

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

915B



**SUBMITTAL DATE:**  
May 26, 2010

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

**SUBJECT:** Abatement of Public Nuisance [Grading Without a Permit]  
Case No.: CV 08-01054 (ANSTIE)  
Subject Property: 44564 Lewis Valley Road, Hemet;  
APN: 571-080-035  
District Three

**RECOMMENDED MOTION:** Move that:

- (1) The grading without permits on the real property located at 44564 Lewis Valley Road, Hemet, Riverside County, California, APN: 571-080-035, 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]*

L. ALEXANDRA FONG, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(Continued)

<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**

Dept't Recomm.:  Consent  Policy  Policy  
 Per Exec. Ofc.:  Consent  Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: June 8, 2010  
 xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *[Signature]*  
 Deputy

**Prev. Agn. Ref.:** | **District:** 3 | **Agenda Number:**

9.2

- (3) Mervyn Peter Anstie, 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 April 23, 2008. The inspection revealed a hillside excavation and several motorcycle jumps that had been graded on the property deviating from the natural topography in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimated that approximately five hundred eighty five (585) cubic yards of dirt had been graded. A search of Riverside County records indicates that no current permit for grading has been obtained. This creates a public and attractive nuisance.
2. Follow-up inspections on December 16, 2008, October 21, 2009, January 13, 2010, March 9, 2010 and April 13, 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.



1 alleged illegal grading without a permit. THE PROPERTY was open and accessible. Officer Welch  
2 observed a motorcycle track had been built over an eight and one-half (8 ½) acre area and consisted of  
3 approximately 72 burms, jumps and pits. The Officer also observed a hillside excavation. Officer  
4 Welch noted that the area is a Preserve Area with 100% conservation, which was posted within one-half  
5 (1/2) mile of the site. Using the pacing method, Officer Welch measured approximately five hundred  
6 eighty-five (585) cubic yards of dirt had been graded. Officer Welch determined that THE PROPERTY  
7 constituted a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
8 (“RCO”) No 457, Section 4, Subdivision (J)(2), as codified in Riverside County Code (“RCC”) Title 15.

9 6. I am informed and believe and thereon allege that on May 2, 2008, Officer Welch spoke  
10 with Devon Mitchell at his office. Ms. Mitchell stated that she represented KTM, Inc., who sponsored  
11 OWNER’S son, Max Anstie and would be assisting OWNER in clearing the violation. Officer Welch  
12 and Ms. Mitchell discussed the violation and how to clear the violation.

13 7. On May 5, 2008, a Notice of Violation was mailed to OWNER by certified mail, return  
14 receipt requested.

15 8. I am informed and believe and thereon allege that on June 2, 2008, Officer Welch spoke  
16 with Devon Mitchell by telephone. Ms. Mitchell stated that a restoration permit had been obtained.

17 9. I am informed and believe and thereon allege that on December 16, 2008, Officer Ryder  
18 conducted a follow up inspection of THE PROPERTY. THE PROPERTY was open and accessible and  
19 Officer Ryder noted that THE PROPERTY was unchanged from the previous inspection. Officer Ryder  
20 knocked at the residence and was met by OWNER’S son, Max Anstie who informed the officer that his  
21 father was not home. Officer Ryder left a business card and asked OWNER to call him. Later in the  
22 day, OWNER telephoned Officer Ryder and discussed that the restoration permit had expired and the  
23 need to get the permit back to issued status and follow through with the plan regarding this matter.

24 10. I am informed and believe and thereon allege that on March 11, 2009, Officer Ryder  
25 conducted a search of Land Management System (“LMS”) records for a restoration permit on THE  
26 PROPERTY and noted that the permit had been extended to May 28, 2009.

27 11. On October 21, 2009, January 13, 2010 and March 9, 2010, I conducted follow up  
28 inspections of THE PROPERTY. During each inspection, THE PROPERTY was open and accessible

1 with no signs restricting access. I observed that the motorcycle track remained on THE PROPERTY in  
2 violation of RCO No. 457. I conducted an LMS search and found no BHR permit or any other permits  
3 pertaining to THE PROPERTY. On March 9, 2010, I posted a Notice of Violation (RCO No. 457) and  
4 exited THE PROPERTY.

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

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

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

19 15. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
20 of Riverside, State of California, on February 14, 2008, as Instrument Number 2008-0073607, a true and  
21 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

22 16. A review of County records revealed no application for an assessment permit or grading  
23 permit on file for THE PROPERTY.

24 17. A subsequent inspection on April 13, 2010, revealed that THE PROPERTY remained in  
25 violation of RCO No. 457 (RCC Title 15) due to the grading without permits.

26 18. On April 12, 2010, the second notice – "Notice to Correct County Ordinance Violations  
27 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for  
28 June 8, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER by certified

1 mail, return receipt requested and on April 13, 2010, was posted on THE PROPERTY. True and correct  
2 copies of the notice, returned receipt cards, together with the proof of service, and the affidavit of  
3 posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.

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

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

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

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

11 (c) the OWNER or whoever has possession or control of THE PROPERTY be  
12 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and  
13 slope erosion in accordance with the provisions of all applicable County ordinances, including but not  
14 limited to RCO No. 457 (RCC Title 15) within ninety days of the Board's Order to Abate Nuisance;

15 (d) that if THE PROPERTY is not restored so as to prevent offsite drainage and slope  
16 erosion within ninety days of the Board's Order to Abate Nuisance, the County will retain a county  
17 approved contractor to reclaim THE PROPERTY so as to prevent offsite drainage and slope erosion;

18 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and  
19 slope erosion, and payment of all abatement costs, the five year hold on the issuance of building permits  
20 and land use approvals will be released; and

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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 13th day of APRIL, 2010 at MURRIETA, California.

