

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.7

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the recommendation for Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish] located at 20115 Sixth Street, Nuevo, 5th District, Case Nos. CV 09-00874 and 09-00875 submitted by County Counsel and Code Enforcement Department is taken off calendar

\_\_\_\_\_

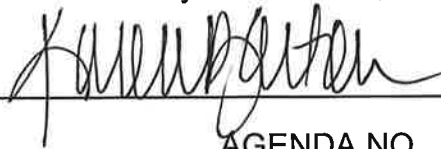
I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 16, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 16, 2010

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
**9.7**

xc: Co.Co., CED, Prop. Owner

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

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

220B



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

**SUBMITTAL DATE:**  
March 4, 2010

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage & Accumulation of Rubbish]  
Case Nos.: CV 09-00874 & CV 09-00875 (Andrade)  
Subject Property: 20115 Sixth Street, Nuevo; APN: 426-400-020  
District Five

Departmental Concurrence

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 20115 Sixth Street, Nuevo, Riverside County, California, APN: 426-400-020 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Chapters 17.32 and 8.120).
2. Luis M. Andrade, the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

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

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

APPROVE

BY *[Signature]*  
Tina Grande

County Executive Office Signature

Consent  
 Policy  
 Consent  
 Policy

Dep't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.7

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3. If the owner 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, shall 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 and Conclusions 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, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject property by the Code Enforcement Officer on January 31, 2009.
2. The inspection revealed the excess 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: 8 tractors, dodge truck, white Ford truck, white semi truck, portable generator, a covered vehicle, large pile of broken concrete and other miscellaneous items.
3. Subsequent follow up inspections of the above-described real property on May 2, 2009, October 2, 2009, and February 17, 2010 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. 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 excess outside storage and accumulated rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NOS. CV 09-00874 and  
4 [EXCESS OUTSIDE STORAGE AND ) CV 09-00875  
5 ACCUMULATED RUBBISH] APN: 426-400-020, )  
6 20115 SIXTH STREET, NUEVO, COUNTY OF ) DECLARATION OF OFFICER  
7 RIVERSIDE, STATE OF CALIFORNIA; LUIS M. ) LORI LYON  
8 ANDRADE, OWNER. )  
9 ) [R.C.O. NO. 348, R.C.C. Chapter 17,  
10 ) R.C.O. NO. 541, R.C.C. Chapter  
11 ) 8.120],  
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8 I, Lori Lyon, hereby affirm and declare that the facts set forth below are personally known to me  
9 except to the extent that certain information is based on information and belief which I believe to be  
10 true, and if called as a witness, I could and would competently testify thereto under oath:

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

14 2. On January 31, 2009, Officer Morris and I conducted an initial inspection of the real  
15 property described as 20115 Sixth Street, Nuevo, Riverside County, California and further described as  
16 Assessor's Parcel Number 426-400-020 (hereinafter referred to as "THE PROPERTY"). A true and  
17 correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto  
18 as Exhibit "A."

19 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
20 Luis M. Andrade (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
21 Assessment Roll for the year 2009-2010 and a copy of the report generated from the County Geographic  
22 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."  
23 THE PROPERTY is located within the R-A (Residential Agricultural Zone) zone classification. This  
24 zone classification allows outside storage on an improved parcel with the amount of storage to be one  
25 hundred (100) square feet for properties that are a minimum of one-half acre in size. THE PROPERTY  
26 is an unimproved parcel and approximately .53 acres.

27 4. Based upon the Lot Book Reports issued by RZ Title Service on May 25, 2009 and  
28 updated on November 4, 2009, it is determined that another party potentially holds a legal interest in

1 THE PROPERTY, to wit: Benjamin Andrade (hereinafter referred to as "INTERESTED PARTY"). A  
2 true and correct copy of the Lot Book Reports are attached hereto as Exhibit "C" and are incorporated  
3 herein by reference.

4 5. On January 31, 2009, Officer Morris and I drove to THE PROPERTY to conduct an  
5 inspection. THE PROPERTY was fenced, gated and locked. From the road right of way, I was able to  
6 observe excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of  
7 materials and accumulated rubbish were intermingled and consisted of but was not limited to: eight  
8 tractors, black Dodge truck, white Ford truck, white semi truck, a portable generator, a covered vehicle,  
9 a large pile of broken concrete and other miscellaneous items.

10 6. As a result of the excess outside storage of materials and accumulated rubbish, THE  
11 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County  
12 Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Chapter 17.32 and RCO  
13 No. 541, as codified in RCC Chapter 8.120.

14 7. On January 31, 2009, Notices of Violation for the excess outside storage of materials and  
15 accumulated rubbish were posted on THE PROPERTY.

16 8. On February 4, 2009 and June 4, 2009, Notices of Violation were mailed to OWNER by  
17 certified mail, return receipt requested.

18 9. On February 10, 2009, I received a call from OWNER. We discussed the Notice of  
19 Violations and what was needed to bring THE PROPERTY into compliance.

20 10. On May 2, 2009, Officer Arriola and I conducted a follow-up inspection of THE  
21 PROPERTY. From the road right of way, I observed that some of the heavy equipment and one truck  
22 had been removed. The majority of the equipment, concrete, equipment parts, rubbish and debris  
23 remained on THE PROPERTY in violation of RCO 348 (RCC Chapter 17.32) and 541 (RCC Chapter  
24 8.120).

25 11. A site plan and photographs depicting the condition of THE PROPERTY during the  
26 above referenced inspections are attached hereto as Exhibit "D" and are incorporated herein by  
27 reference.

28 12. True and correct copies of each Notice issued in this matter and other supporting

1 documentation are attached hereto as Exhibit "E" and incorporated herein by reference.

2 13. Based upon my experience, knowledge and visual observations, it is my determination  
3 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the  
4 general public.

5 14. I am informed and believe and based upon said information and belief alleges that the  
6 OWNER and INTERESTED PARTY do not have legal authority or permission to store or accumulate  
7 the above described materials on THE PROPERTY.

8 15. On October 2, 2009, I conducted a follow up inspection of THE PROPERTY. From the  
9 road right of way, I observed that a large amount of concrete had been removed. However, THE  
10 PROEPRTY remains in violation of RCO 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120).

11 16. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
12 of Riverside, State of California, on June 19, 2009 as Instrument Number 2009-0314493, a true and  
13 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

14 17. On February 17, 2010, I conducted a follow-up inspection on THE PROPERTY that  
15 revealed the excess outside storage and accumulated rubbish remained on THE PROPERTY in violation  
16 of RCO 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120).

