISS ROAD, ANZA, CA and more particularly described as Assessment Parcel No. 579-340-008 and having a legal description of 20.00 ACRES IN POR NW ¼ OF SEC 14, T8S, R3E, with the requirements of Ordinance No.457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Road, Ste A, Murrieta, CA 92563 Attention Code Enforcement Officer JASON HEAGSTEDT (951) 600-6140.

**NOTICE IS FURTHER GIVEN** in accordance with 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.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By: \_\_\_\_\_

Brian Black

Code Enforcement Division

### ACKNOWLEDGMENT

State of California)  
County of Riverside)

On 07/20/06 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black, personally known to me (or approved 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 executed the same in his authorized capacity(ies), and that by his 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.

*Elizabeth B. Ross*

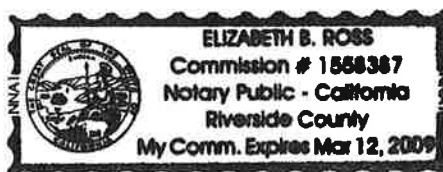


EXHIBIT NO. F

PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363



January 11, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS  
AND ABATE PUBLIC NUISANCE

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

Case No.: CV05-5710  
APN: 579-340-008  
Property: 58425 Bliss Road, Anza

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the grading without permits located on the SUBJECT PROPERTY described as **58425 Bliss Road, Anza, Riverside County, California**, and more particularly described as Assessor's Parcel Number 579-340-008.

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 condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, February 9, 2010, 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 Riverside County Ordinance 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 Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Ken King, Senior Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

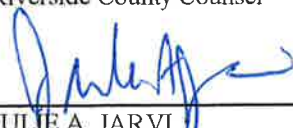
  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO. 6

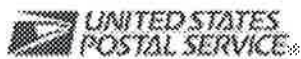
## NOTICE LIST

Subject Property: 58425 Bliss Road Anza  
Case No.: CV 05-5710; APN: 579-340-008; District 3

ELLEN BACK  
132 HARVARD CT.  
PLACENTIA, CA 92870

ELLEN BAEK  
132 HARVARD CT.  
PLACENTIA, CA 92870

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Postage	\$ .44
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Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	5.84
<b>Total:</b>	
<b>ELLEN BAEK</b>	
<b>132 HARVARD CT.</b>	
<b>PLACENTIA, CA. 92870</b>	
<b>CV05-5710 *ABT* 2 BAEK</b>	
<div> <div>1/12/10</div> <div>Postmark Here</div> </div>	
<div> <div>Sent</div> <div>Street or PO</div> <div>City</div> </div>	
<div> <div>US Form 3800, August 2008</div> <div>Instructions</div> </div>	




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Go &gt;

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Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	5.54

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ELLEN BACK  
132 HARVARD CT.  
PLACENTIA, CA. 92870  
CV05-5710 \*ABT\* 2 BAEK

PS Form 3800, August 2005

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**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 12, 2010

RE CASE NO: CV055710

I, Jason Heagstedt, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 01/12/10 at 10:30 am, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 58425 BLISS RD, ANZA

**Assessor's Parcel Number:** 579-340-008

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

Executed on January 12, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer III



**PROOF OF SERVICE**

Case Nos. CV05-5710

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Yadira Oseguera, 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 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

That on January 11, 2010 I served the following document(s):

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

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

**Owners or Interested Parties  
(see attached notice list)**

XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** 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 January 11, 2010 at Riverside, California.

  
YADIRA OSEGUERA

EXHIBIT NO. 60