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10 BRETT POLLARD  
11 Code Enforcement Officer  
12 Code Enforcement Department  
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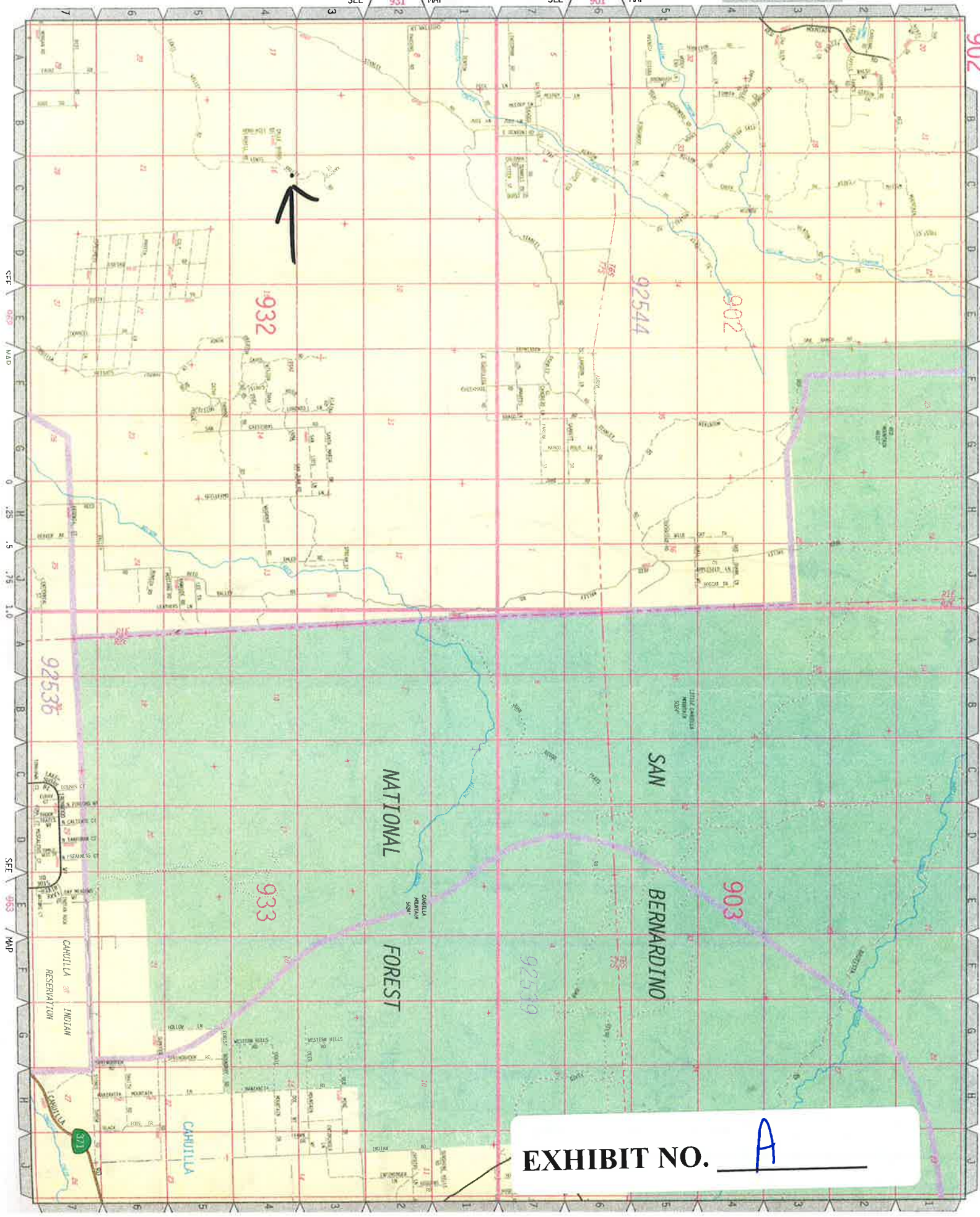


EXHIBIT NO.   A



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

Assessment #571080035-3

Parcel # 571080035-3

<b>Assessee:</b>	ANSTIE MERVYN PETER	<b>Land</b>	137,793
<b>Mail Name:</b>	MERAVES COTTAGE	<b>Structure</b>	114,875
<b>Mail Address:</b>	NEWTOWN NEWBURY	<b>Full Value</b>	252,668
<b>City, State Zip:</b>	BERKSHIRE ENGLAND RG209DL 0	<b>Total Net</b>	252,668
<b>Real Property Use Code:</b>	AM		
<b>Base Year</b>	2005		
<b>Conveyance Number:</b>	0195624		
<b>Conveyance (mm/yy):</b>	3/2004		
<b>PUI:</b>	M020011		
<b>TRA:</b>	71-300		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	SKYLINER, SKYLINE, 2005		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	44564 LEWIS VALLEY RD HEMET CA 92544		

**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

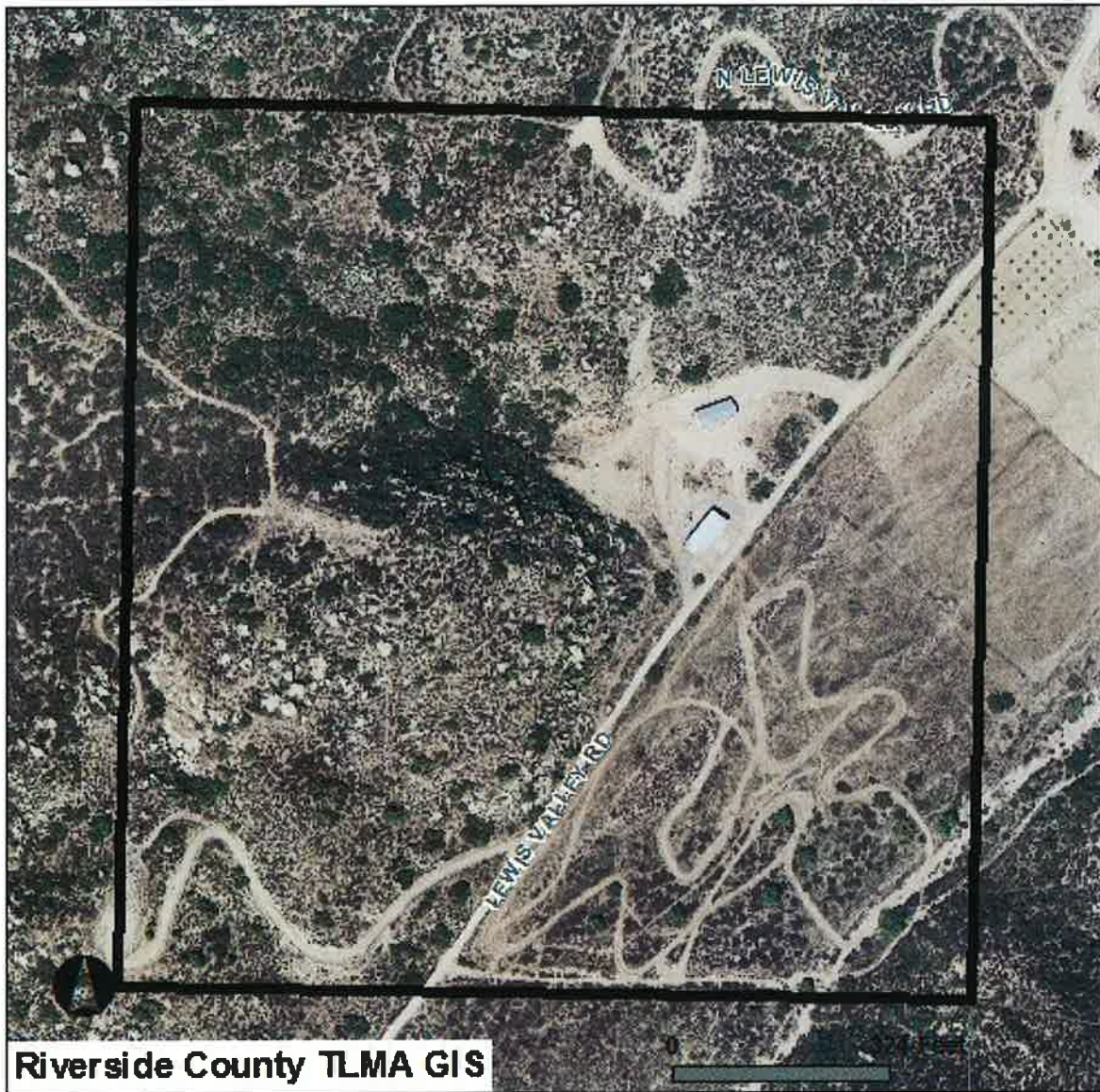
Dated: FEB 17 2010



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

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
571-080-035

**\*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**

571-080-035-3

**OWNER NAME / ADDRESS**

MERVYN PETER ANSTIE  
44564 LEWIS VALLEY RD  
HEMET, CA. 92544

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**EXHIBIT NO.**       B<sup>2</sup>