17 18. On February 11, 2010, the second notice – "Notice to Correct County Ordinance  
18 Violations and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing  
19 scheduled for March 16, 2010, as required by Riverside County Ordinance No. 725, was mailed to  
20 OWNER and INTERESTED PARTY by certified mail, return receipt requested and on February 17,  
21 2010, was posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards,  
22 together with the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit  
23 "G" and incorporated herein by reference.

24 19. The removal of all outside storage of materials and the removal of accumulated rubbish  
25 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside  
26 County Ordinance Nos. 348, 541 and the Health and Safety Code. Given the size of the parcel and the  
27 zoning classification, no amount of outside storage is allowed on THE PROPERTY under RCO No.  
28 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

1 20. Accordingly, the following findings and conclusions are recommended:

2 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be  
3 deemed and declared a public nuisance; and

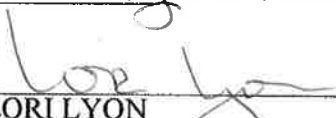
4 (b) the OWNER or whoever has possession or control of THE PROPERTY be  
5 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in  
6 accordance with the provisions of RCO Nos. 348 and 541.

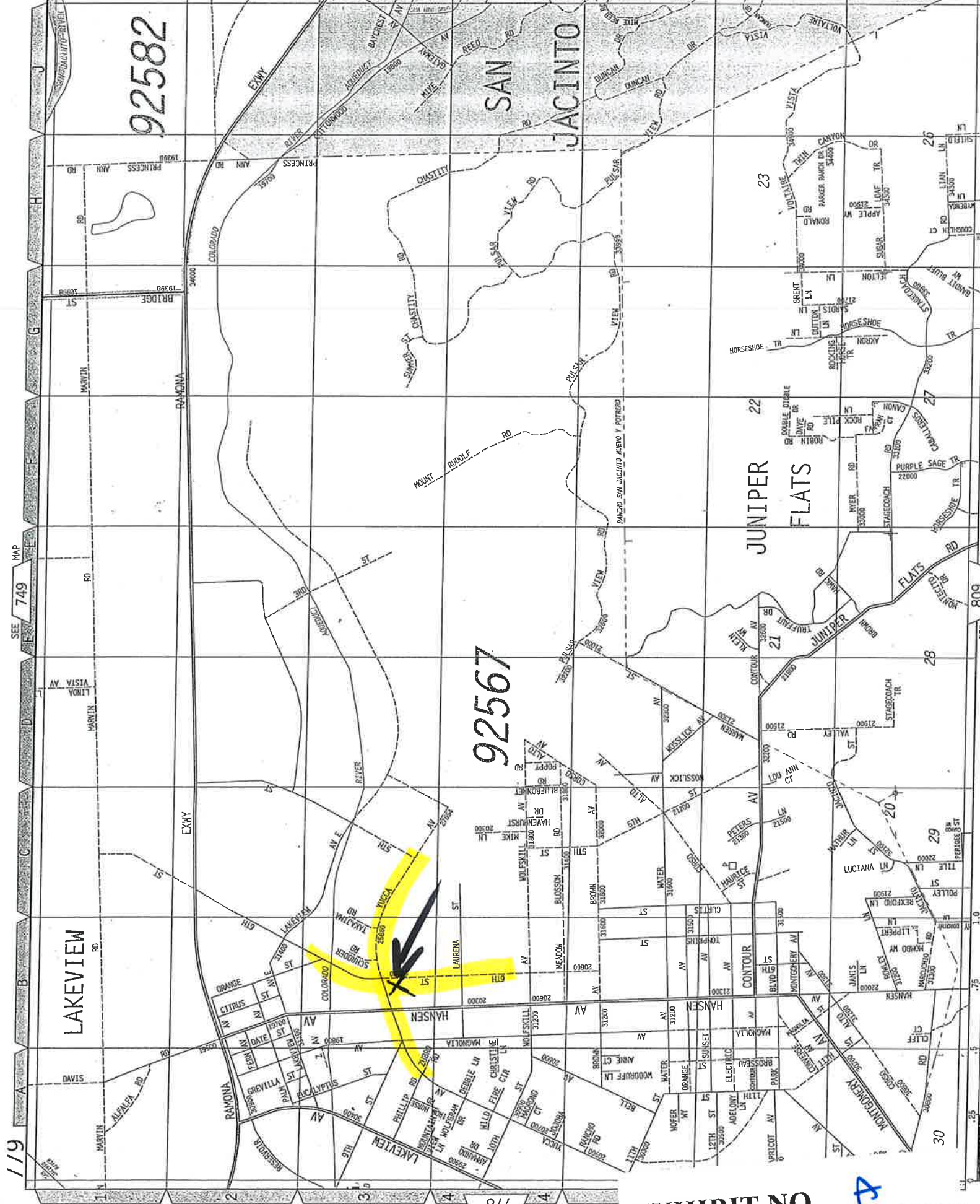
7 (c) that if the materials and rubbish are not removed and disposed of in strict  
8 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
9 Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate Nuisance, the  
10 outside storage of materials and accumulated rubbish shall be abated and disposed of by representatives  
11 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon  
12 receipt of an owner's consent or a Court Order when necessary under applicable law.

13 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
14 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
15 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 348  
16 and 725.

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

19 Executed this 17<sup>th</sup> day of FEBRUARY 2010 at Riverside, California.

20  
21   
22 LORI LYON  
Code Enforcement Officer  
Code Enforcement Department  
23  
24  
25  
26  
27  
28



92582

92567

JUNIPER FLATS

SAN JACINTO

LAKEVIEW

119

SEE 749 MAP

SEE 809 MAP

1

RIVERSIDE CO.

SEE 778 MAP

EXHIBIT NO. A

1.0 miles 1 in. = 2400 ft.