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 40 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 932 GRID: C3, C4, D3, D4

**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**

T7SR1E SEC 16

**ELEVATION RANGE**

2476/2676 FEET

**PREVIOUS APN**

571-080-028

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RM

**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

**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**  
V

**WRMSHCP CELL NUMBER**  
6063  
6064

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
00866

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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

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**

161

### **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**

SANTA MARGARITA

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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**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## **MISCELLANEOUS**

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### **SCHOOL DISTRICT**

HEMET UNIFIED

### **COMMUNITIES**

SAGE

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE A, 14.36 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044402

**TAX RATE AREAS**

071-300

- 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
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0801054	ABATEMENT	Jan. 31, 2008

**BUILDING PERMITS**

Case #	Description	Status
BMR054820	MH ON PERM FOUNDATION SPA 20-6F	FINAL
BMR050052	SITE PREP FOR 'NEW' MH	FINAL
BEL051762	ELECTRIC TO WELL	VOID
BHR080172	GRADING RESTORATION ASSESSMENT	NORESPNS
BMR054821	MH INSTALLATION/PF 1484 SQFT	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS057462	NOT AVAILABLE	APPLIED
EHW050825	NOT AVAILABLE	APPLIED
EHW041050	NOT AVAILABLE	APPLIED
EHW051121	NOT AVAILABLE	APPLIED
EHS054971	NOT AVAILABLE	APPLIED
EHS040751	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT061758	COC05945	PAID
COC05945	CHANGED TO CONDITIONAL COC FOR (1) PARCEL FOR RES.	APPROVED
MT061757	COC05945	PAID
HANS00866	SFR - 100% CONSERVATION DESCRIBED	APPROVED

REPORT PRINTED ON...Tue Feb 02 16:14:25 2010





# INVOICE

**Order Number:** 21141 **Order Date:** 1/14/2010

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV08-01054/Anna Vasquez  
IN RE: ANSTIE, MERVYN PETER

Product and/or Service ordered for Property known as:	
<b>44564 Lewis Valley Road</b>	
<b>Hemet, CA 92544</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

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

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

**EXHIBIT NO.**     c



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

## Lot Book Report

Order Number: **21141**

**Customer:**

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

Attn: Brent Steele  
Reference: CV08-01054/Anna Vasquez  
IN RE: ANSTIE, MERVYN PETER

Order Date: 1/14/2010  
Dated as of: 1/21/2010  
County Name: Riverside

FEE(s):  
Report: \$114.00

Property Address: 44564 Lewis Valley Road  
Hemet CA 92544

Assessor's Parcel No. : 571-080-035-3

**Assessments:**

Land Value:	\$137,793.00
Improvement Value:	\$114,875.00
Exemption Value:	\$0.00
Total Value:	\$252,668.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
Total Annual Tax	\$2,778.52
Status: Paid through	06/30/2010

## Property Vesting

The last recorded document transferring title of said property

Dated	02/11/2004
Recorded	03/19/2004



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

Order Number: 21141  
Reference: CV08-01054/Anna

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Document No.	2004-0195624
D.T.T.	\$132.00
Grantor	Efrain Antonio Selva and Maria T. Selva, husband and wife as joint tenants
Grantee	Mervyn Peter Anstie, an unmarried man

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Document Type	Conditional Certificate of Compliance No. 5945
Document No.	2005-0401992
Recorded	05/20/2005
Document Type	Notice of Manufactured Home (Mobilehome) or Commercial Coach, Installation on a Foundation System
Document No.	2006-0250876
Recorded	04/07/2006
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Mervyn Peter Anstie
Case No.	CV08-01054
Recorded	02/14/2008
Document No.	2008-0073607
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Mervyn Peter Anstie
Case No.	CV08-01055
Recorded	02/14/2008
Document No.	2008-0073608

## Legal Description

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



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

Order Number: 21141

Reference: CV08-01054/Anna

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THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID LAND IS SHOWN AS PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 57, PAGES 33 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

23-40, 23-41

571-08

T.C.A. 7108  
071-300

POR. T.7S., R.1E.



BK 915

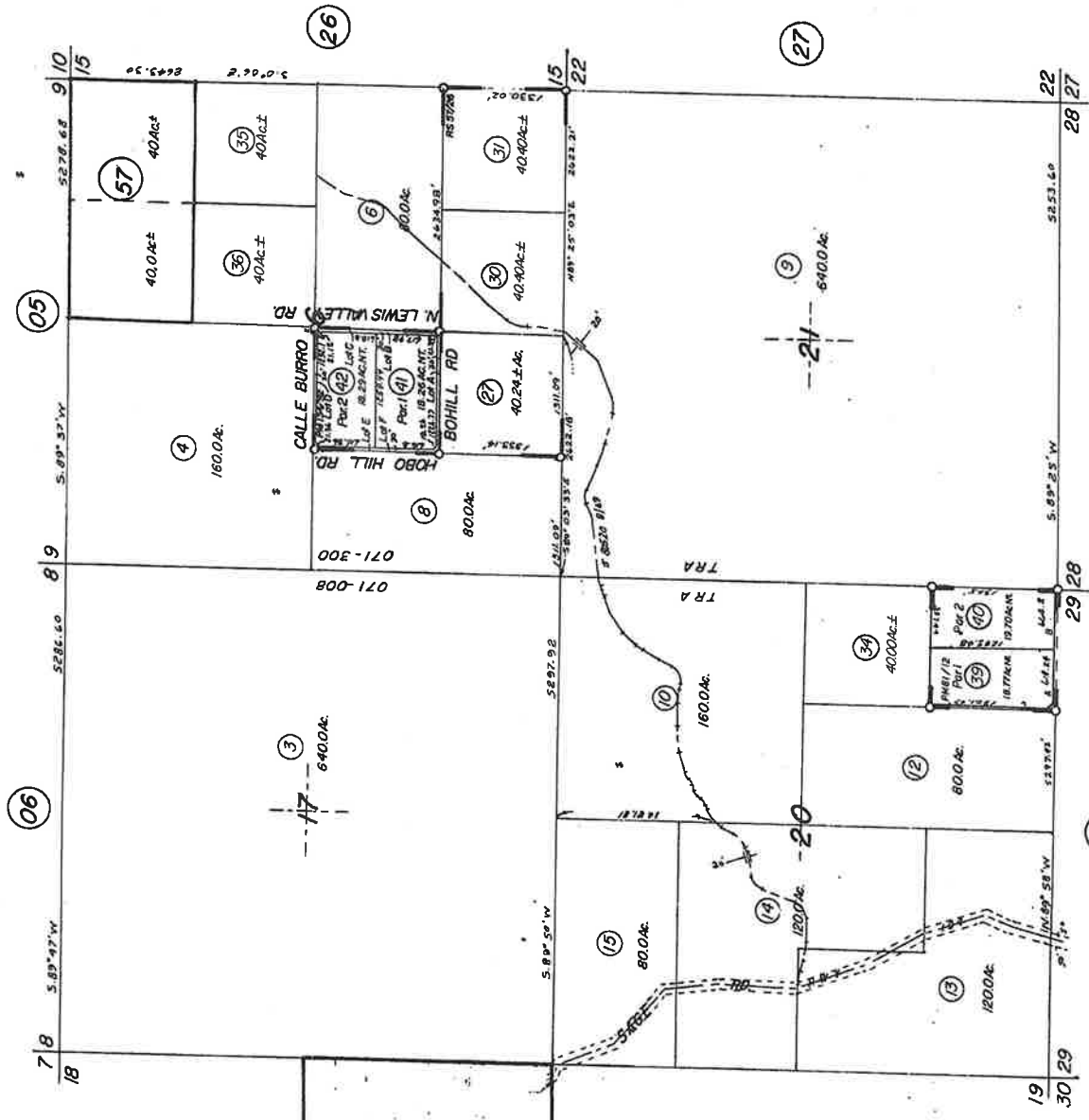
DATE	OLD No.	NEW No.
2/75	1	20, 21
6/75	7	12, 25
8/76	5	24, 25
9/78	20, 21	100-08
1/77	22	28-27
11/77	24	28, 29
6/79	26	30, 31
8-79	15-19	32
"	32	40, 30
1/79	11	35, 34
8/79	28	35, 36
8/80	38	37, 38
10/81	37	39, 37
"	35	40, 37
3/83	25, 29	40, 37
7/86	23	41, 42