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

Assessment #426400020-6		Parcel # 426400020-6	
<b>Assessee:</b>	ANDRADE LUIS M	<b>Land</b>	61,698
<b>Mail Address:</b>	1647 S PALM AVE	<b>Structure</b>	328
<b>City, State Zip:</b>	ONTARIO CA 91762	<b>Full Value</b>	62,026
<b>Real Property Use Code:</b>	YS	<b>Total Net</b>	62,026
<b>Base Year</b>	2008		
<b>Conveyance Number:</b>	0519835		
<b>Conveyance (mm/yy):</b>	9/2008		
<b>PUI:</b>	Y010000		
<b>TRA:</b>	83-043		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 1 PM 151/065 PM 20503		
<b>Situs Address:</b>	20115 6TH ST NUEVO CA 92567		

**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 page(s) 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  
 DEC 08 2009  
 Dated: \_\_\_\_\_



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

EXHIBIT NO. 3

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
426-400-020

**\*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**

426-400-020-6

**OWNER NAME / ADDRESS**

LUIS M ANDRADE  
20115 6TH ST  
NUEVO, CA. 92567

**MAILING ADDRESS**

(SEE OWNER)  
1647 S PALM AVE

**EXHIBIT NO.** B2

ONTARIO CA. 91762

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 151/65  
SUBDIVISION NAME: PM 20503  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.53 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 779 GRID: B3

**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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR2W SEC 17

**ELEVATION RANGE**

1500/1500 FEET

**PREVIOUS APN**

426-400-018

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**AREA PLAN (RCIP)**

LAKEVIEW / NUEVO

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A (CZ 5696)

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: LAKEVIEW/NUevo  
AMENDMENT NUMBER: 1  
ADOPTION DATE: APR. 25, 2006  
ACREAGE: 2498 ACRES

**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)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREAS**  
NOT IN A 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)**

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
SAN JACINTO

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKEVIEW/NUevo

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.

**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**  
96

**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**  
EMWD

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

**WATERSHED**  
SAN JACINTO VALLEY

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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**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH B).  
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

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**MISCELLANEOUS**

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**SCHOOL DISTRICT**

NUVIEW UNION & PERRIS UNION HIGH

**COMMUNITIES**

LAKEVIEW

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -  
STREET LIGHTING  
LIBRARY

**LIGHTING (ORD. 655)**

ZONE B, 35.58 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042721

**TAX RATE AREAS**

NOT AVAILABLE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0900874	NEIGHBORHOOD ENFORCEMENT	Feb. 2, 2009
CV0900875	ABATEMENT	Feb. 2, 2009

**BUILDING PERMITS**

Case #	Description	Status
BRS068643	NSFR 1615/RES 454/ATTGAR 239/PORCH 239/PATIO	VOID
BRS080131	SFR 1615 SF W/ATT GAR 454 SF W/PORCH 35 SF	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS080154	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
LLA02499	NOT AVAILABLE	NOTINLMS

REPORT PRINTED ON...Mon Dec 21 13:52:11 2009



# INVOICE

Order Number: 20500

Order Date: 11/4/2009

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-00875/Yadira Oseguera  
IN RE: ANDREDE, LUIS M.

Product and/or Service ordered for Property known as:

**20115 6TH STREET**  
**Nuevo , CA 92567**

**DESCRIPTION:**

Updated Lot Book

**FEE:**

\$57.00

**TOTAL DUE:**

\$57.00

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

## Updated Lot Book

**Customer:**  
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

Order Number: **20500**

4080 Lemon Street  
 Riverside CA 92501

Order Date: 11/4/2009  
 Dated as of: 11/16/2009

Attn: Brent Steele  
 Reference: CV09-00875/Yadira Oseguera  
 IN RE: ANDREDE, LUIS M.

County Name: Riverside

FEE(s):  
 Report: \$57.00

Property Address: 20115 6TH STREET  
 Nuevo CA 92567

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. : 426-400-020-6

Assessments:	Land Value:	\$61,698.00
	Improvement Value:	\$328.00
	Exemption Value:	\$0.00
	Total Value:	\$62,026.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$336.91
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$336.91
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Benjamin A. Ornelas and Luis M. Andrade
Case No.	CV09-00874 and CV09-00875
Recorded	06/19/2009





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

Order Number: 20500

Reference: CV09-00875/Yadir

Document No.

2009-0314493

NO OTHER EXCEPTIONS

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0314493

06/19/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

062 M 0

In the matter of the Property of  
Benjamin A. Ornelas  
Luis M. Andrade

)  
)

Case No.: CV09-00874  
CV09-00875

**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. 348, (RCC Title 17.32.010) described as Use without Riverside County Planning Department approval - storage yard, Riverside County Ordinance No. 348, (RCC Title 17.32.010) described as Excessive outside storage & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 20115 6<sup>th</sup> Street, Nuevo, CA, and more particularly described as Assessor's Parcel Number 426-400-020 and having a legal description of .53 ACRES NET IN PAR 1 PM 151/065 PM 20503, Records of Riverside County, with the requirements of Ordinance No. 348 & 541 (RCC Title 17.32.010 & 8.120.010).

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 Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer James Pike 951-485-5840.

**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.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

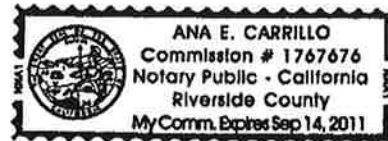
State of California )  
County of Riverside )

On 06/08/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011





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

## Lot Book Report

Order Number: **19205**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV09-00875 & CV09-00874 / James Pike

IN RE:

ORNELAS, BENJAMIN A.

Order Date: 5/26/2009

Dated as of: 5/25/2009

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 20115 6th Street

Nuevo

CA 92567

Assessor's Parcel No. : 426-400-020-6

**Assessments:**

Land Value:	\$60,489.00
Improvement Value:	\$322.00
Exemption Value:	\$0.00
Total Value:	\$60,811.00

## Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$329.11
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2009)
Second Installment	\$329.11
Penalty	\$63.90
Status	NOT PAID-DELINQUENT



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

Order Number: 19205  
Reference: CV09-00875 & CV

## Property Vesting

The last recorded document transferring title of said property

Dated	09/06/2008
Recorded	09/24/2008
Document No.	2008-0519835
D.T.T.	\$0.00
Grantor	Benjamin Andrade, a married man as his separate property
Grantee	Luis M. Andrade, a married man as his separate property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

A Certificate of County Tax Lien Recorded	05/01/2008
Document No	2008-0226891
Amount	\$302.07
Tax Year	2003-2005
Account No.	0339967
Debtor	Luis Andrade
Creditor: Tax Collector of the County of	Riverside

## Legal Description

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

PARCEL 1 OF PARCEL MAP 20503, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 151 PAGES 65-66 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