DATA G.L.O.  
CO. SUP. SW. 9 Vol. 1  
RS 57/33

R.S. 57/26  
P.M. 81/12, 13 Parcel Map 13565  
P.M. 134/92-95 " 19428

FEBRUARY 1970

ASSESSOR'S MAP BK. 571 PG. 08  
RIVERSIDE COUNTY, CALIF.



ORANGE COAST TITLE CO.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
MERVYN PETER ANSTIE  
MERAVES COTTAGE  
NEWTOWN NEWBURY  
BERKSHIRE ENGLAND, RG 209 DL

DOC # 2004-0195624

03/19/2004 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



R237076-1

M	S	U	PAGE	SIZE	DA	POR	NCCOR	SMF	MSC
	1		2			✓		1	
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

A.P.N.: 571-080-035 TRA #: 071300

Order No.: R-237076-1

Escrow Number: 2-1243

GRANT DEED

23

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$132.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area;  City of \_\_, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
EFRAIN ANTONIO SELVA and MARIA T. SELVA, husband and wife as joint tenants

hereby GRANT(S) to MERVYN PETER ANSTIE, an unmarried man

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

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIPS 7 SOUTH,  
RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF  
500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED AND/OR GRANTED IN THE  
DOCUMENTS RECORDED JUN 28, 1938, IN BOOK 380, PAGES 278, OFFICIAL RECORDS.

SAID LAND IS SHOWN AS PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 57, PAGES 33 OF RECORD OF  
SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GRANT DEED CONTINUED ON NEXT PAGE

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



CONTINUATION OF GRANT DEED

Efrain Antonio Selva  
EFRAIN ANTONIO SELVA

Maria T. Selva  
MARIA T. SELVA

Document Date: February 11, 2004

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On February 17, 2004 before me, Vivian Flores, Notary Public  
personally appeared Efrain Antonio Selva and Maria T. Selva.

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 Vivian Flores

This area for official notarial seal.





GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(909) 486-7000  
<http://riverside.asrcrkrec.com>

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Vivian Flores

Commission #: 1338479

Place of Execution: Riverside

Date Commission Expires: Jan. 24, 06

Date: 3-16-04

Signature: Patti A

Patti Allen for Orange Coast Title Company



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

WHEN RECORDED, RETURN TO:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
WILL CALL

No fee, Section 6103 Government Code  
Benefit of Riverside County Planning Department

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		3						
					1			✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

APN 571-080-035

CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 5945  
(Section 21.2, Ordinance No. 460)



I certify that I have reviewed the following described real property and have determined that its division on **APPROVED DEED RECORDED MARCH 19, 2004** does not comply with the provisions of the Subdivision Map Act and Riverside County land division ordinance that were applicable at that time. The following condition(s) is/are to be fulfilled and implemented prior to subsequent issuance of a permit or other grant of approval for development of the property.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

The real property is located in the County of Riverside, State of California described as follows:

SEE ATTACHED EXHIBIT A

Owner(s) of Record:  
Mervyn Peter Anstie, an unmarried man.

Executed on May 18, 2005 at Riverside, California

Mark Balys, Deputy Planning Director  
County of Riverside Planning Department

COC 05845

EXHIBIT A

The SouthEast Quarter of the NorthEast Quarter of section 16, Townships 7 South, Range 1 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof.



2005-0401992  
05/20/2005 08:00A  
2 of 3

Riverside County  
Robert C. Johnson, Planning Director

By Nancy Littlejohn

State of California  
County of Riverside

On May 18 2005, before me Larry Ward, Assessors-  
County Clerk-Recorder of the County of Riverside, State of  
California, personally appeared Nancy Littlejohn  
known to me to be an authorized agent for the Planning  
Department of Said County of Riverside and the person whose  
name is subscribed to within instrument and acknowledged to  
me that she executed the same as such authorized agent.



County Clerk

By L Coy  
Deputy

Y:Procedures/Recordings/Letter.doc



2005-0401992  
05/20/2005 08:00A  
3 of 3

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAME

STREET ADDRESS

CITY, STATE and ZIP

County of Riverside  
Building & Safety Dept.  
4080 Lemon St., 2nd Fl.  
P. O. Box 1605  
Riverside, CA 92501

Will Call

DOC # 2006-0250876

04/07/2006 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		2						
					1				LM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH, INSTALLATION ON A FOUNDATION SYSTEM

Recording of this document at the request of the local agency indicated is in accordance with California Health and Safety Code Section 18551. This document is evidence that such local agency has issued a certificate of occupancy for installation of the unit described hereon, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

Mervyn Peter Anstie

REAL PROPERTY OWNER/LESSOR

2395 N Camstock

MAILING ADDRESS

Orange

Orange

CA

92865

44564 Lewis Valley Rd

INSTALLATION MAILING ADDRESS, IF DIFFERENT

Hemet

Riverside

CA

92544

Same

UNIT OWNER (if also property owner, write "SAME")

MAILING ADDRESS

CITY

COUNTY

STATE

ZIP

UNIT DESCRIPTION

Skyline Homes Inc.

MANUFACTURER'S NAME

C271-0613-U-B/A

SERIAL NUMBER(S)

12/06/2005

DATE OF MANUFACTURE

56' x 26' 8"

LENGTH X WIDTH

Sky 1402-CT

MODEL NAME/NUMBER

PFS 942960/942961

INSIGNIA/LABEL NUMBER(S)

REAL PROPERTY LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER 571-080-035

The Southeast Quarter of the Northeast Quarter of Section 16, Townships 7 South, Range 1 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, According to the Official Plat Thereof. Said Land is shown as Parcel 4 as shown by map on file in book 57, Pages 33 of record of survey, records of Riverside County, California.