426-24  
426-40

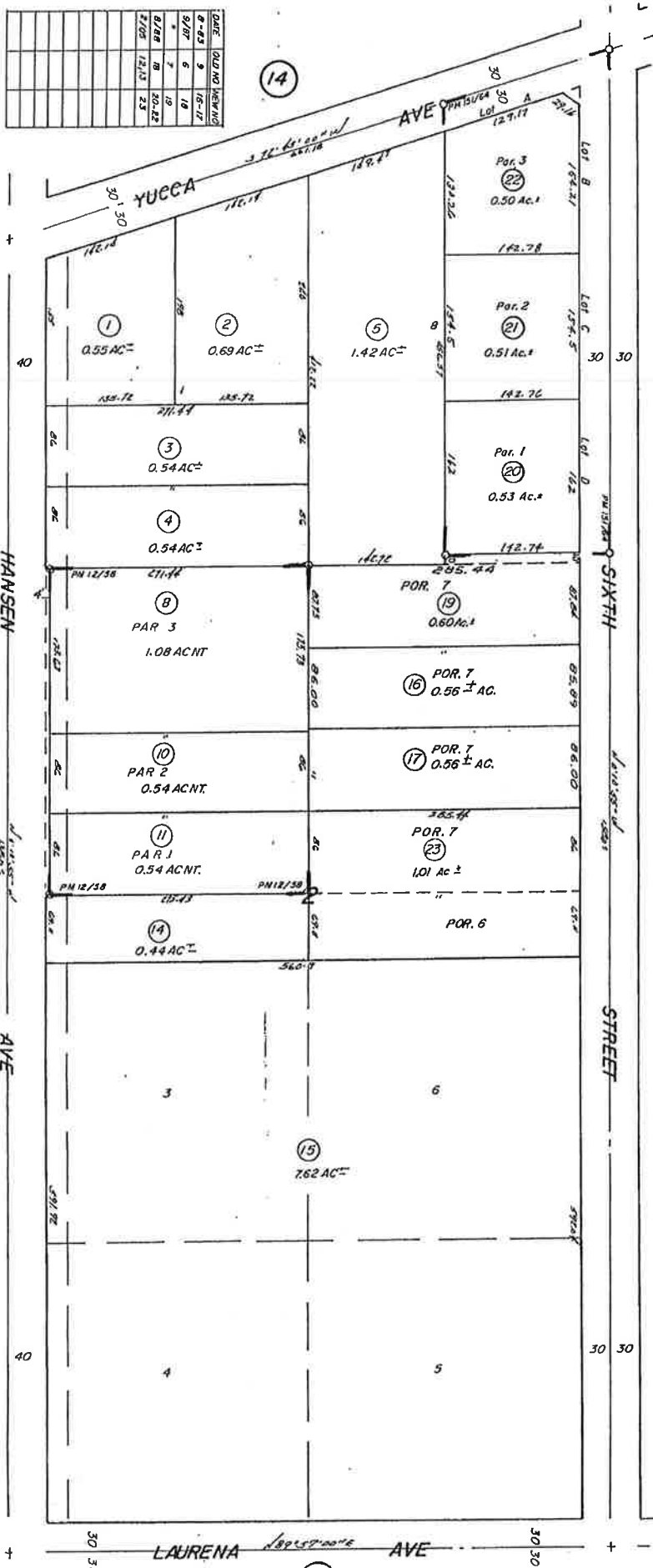
TRA. 083-030

POR SEC 17T4S R2W

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



FEB 28 2005



DATE	OLD AND NEW
8/23	9
9/27	6
8/28	7
7/05	12/13
	23

PM 12/58 Parcel Map 5818  
 MB 2/16 Map No 4 of Lakeview  
 PM 15/65-66 Parcel Map No. 20503

ASSASSOR'S MAP BK 426 PG 40  
 RIVERSIDE COUNTY CALIF

APR 04 2005

DRAWN: ILLA 2499

2/10/09 signed

5/24/09 unclaimed  
6/5/09 unclaimed

DOC # 2008-0519835  
09/24/2008 08:00A Fee:15.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
LUIS M. ANDRADE

AND WHEN RECORDED MAIL TO:  
LUIS M. ANDRADE  
1647 S. PALM AVE  
ONTARIO, CA 91762

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY	'Y
1			3							
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM	M
DTT=0					T:	CTY	UNI	012	16	

Space above this line for recorder's use only

TRA:  
DTT:0

Quitclaim Deed



Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 07/2006)

Public Record

# QUITCLAIM DEED

THIS QUITCLAIM DEED Executed this 6th day of September, 2008, by first party BENJAMIN ANDRADE, a married man as his separate property whose post office address is 1647 S. PALM AVE. ONTARIO, CA 91762 to second party, LUIS M. ANDRADE, a married man as his separate property whose post office address is 1647 S. PALM AVE ONTARIO, CA 91762.

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 0.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of RIVERSIDE, State of CALIFORNIA, to wit described as:

PARCEL 1 OF PARCEL MAP 20503, AS SHOWN BY MAP ON FILE IN BOOK 151 PAGES 65-66 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Benjamin Andrade  
Witness First Party

Miguel Andrade  
Witness Second Party

✓ STATE OF } CALIFORNIA  
COUNTY OF } SAN BERNARDINO

On September 6, 2008 before me, Roman Landaverde, Notary Public, personally appeared BENJAMIN ANDRADE & LUIS M. ANDRADE, 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.

Roman Landaverde  
Signature



Public Record



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Benjamin Andrade  
LuisMAndrade

Date:

9-24-08

Signature:

Print Name:

Ivan Andrade



THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

LUIS ANDRADE  
13096 THISTLE BROOK DR  
MORENO VALLEY CA CA 925530000

*6/15/09  
Attempt Not Known*

Doc # 2008-0226891  
05/01/2008 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
= Larry W Ward =

Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**CERTIFICATE OF LIEN**

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA |  
COUNTY OF RIVERSIDE |SS

No. 0339967

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

**NAME AND ADDRESS**

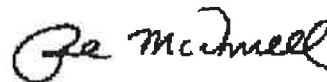
ANDRADE LUIS  
13096 THISTLE BROOK DR  
MORENO VALLEY CA CA 925530000

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2003-2005	021-331	052219504-4	\$302.07	\$30.20		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 04/22/2008



Paul McDonnell, Tax Collector

Public Record

**SITE PLAN CV09-00874 & CV09-00875**

AR

EOS & Storage yard

OWNER: Luis Andrade

PHONE: 951-492-8677

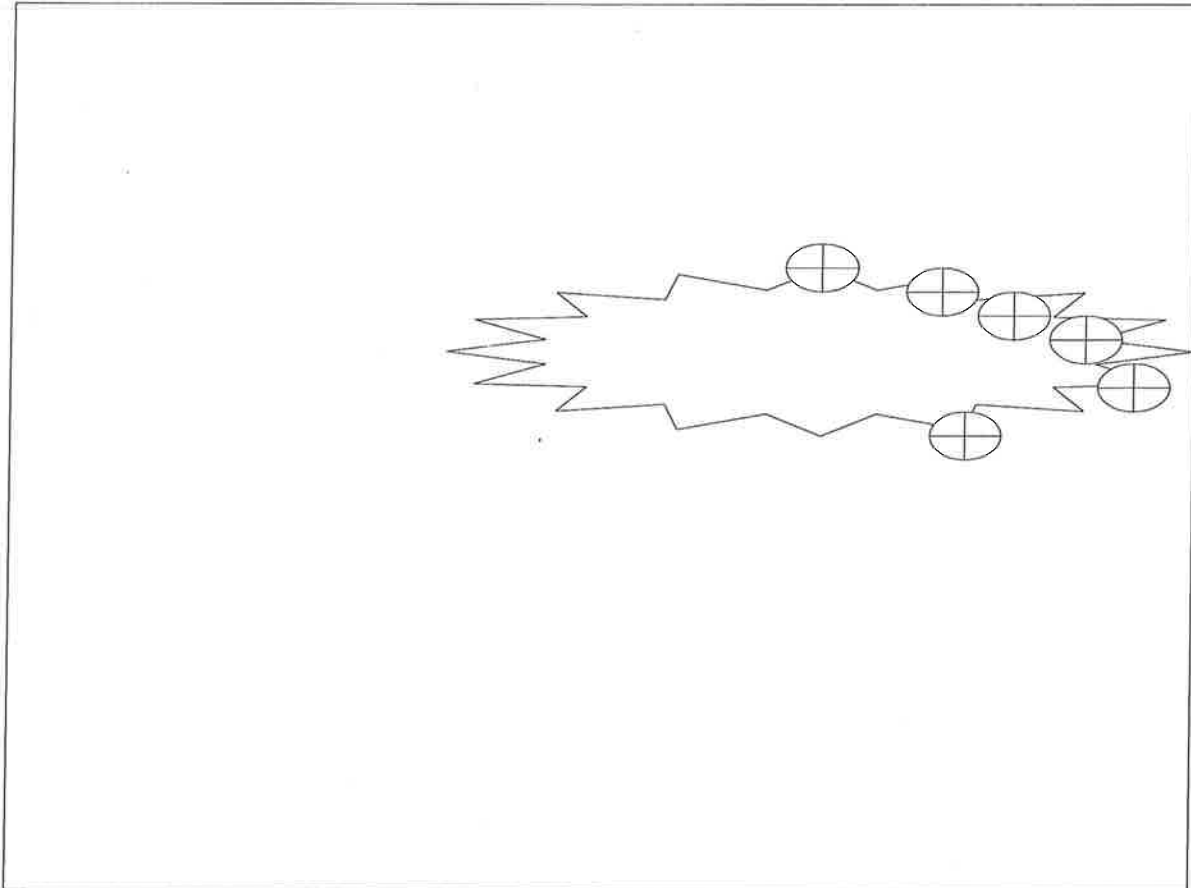
APN: 426-400-020

ADDRESS: 20115 6<sup>th</sup> St., Nuevo, CA 92567

← West

North ↑

East →




South ↓

PREPARED BY: Lori Lyon

DATE: 10/05/2009

ACREAGE: .56

 1 Ford truck, 5 tractors & their locations in and around the rubbish, debris and storage on the property. There is no dwelling on the property.

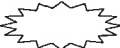
 The area of the parcel where the rubbish, debris and outside storage is located.

EXHIBIT NO. 1

Code Enforcement Case: CV0900875

Printed on: 10/19/2009

*Attachments*



Overview, south side of parcel - 10/05/2009

**EXHIBIT NO.** D2



Overview, north side of parcel - 10/05/2009

**EXHIBIT NO. D3**

Close up of remaining truck, rubbish and heavy equipment remaining on property. - 10/05/2009



Overview of photo #5 prior to zooming in. North side of the property. - 10/05/2009

EXHIBIT NO. DM



Overview of north portion of the parcel. Heavy equipment, rims and what appears to be other equipmen  
10/05/2009

EXHIBIT NO. D5

Continuing south from photo #8 using the rims for reference. An area of storage and a huge pile of rubbish debris. - 10/05/2009



Overview of south end of parcel. A building was dismantled and the pile of rubbish and debris in photo located on right side of this photo. - 10/05/2009

CV09-00874 & 00875 Photos taken by CEO Lyon on 05/02/09



1. Starting at the North/left side of the property. Heavy equipment, a pick up and other items remain on the property.
2. Close up of the storage, rubbish and debris that remains with the heavy equipment.



EXHIBIT NO. DL6





3. Continuing to the south/left. Some of the heavy equipment has been removed but the property remains to be used for a storage yard and contains “piles” of “things” that are used and discarded causing me to cite them as rubbish and debris.
4. Close up of the area under the tree in above photo.





5. The concrete remains on the property along with “parts” of equipment along the fence.



CV09-00874 & 75 Photos taken by CEO Morris on 01/31/09 w/CEO Lyon present



1. Overview of the property, south to north.
2. This is about the middle of the property.

EXHIBIT NO. D7

CV09-00874 & 75 Photos taken by CEO Morris on 01/31/09 w/CEO Lyon present



3. The north side fence. Detached tractor accessories are stored here.
4. This is to the south/left of the above photo. Tires and equipment parts, broken concrete.

EXHIBIT NO. D10



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

**NOTICE OF VIOLATION**

TBA

CASE No.: CV 09-00874

THE PROPERTY AT: 20115 6th St., Nuevo APN#:

WAS INSPECTED BY OFFICER: L. Lyon ID#: 42 ON 1/31/09 AT 09:25 am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/>	8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - 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)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input checked="" type="checkbox"/>	17. <u>32.010</u> (RCO 348)	<b>Unpermitted Land Use: Storage Yard</b> Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> - 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>32.010</u> (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than <u>0</u> square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - 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: \_\_\_\_\_

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 2/28/09. 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 **EXHIBIT NO. E**

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



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 09-00875 TBA

THE PROPERTY AT: 20115 6th St, Nuevo APN#:

WAS INSPECTED BY OFFICER: L Lyon ID#: 42 ON 1/31/09 AT 0925am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - 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)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - 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)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Unpermitted Land Use:</b> Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - 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"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 2/28/09. 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

\_\_\_\_\_  
CDL/CID#

\_\_\_\_\_  
D.O.B.