Riverside County Building & Safety

LOCAL AGENCY ISSUING PERMIT and CERTIFICATE OF OCCUPANCY

4080 Lemon St 2nd Floor

MAILING ADDRESS

Riverside

Riverside

CA

92501

BMK 054820

BUILDING PERMIT NO.

(951) 955-1800

TELEPHONE NUMBER

[Signature]

SIGNATURE OF LOCAL AGENCY OFFICIAL

4-7-06

DATE

NONE

DEALER NAME (if not a dealer sale, write "NONE")

DEALER LICENSE NO.



HCD FORM 433(A) Rev. 8/91

WHITE—County Recorder

CANARY—HCD

PINK—Applicant

GOLDENROD—Building Dept.

Public Record



MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH  
INSTALLATION ON A-FOUNDATION SYSTEM  
HCD FORM 433(A) 8/91

The original and three (3) copies of this form are to be completed with all available information at the time a building permit is issued for the installation of a manufactured home (mobilehome) or a commercial coach on a foundation system pursuant to Section 18551 of the Health and Safety Code.

After the installation has been completed, and on the same day the certificate of occupancy has been issued, the local building department shall record this form (completed in full) with the local county recorder.

Upon recordation, the local building department shall transmit a completed copy of this form (green copy), a copy of the certificate of occupancy, fees collected in the amount of \$11 per transportable section, and (if unit currently titled as personal property) all applicable titles, certificates, license plates or decals to:

Department of Housing and Community Development  
Division of Codes and Standards  
Manufactured Housing Section  
Post Office Box 31  
Sacramento, CA 95801 (916) 445-3338

Users who may have questions or need additional information, instructional materials, or reporting forms, regarding foundation system installation requirements or reporting procedures, should contact the Manufactured Housing Section at the address or telephone number shown above.



2006-0250876  
04/07/2006 08:08A  
2 of 2

When recorded please mail to:  
Mail Stop 5155

DOC # 2008-0073607

02/14/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



030



**NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING**

In the matter of the Property of )  
Mervyn Peter Anstie

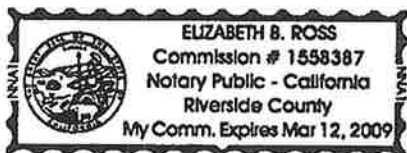
Case No.: CV08-01054

**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, Section 4, (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 44564 Lewis Valley Road, Hemet, CA, and more particularly described as Assessment Parcel No. 571-080-035 and having a legal description of 40.00 Acres M/L in Por NE ¼ of Sec 16 T7S R1E with the requirements of Ordinance No.457, Section 4, (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 Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer Keith Ross (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 CODE ENFORCEMENT

By:

Mark Slocum  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

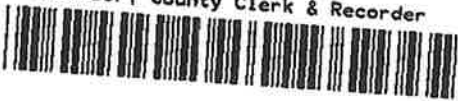
On 02/06/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

When recorded please mail to:  
Mail Stop 5155

DOC # 2008-0073608  
02/14/2008 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



030  
M  
030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Mervyn Peter Anstie

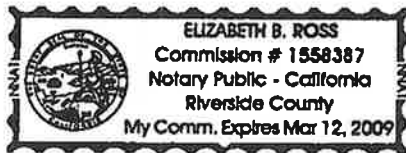
)

Case No. CV08-01055

**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, Sec. 5.1, (RCC Title 17.16.010) described as Illegal Land Use-Motocross Track. Such proceedings are based upon the noncompliance of such real property, located at 44564 Lewis Valley Road, Hemet, CA, and more particularly described as Assessor's Parcel Number 571-080-035 and having a legal description of 40.00 Acres M/L in Por NE ¼ of Sec 16 T7S R1E. Records of Riverside County, with the requirements of Ordinance No. 348, Sec. 5.1, (RCC Title 17.16.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. 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, 39493 Los Alamos Road, Murrieta, CA 92563; Attention Code Enforcement Officer Keith Ross (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.



COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By Mark Slocum  
Mark Slocum  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 02/06/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, 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.

Elizabeth B. Ross

4-23-08

LEWIS VALLEY

CV0801054

ANSIE  
MX TRACK

68 JUMPS + BURMS

1- LARGE EXCAVATION  
AREA INTO HILLSIDE

TOTAL DIRT MOVED 585 CU YD

RIVERSIDE COUNTY GIS

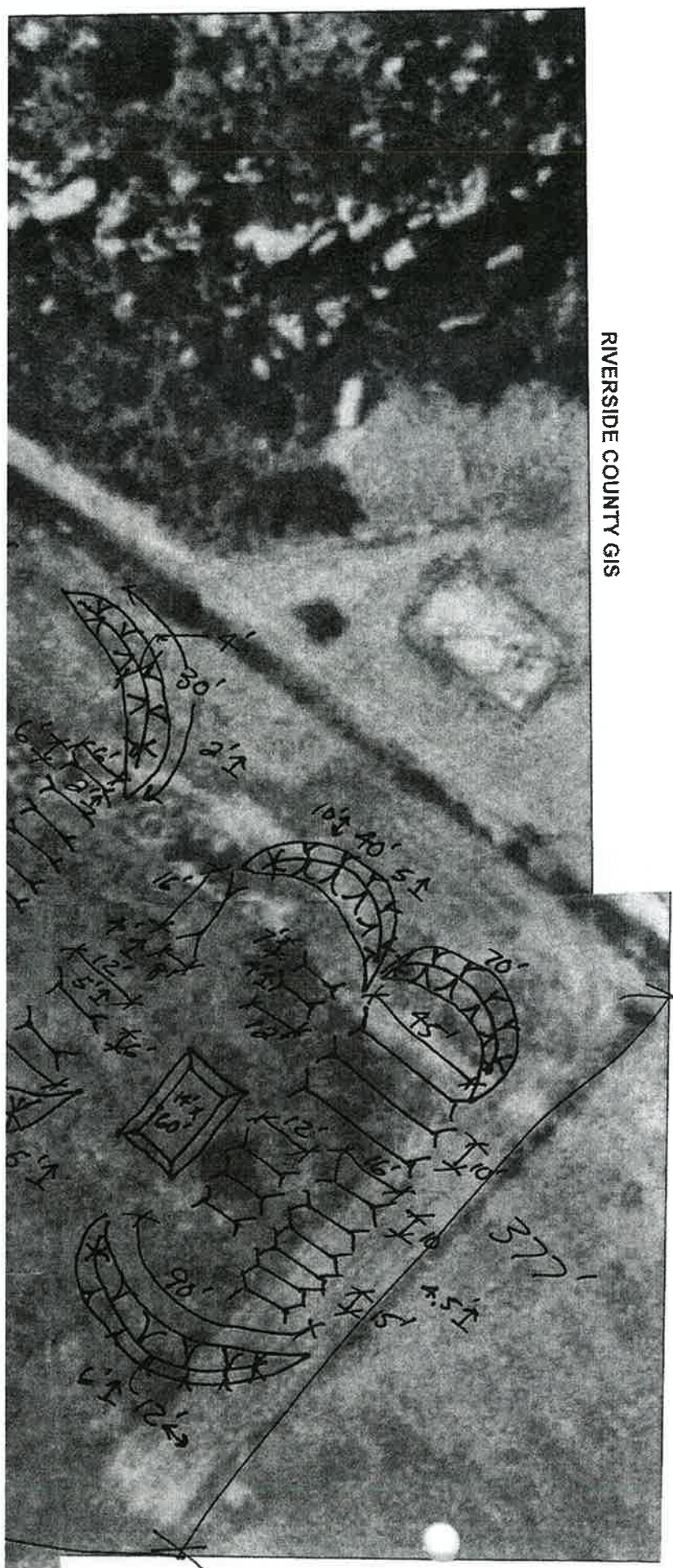
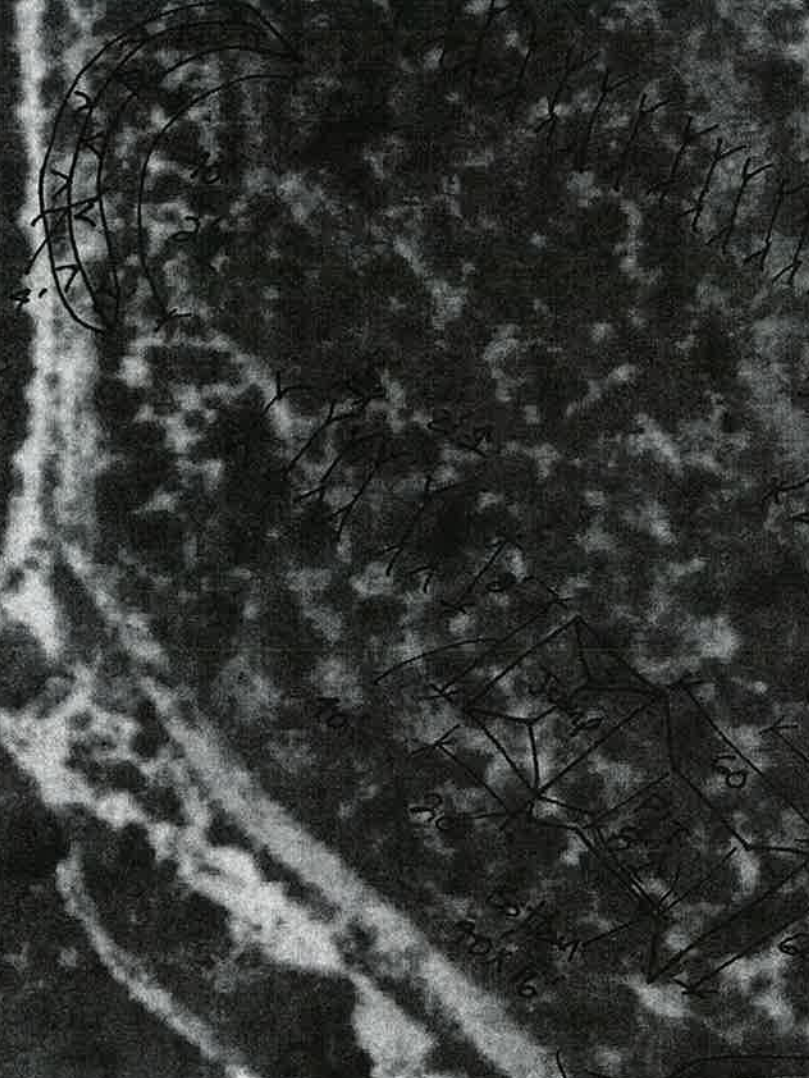
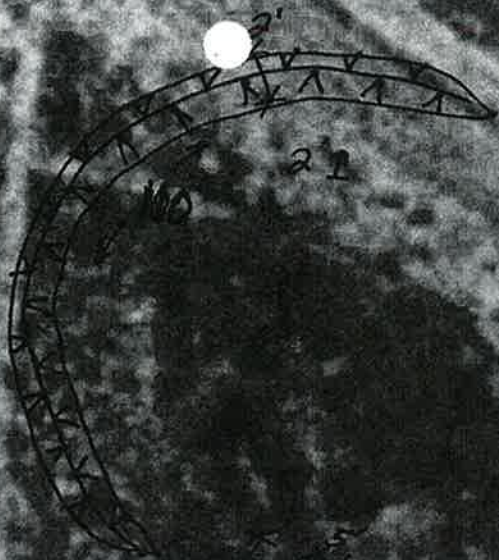


EXHIBIT NO.   D



Approx scale 1:712  
0 59ft



Approx scale 1:712

1:712  
0 59ft

Information is for reference  
or other public records  
necessary and is advised

EXHIBIT NO.

D2

EXCAVATION

40' Hillside  
EXCAVATION

Pit 50

10' x 16' Pit

370'



PHOTOGRAPHIC EVIDENCE CV0801054



R Welch PHOTO # NOTES: Site in progress of being graded. Found by Officer S Stoll



R Welch PHOTO # NOTES:

EXHIBIT NO. D<sup>3</sup>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO #      NOTES: Original posting by Officer K. Ross

**EXHIBIT NO.**     D<sup>+</sup>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch # NOTES: (This picture is from there web site). Panoramic view from dwelling on the hill 1 of 3 This is a protected habitat species area, non disturbance.



R Welch PHOTO # NOTES: 2 of 3

**EXHIBIT NO.** DS



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO # NOTES:



R Welch PHOTO # NOTES: East side of track in reserve area

**EXHIBIT NO.**     D<sub>6</sub>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO # NOTES: Pit with burns on south end 1of5



R Welch PHOTO # NOTES:2of5

**EXHIBIT NO.**   D<sup>1</sup>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO # NOTES: 3of5



R Welch PHOTO # NOTES:4of5 showing excavation

**EXHIBIT NO.**     D<sup>8</sup>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO # NOTES: 5of5



R Welch PHOTO # NOTES: Hillside excavation for track material

**EXHIBIT NO.**     D<sup>9</sup>



**PHOTOGRAPHIC EVIDENCE CV0801054**



R Welch PHOTO # NOTES: Natrual stream bed as it enters property



R Welch PHOTO # NOTES:

**EXHIBIT NO.**           D<sup>10</sup>



# PHOTOGRAPHIC EVIDENCE

TAKEN BY: RRyder      CASE # 08 01054

DATE: 121608

LOCATION: 44564 Lewis Valley Rd.    Hemet

571.080.035



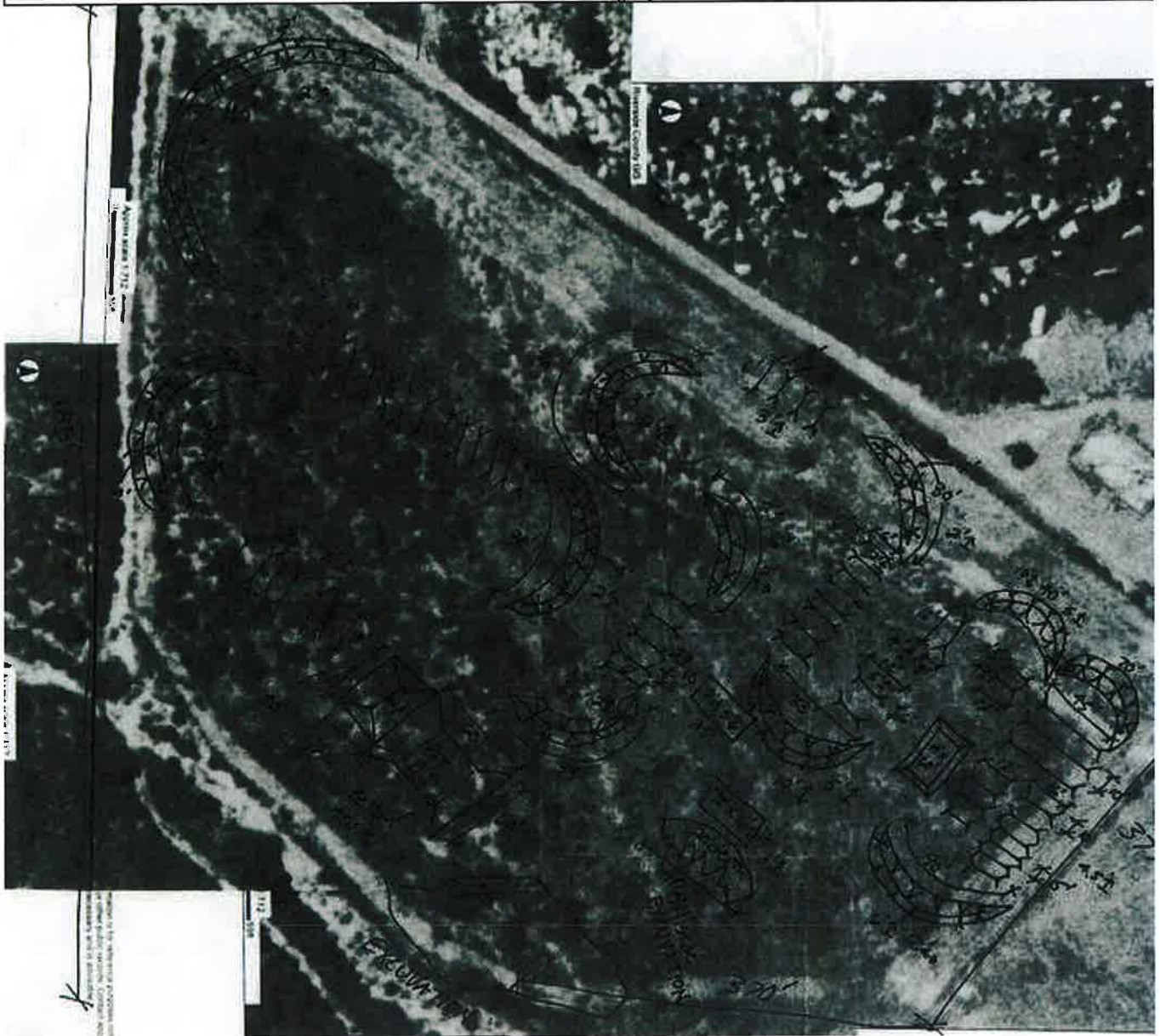
**PHOTO # 1**      NOTES: GWP – Motocross track remains – BHR080172 Expired 113008

EXHIBIT NO.   D"

Code Enforcement Case: CV0801054

Printed on: 02/02/2010

Photographs



img001024.jpg - 10/02/2009

EXHIBIT NO.     D<sup>12</sup>



B Pollard 102109 030.jpg - 10/21/2009

**EXHIBIT NO.** D13





B Pollard 102109 047.jpg - 10/21/2009

EXHIBIT NO. D<sup>14</sup>



Jay E. Orr  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Murrieta District Office  
39493 Los Alamos Road, Suite A  
Murrieta, California 92563  
(951) 600-6140 – Fax (951) 600-6190

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

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

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

February 05, 2008

Mervyn Peter Anstie  
Meraves Cottage  
Newtown Newbury  
Berkshire England RG209DL

Re: Case No.: CV08-01054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 44564 Lewis Valley Road, Hemet, California, Assessor's Parcel Number 571-080-035, is in violation of Riverside County Ordinance 457 (RCC Title 15.12), 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 MARCH 05, 2008.** 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, Subdivision 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 \$109.00 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.

  
\_\_\_\_\_  
Keith Ross, Code Enforcement Officer

**EXHIBIT NO.**     E

**PROOF OF SERVICE BY MAIL**  
**Case No. CV08-01054**

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 39493 Los Alamos Road, 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 5th day of February, 2008 I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION  
RCC 15.12  
(GRADING WITHOUT PERMIT-MOTOCROSS TRACK)  
And Illegal Grading Notification Letter

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:


Mervyn Peter Anstie  
44564 Lewis Valley Road  
Hemet, CA 92544

Mervyn Peter Anstie  
Meraves Cottage  
Newtown Newbury  
Berkshire England RG209DL

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 5th of February, 2008 at MURRIETA, CALIFORNIA.

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

Article Number: 70071490000450190090, 70071490000450190106

**EXHIBIT NO.**     E<sup>2</sup>

**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**

7007 1490 0004 5019 0090

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

Postmark  
Here

**Mervyn Peter Anstie**  
**44564 Lewis Valley Road**  
**Hemet, CA 92544**  
**CV08-01054 KR**

PS Form 3800, August 2000

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Mervyn Peter Anstie</i></p> <p>C. Date of Delivery</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>
<p>1. Article Addressed to:</p> <p><b>Mervyn Peter Anstie</b>  <b>44564 Lewis Valley Road</b>  <b>Hemet, CA 92544</b>  <b>CV08-01054 KR</b></p>	<p>3. <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> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number                      (Transfer from service label)</p> <p>7007 1490 0004 5019 0090</p>	
PS Form 3811, February 2004	Domestic Return Receipt
	102595-02-M-1540

REC'D FEB 11 2006

HEMET CA 92544  
 FEB 7 2006  
 U.S. POSTAL SERVICE

EXHIBIT NO. E3



7007 1490 0004 5019 0106

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

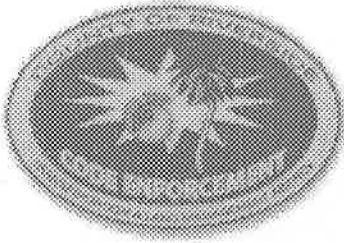
Postmark  
Here

**Mervyn Peter Anstle**  
**Meraves Cottage**  
**Newtown Newbury**  
**Berkshire England RG209DL**  
**CV08-01054 KR**

PS Form 3800, August 2006

EXHIBIT NO. \_\_\_\_\_

E4



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
NOTICE OF VIOLATION**

THE PROPERTY AT: 44564 LEWIS VALLEY RD

CASE No.: CV 08-01054

APN#: 571-080-035

WAS INSPECTED BY OFFICER: B. POLLARD

ID#: 73 ON 030910 AT 1109 AM

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

<input type="checkbox"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.036 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.305 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17._____	Excessive Outside Storage; Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17._____	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input checked="" type="checkbox"/>	15.12.020(h)(2) (RCO 457)	Unapproved Grading/Soil Bearing - 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._____	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17._____	Unpermitted Land Use - _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17._____	Excessive Outside Storage - 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)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		
			<input type="checkbox"/>		
			<input type="checkbox"/>		