\_\_\_\_\_  
TEL. NO.

**EXHIBIT NO.** E2





John Boyd  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

**AFFIDAVIT OF POSTING OF NOTICES**

Case No. CV09-00875 & CV09-00874

I, Jennifer Morris, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Division  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

2. That on January 31, 2009 at 9:25am, I securely and conspicuously posted 2 Notices of Violation, 1 for each case, at the property described as:

Property Address: 20115 6<sup>th</sup> St., Nuevo  
Assessor's Parcel Number: 426-400-020

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

Executed on February 3, 2009 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: J. Morris  
Jennifer Morris, Code Enforcement Officer

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO. e3



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

COPY

---

## NOTICE OF VIOLATION

February 4, 2009

SEE ATTACHED NOTICE LIST

Re: Case No.: CV09-00874

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20115 6th Street, Nuevo, California, Assessor's Parcel Number 426-400-020, is in violation of Riverside County Code Section(s) (RCC 17.32.010), an Ordinance of the County of Riverside providing for land use planning and zoning regulations and related functions. **Such violation(s) are described as:**

1. Use without Riverside County Planning Department approval - storage yard.
2. Excessive outside storage.

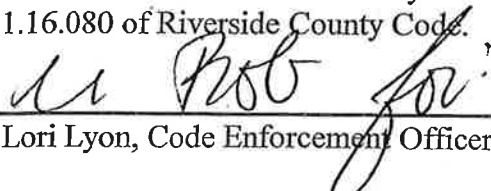
**YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of Riverside County Code by:**

1. Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.
2. Remove all outside storage. None allowed.

COMPLIANCE MUST BE COMPLETED BY March 04, 2009. 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 10 days of service of the Summary of Administrative Costs, pursuant to section 1.16.080 of Riverside County Code.

  
\_\_\_\_\_  
Lori Lyon, Code Enforcement Officer



**PROOF OF SERVICE BY MAIL**

**Case No: CV09-00874**

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 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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 4th day of February, 2009 I served a copy of the papers to which this proof of service is attached, entitled:

**Notice of Violation (RCC 17.32.010)**

**Notice List**


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:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 4th of February, 2009 at RIVERSIDE, CALIFORNIA.

  
Melissa Robles, Code Enforcement Aide

Article #: 7008 1140 0005 0173 8216 ✓  
7008 1140 0005 0173 8209 ✓

U.S. Postal Service™  
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

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

Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762  
CV09-00874 /

PS Form 3800, August

**EXHIBIT NO. 65**

7008 1140 0005 0173 8216 ✓  
7008 1140 0005 0173 8209 ✓



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE LIST / INTERESTED PARTIES

February 4, 2009

RE: Case No.: CV09-00874  
APN No.: 426-400-020  
Address: 20115 6<sup>th</sup> Street, Nuevo, CA 92567

1. Luis M. Andrade  
20115 6<sup>th</sup> Street  
Nuevo, CA 92567
2. Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO. eu

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED



7008 1140 0005 0173 8209

FIRST CLASS



UNITED STATES POSTAGE  
PRIME BOOKS  
02 1M  
0004277091  
\$ 05.320  
FEB 05 2009  
MAILED FROM ZIP CODE 92504

REC'D FEB 09 2009

Luis M. Andrade  
20115 6<sup>th</sup> Street  
Nuevo, CA 92567  
CV09-00874 / LL

90/90/20 90 T 05 826 SIXIN  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
4224025526  
102595-02-M-1540

EXHIBIT NO. 17

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762  
CV09-00874 / LL  
422-400-020

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No

REC'D FEB 10 2009

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0005 0173 8209  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840- – Fax (951) 485-4938

COPY

## NOTICE OF VIOLATION

February 4, 2009

SEE ATTACHED NOTICE LIST

RE CASE NO.: CV09-00875

**NOTICE IS HEREBY GIVEN** that properties owned or controlled by you described as 20115 6<sup>th</sup> Street, Nuevo, California, Assessor's Parcel Number 426-400-020, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

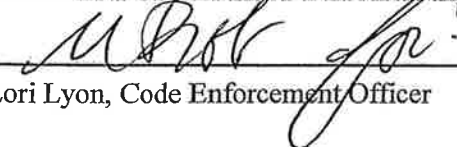
AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days after expiration of the thirty (30) day period.

**NOTICE IS HEREBY GIVEN THAT YOUR FAILURE TO COMPLY TO THIS NOTICE WILL RESULT IN FURTHER CIVIL, CRIMINAL OR ADMINISTRATIVE PROCEEDINGS FOR THE ABATEMENT OF THE PUBLIC NUISANCE AND COULD RESULT IN THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTIES FOR COSTS, INCLUDING ATTORNEYS' FEES, RELATED TO THE ENFORCEMENT OF THE ORDINANCES AND ABATEMENT OF THE VIOLATIVE CONDITIONS. A "NOTICE OF NONCOMPLIANCE" HAS BEEN RECORDED AGAINST THE SUBJECT PROPERTIES.**

**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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS ADDITIONALLY GIVEN** that in accordance with § § 17274 and 24426.5 of the Revenue and Tax Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
Lori Lyon, Code Enforcement Officer

NOV.10- Code Enforcement 10.07

EXHIBIT NO. Et

**PROOF OF SERVICE BY MAIL**

**Case No: CV09-00875**

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 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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 4th day of February, 2009 I served a copy of the papers to which this proof of service is attached, entitled:

**Notice of Violation (RCC 8.120.010)**

**Notice List**


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:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 4th of February, 2009 at RIVERSIDE, CALIFORNIA.