COMMENTS: MOOTORCYCLE TRACK

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 070910. 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 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_  PROPERTY OWNER  TENANT  
 CD/CID# \_\_\_\_\_ D.O.B. \_\_\_\_\_ TEL NO \_\_\_\_\_  POSTED

WHITE: VIOLATOR

GREEN: CASP FILE

YELLOW

EXHIBIT NO. E5



Code Enforcement Department  
**County Of Riverside**  
 Murrieta - Hemet District Office  
 43950 E. Acacia, Suite A  
 Hemet, California 92544  
 (951) 791-3600 – Fax (951) 791-3606

John Boyd  
 DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-01054

I, B. Pollard, hereby declare:

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

County of Riverside  
 Code Enforcement Department  
 Murrieta Office (District 3)  
 39493 Los Alamos Road, Suite A  
 Murrieta, CA 92563

2. That on March 9, 2010 at 11:12am., I securely and conspicuously posted a **NOTICE of VIOLATION** for **RCC15.12.020 Unapproved Grading/Clearing(motorcycle track)** at the property described as:

Property Address: 44564 Lewis Valley Road, Hemet, CA 92544

Assessor's Parcel Number: 571-080-036

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

Executed on 030910 at Murrieta, California.

**CODE ENFORCEMENT DEPARTMENT**

By: B. Pollard #73

B. Pollard #73, Code Enforcement Officer

When recorded please mail to:  
Mail Stop 5155

DOC # 2008-0073607

02/14/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



030



**NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING**

In the matter of the Property of )  
Mervyn Peter Anstie

Case No.: CV08-01054

**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, Section 4, (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 44564 Lewis Valley Road, Hemet, CA, and more particularly described as Assessment Parcel No. 571-080-035 and having a legal description of 40.00 Acres M/L in Por NE ¼ of Sec 16 T7S R1E with the requirements of Ordinance No.457, Section 4, (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 Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer Keith Ross (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 CODE ENFORCEMENT

By: [Signature]  
Mark Slocum  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

On 02/06/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, 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.

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



April 12, 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.: CV 08-01054  
APN: 571-080-035; ANSTIE  
Property: 44564 Lewis Valley Road, Hemet

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 44564 Lewis Valley Road, Hemet, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 571-080-035.

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, June 8, 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 957-600-6140 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: 44564 Lewis Valley Road, Hemet  
Case No.: CV 08-01054 APN: 571-080-035; District 3

MERVYN PETER ANSTIE [Via Federal Express]  
MERAVES COTTAGE  
NEWTOWN NEWBURY  
BERKSHIRE ENGLAND RG209DL

MERVYN PETER ANSTIE [Via Certified Mail]  
44564 LEWIS VALLEY RD.  
HEMET, CA 92544

EXHIBIT NO. G<sup>2</sup>



[Package/Envelope](#)   [Freight](#)   [Expedited](#)   [Office/Print Services](#) ★  
[Ship](#) ▶   [Track](#) ▶   [Manage](#) ▶   [Business Solutions](#) ▶

## Detailed Results

[Printer-Friendly](#)   [Get Link](#)   [Help](#)

Enter tracking number

Detailed Results	Notifications
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Tracking no.: 793439625887      Select time format: 12H | 24H      [E-mail notifications](#)

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### Delivered

Initiated   Picked up   In transit   Delivered

**Delivered**  
Signed for by: A.NSTIE

Shipment Dates	Destination
Ship date ⓘ Apr 12, 2010	BERKSHIRE ENGLAND GB
Delivery date ⓘ Apr 14, 2010 11:50 AM	Proof of Delivery ⓘ

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### Shipment Facts [Help](#)

Service type	Priority Envelope	Delivered to	Receptionist/Front Desk
Weight	1.0 lbs/.5 kg	Reference	CV 08-01054; APN: 571-080-035

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### Shipment Travel History [Help](#)

Select time zone:

All shipment travel activity is displayed in local time for the location

Date/Time	Activity	Location	Details
Apr 14, 2010 11:50 AM	<b>Delivered</b>	BERKSHIRE ENGLAND GB	
Apr 14, 2010 7:03 AM	At local FedEx facility	SWINDON GB	
Apr 13, 2010 8:20 PM	In transit	STANSTED GB	Package available for clearance
Apr 13, 2010 8:20 PM	Int'l shipment release	STANSTED GB	
Apr 13, 2010 8:20 PM	At dest sort facility	STANSTED GB	
Apr 13, 2010 3:55 AM	In transit	MEMPHIS, TN	
Apr 13, 2010 2:04 AM	Departed FedEx location	MEMPHIS, TN	
Apr 13, 2010 12:49 AM	Arrived at FedEx location	MEMPHIS, TN	
Apr 12, 2010 6:45 PM	Left FedEx origin facility	ONTARIO, CA	
Apr 12, 2010 5:14 PM	Picked up	ONTARIO, CA	
Apr 12, 2010 4:34 PM	Shipment information sent to FedEx		

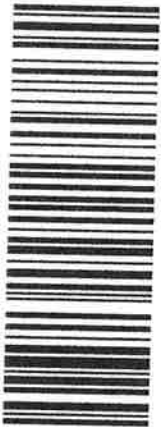


# NOTICE LIST

Subject Property: 44564 Lewis Valley Road, Hemet  
Case No.: CV 08-01054 APN: 571-080-035; District 3

Office of County Counsel  
3960 Orange Street, 5th Floor  
Riverside, CA 92501

**CERTIFIED MAIL™**



7009 3410 0000 1317 6420

MERVYN PETER ANSTIE  
44564 LEWIS VALLEY RD.  
HEMET, CA 92544

NIXIE

923 EE 1 00 05/09/10

RETURN TO SENDER  
UNABLE TO FORWARD

BC: 92501964405

\*2904-04597-12-99

925019644  
3254435841



UNITED STATES POSTAGE  
02 1P  
0003958246 APR 12 2010  
MAILED FROM ZIP CODE 92501  
PITNEY BOWES  
\$ 005.540

4.23-10  
4-22-10

EXHIBIT NO. 64

BR

**PROOF OF SERVICE VIA FACSIMILE**  
**CV08-01054**

I, the undersigned, say 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, Fifth Floor, Riverside, CA 92501-3611.

That on **April 12, 2010**, I served a copy of the following listed documents:

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

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

**PLEASE SEE ATTACHED NOTICE LIST**

- FIRST CLASS MAIL.** I am "readily familiar" with this 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. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- OVERNIGHT MAIL.** I am "readily familiar" with this office's practice of collection and processing correspondence for overnight mailing. Under that practice, it would be deposited in a box or facility regularly maintained by the express service carrier in an envelope or package designated by the express service carrier in the ordinary course of business.
- 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.

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

Executed on **April 12, 2010**, at Riverside, California.

  
\_\_\_\_\_  
**BRENDA G. PEELER**

**EXHIBIT NO.** 6<sup>5</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

April 13, 2010

RE CASE NO: CV0801054

I, Ariana Meza, 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 04/13/2010 at 12:13pm, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance, Notice List and Proof of Service at the property described as:

**Property Address:** 44564 LEWIS VALLEY RD, HEMET

**Assessor's Parcel Number:** 571-080-035

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

Executed on April 13, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Ariana Meza, Code Enforcement Technician

**EXHIBIT NO.** 66