  
Melissa Robles, Code Enforcement Aide

Article #: 7008 1140 0005 0173 8193  
7008 1140 0005 0173 8186

U.S. Postal Service™  
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at www.usps.com®  
**OFFICIAL USE**

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

Postmark Here

Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762  
CV09-00875 / LL

PS Form 3800, August 2

7008 1140 0005 0173 8193  
7008 1140 0005 0173 8186

**EXHIBIT NO.** EA



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE LIST / INTERESTED PARTIES

February 4, 2009

RE: Case No.: CV09-00875  
APN No.: 426-400-020  
Address: 20115 6<sup>th</sup> Street, Nuevo, CA 92567

1. Luis M. Andrade  
20115 6<sup>th</sup> Street  
Nuevo, CA 92567
2. Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762

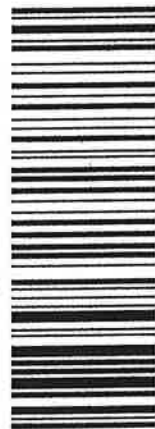
24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO. E10

COUNTY OF RIVERSIDE  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED

7008 1140 0005 0173 8193



FIRST CLASS



UNITED STATES POSTAGE  
 \$ 05.320  
 02 1M  
 0004277091  
 FEB 05 2009  
 MAILED FROM ZIP CODE 92504

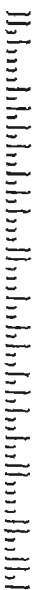
REC'D FEB 09 2009

Luis M. Andrade  
 20115 6th Street  
 Nuevo, CA 92567  
 CV09-00875/LL

NIXIE 923 5C 1 06 02/06/09

RETURN TO SENDER  
 ATTEMPTED - NO. KNOWN  
 UNABLE TO FORWARD

BC: 92557722431 \*0704-12756-05-39



9255707224

102595-02-M-1540

Domestic Return Receipt

PS Form 3811, February 2004

9019 0000 0411 9002

2. Article Number  
 (Transfer from service label)

4. Restricted Delivery? (Extra Fee)  Yes

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

D. Is delivery address different from item 2?  
 If YES, enter delivery address below.

C. Date of Delivery  
 02-09-09

B. Received by (Printed Name)  
 Luis M. Andrade

A. Signature  
 Luis M. Andrade

426

REC'D FEB 09 2009  
 NO 11762

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3: Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luis M. Andrade  
 1647 S. Palm Avenue  
 Ontario, CA 91762  
 CV09-00875/LL  
 426-400-020

EXHIBIT NO. 11



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 - Fax (951) 485-4938

**COPY**

---

## NOTICE OF VIOLATION

June 3, 2009

SEE ATTACHED NOTICE LIST

RE CASE NO.: CV09-00875

**NOTICE IS HEREBY GIVEN** that properties owned or controlled by you described as 20115 6<sup>th</sup> Street, Nuevo, California, Assessor's Parcel Number 426-400-020, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days after expiration of the thirty (30) day period.

**NOTICE IS HEREBY GIVEN THAT YOUR FAILURE TO COMPLY TO THIS NOTICE WILL RESULT IN FURTHER CIVIL, CRIMINAL OR ADMINISTRATIVE PROCEEDINGS FOR THE ABATEMENT OF THE PUBLIC NUISANCE AND COULD RESULT IN THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTIES FOR COSTS, INCLUDING ATTORNEYS' FEES, RELATED TO THE ENFORCEMENT OF THE ORDINANCES AND ABATEMENT OF THE VIOLATIVE CONDITIONS. A "NOTICE OF NONCOMPLIANCE" HAS BEEN RECORDED AGAINST THE SUBJECT PROPERTIES.**

**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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS ADDITIONALLY GIVEN** that in accordance with § § 17274 and 24426.5 of the Revenue and Tax Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

CODE ENFORCEMENT DEPARTMENT

James Pike, Code Enforcement Officer

NOV.10- Code Enforcement 10.07

EXHIBIT NO. EN



**PROOF OF SERVICE BY MAIL**

**Case No. CV09-00875**

I Melissa Robles, 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 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

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 3rd day of June, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 8.120.010)
- Summary of Costs Notification
- Notice List

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:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 3rd of June, 2009, at Moreno Valley, California.



\_\_\_\_\_  
Melissa Robles, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 9215  
7003 1680 0005 3927 9208



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE LIST / INTERESTED PARTIES

June 3, 2009

RE: Case No.: CV09-00875  
APN No.: 426-400-020  
Address: 20115 6<sup>th</sup> Street, Nuevo, CA

1. Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762
2. Luis M. Andrade  
13096 Thistle Brook Drive  
Moreno Valley, CA 92553-0000

426

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

EXHIBIT NO.

ES

CERTIFIED MAIL™



7003 1680 0005 3927 9215



UNITED STATES POSTAGE  
02 1A  
0004632914 JUN 04 2009  
PITNEY BOWES  
\$ 05.54<sup>0</sup>  
MAILED FROM ZIP CODE 92501

R/K  
6/05/09  
R7/16



REASON CHECKED

- Moved, Left No Address
- Forwarding Order Expired
- Unable To Forward
- Attempted - Not Known
- Unclaimed
- Refused
- No Such Street
- No Such Number
- Insufficient Address

REC'D JUN 12 2009

C109 - 00875

426

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED

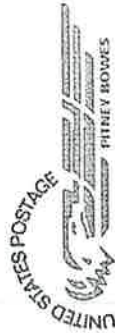
REC'D JUN 08 2009

EXHIBIT NO.

43



7003 1680 0005 3927 9208



02 1A  
0004632914 JUN 04 2009  
MAILED FROM ZIP CODE 92501

\$ 05.54<sup>0</sup>

Luis M. Andrade  
13096 Thistle Brook Drive  
Moreno Valley, CA 92553-0000  
CV09-00875 / JP

*mk*

NIXIE 923 SE 1 06 06/06/09  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

EC: 92557722431 \*2577-00194-04-39

925534000539279208





John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

COPY

---

## NOTICE OF VIOLATION

June 4, 2009

SEE ATTACHED NOTICE LIST

Re: Case No.: CV09-00874

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20115 6<sup>th</sup> Street, Nuevo, California, Assessor's Parcel Number 426-400-020, is in violation of Riverside County Code Section(s) (RCC 17.32.010), an Ordinance of the County of Riverside providing for land use planning and zoning regulations and related functions. **Such violation(s) are described as:**

1. Use without Riverside County Planning Department approval - storage yard.
2. Excessive outside storage.

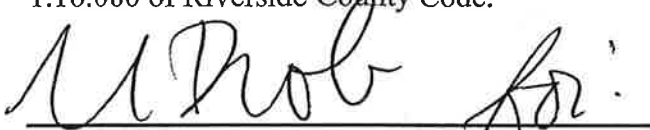
**YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of Riverside County Code by:**

1. Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.
2. Remove all outside storage. None allowed.

COMPLIANCE MUST BE COMPLETED BY July 04, 2009. 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 10 days of service of the Summary of Administrative Costs, pursuant to section 1.16.080 of Riverside County Code.

  
James Pike, Code Enforcement Officer

**PROOF OF SERVICE BY MAIL**

**Case No. CV09-00874**

I Melissa Robles, 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 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

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 4th day of June, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 17.32.010)
- Summary of Costs Notification
- Notice List

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:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 4th of June, 2009, at Moreno Valley, California.



\_\_\_\_\_  
Melissa Robles, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 9161  
7003 1680 0005 3927 9154



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE LIST / INTERESTED PARTIES

June 4, 2009

RE: Case No.: CV09-00874  
APN No.: 426-400-020  
Address: 20115 6<sup>th</sup> Street, Nuevo, CA

1. Luis M. Andrade  
1647 S. Palm Avenue  
Ontario, CA 91762
2. Luis M. Andrade  
13096 Thistle Brook Drive  
Moreno Valley, CA 92553-0000

4216

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

REC'D JUN 15 2009



7003 1680 0005 3927 9154

Luis M. Andrade  
13096 Thistle Brook Drive  
Moreno Valley, CA 92553-000  
CV09-00874/JP



02 1A \$05.540  
0004632914 JUN 05 2009  
MAILED FROM ZIP CODE 92501

NIXIE 929 SE 1 06 08/11/09

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92557722431 \*2577-06235-03-39

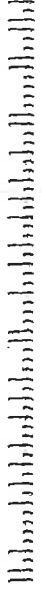


EXHIBIT NO. EW



## Track & Confirm

### Search Results

Label/Receipt Number: **7003 1680 0005 3927 9161**  
Status: **Delivered**

Your item was delivered at 10:56 am on July 02, 2009 in MORENO VALLEY, CA 92557. A proof of delivery record may be available through your local Post Office for a fee.

Additional information for this item is stored in files offline.

[Restore Offline Details >](#)



[Return to USPS.com Home >](#)

### Track & Confirm

Enter Label/Receipt Number.

[Go >](#)



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0314493

06/19/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

062 **M** 062

In the matter of the Property of  
Benjamin A. Ornelas  
Luis M. Andrade

Case No.: CV09-00874  
CV09-00875

**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. 348, (RCC Title 17.32.010) described as Use without Riverside County Planning Department approval - storage yard, Riverside County Ordinance No. 348, (RCC Title 17.32.010) described as Excessive outside storage & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 20115 6<sup>th</sup> Street, Nuevo, CA, and more particularly described as Assessor's Parcel Number 426-400-020 and having a legal description of .53 ACRES NET IN PAR 1 PM 151/065 PM 20503, Records of Riverside County, with the requirements of Ordinance No. 348 & 541 (RCC Title 17.32.010 & 8.120.010).

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 Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer James Pike 951-485-5840.

**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.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 06/08/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, 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.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011

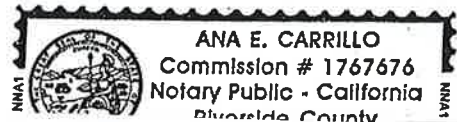


EXHIBIT NO. P

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



February 11, 2010

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

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

Case No.: CV09-00874 & CV09-00875  
APN: 426-400-020  
Property: 20115 Sixth Street, Nuevo

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348, 541 (RCC Title 17, 8) and 725 (RCC Title 1) to consider the abatement of the Excessive Outside Storage and Accumulation of Rubbish located on the SUBJECT PROPERTY described as **20115 Sixth Street, Nuevo, Riverside County, California**, and more particularly described as Assessor's Parcel Number 426-400-020.

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 removing the Excessive Outside Storage and Accumulation of Rubbish from the real property.

SAID HEARING will be held on **Tuesday, March 16, 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 Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising 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

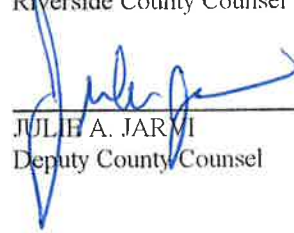
  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO.   G

# NOTICE LIST

Subject Property: 20115 Sixth Street, Nuevo  
Case Nos.: CV 09-00874 and CV 09-00875; APN: 426-400-020; District 5

LUIS M. ANDRADE  
1647 S. PALM AVENUE  
ONTARIO, CA 91762

BENJAMIN ANDRADE  
1647 S. PALM AVENUE  
ONTARIO, CA 91762

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 <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>  <i>Benjamin Andrade</i></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery 2/12/10</span></p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">BENJAMIN ANDRADE 1647 S. PALM AVE ONTARIO, CA. 91762 CV09-00874 *ABT* ANDRADE 2</p> </div>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered        <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail       <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em;">7009 1680 0000 9025 3444</p>
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt <span style="margin-left: 50px;">102595-02-M-540</span></span></p>	

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 <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>  <i>Luis M. Andrade</i></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery 2/12/10</span></p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">LUIS M. ANDRADE 1647 S. PALM AVE. ONTARIO, CA. 91762 CV09-00874 *ABT* ANDRADE 2</p> </div>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered        <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail       <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em;">7009 1680 0000 9025 3451</p>
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt <span style="margin-left: 50px;">102595-02-M-540</span></span></p>	

EXHIBIT NO. 62

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**PROOF OF SERVICE**  
Case Nos. CV09-00874 & CV09-00875

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 February 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 February 11, 2010 at Riverside, California.

  
YADIRA OSEGUERA

**EXHIBIT NO. 6<sup>3</sup>**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

February 17, 2010

RE CASE NO: CV0900874

I, Lori Lyon, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 02/16/10 at 2:10pm, I securely and conspicuously posted NTICE TO CORRECT COUNTY ORDANACE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

**Property Address:** 20115 6TH ST, NUEVO

**Assessor's Parcel Number:** 426-400-020

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

Executed on February 17, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lori Lyon, Code Enforcement Officer

EXHIBIT NO. 64



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

February 17, 2010

RE CASE NO: CV0900875

I, Lori Lyon, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 02/16/10 at 2:10pm, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

**Property Address:** 20115 6TH ST, NUEVO

**Assessor's Parcel Number:** 426-400-020

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

Executed on February 17, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lori Lyon, Code Enforcement Officer