

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

913B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: Statement of Expense [Case No. CV 08-03022]
Subject Property: 1 Parcel on Casa Bonita Ave., Canyon Lake; MENNEALY
APN: 351-094-004
District Three

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be two thousand, five hundred, seventy-six dollars and fifty cents (US \$2,576.50);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 541(RCC Chapter 8.120) and 725(RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

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

C.E.O. RECOMMENDATION: APPROVE

BY: *[Signature]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: Buster

Date: June 8, 2010

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

Kecia Harper-Ihem

Clerk of the Board

BY: *[Signature]*

Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

9.7

Departmental Concurrence

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

Statement of Expense [Case No. CV 08-03022]

Subject Property: 1 Parcel on Casa Bonita Ave., Canyon Lake; MENNEALY

APN: 351-094-004

District Three

The Riverside Code Enforcement Department issued a Notice of Violation on June 25, 2008. Additionally, a Notice of Violation and Order to Remove Rubbish was issued on June 25, 2008. After expiration of the thirty-day (30) stay of execution of the Order to Remove, on or about Nov. 4, 2008, the rubbish and debris located on the subject property was abated under direction of the Riverside County Code Enforcement Department.

The property has a delinquent tax status as of 2008.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



Principal Deputy
KATHERINE A. LIND

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

May 20, 2010

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties
(See Attached Proof of Service)

Subject Property: 1 Parcel on Casa Bonita Ave., Canyon Lake
Case No.: CV 08-03022; MENNEALY
APN: 351-094-004


NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, June 8, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish on your real property commonly described as 1 Parcel on Casa Bonita Ave., Canyon Lake, Riverside County, California and more particularly described as Assessor's Parcel Number 351-094-004.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand, five hundred, seventy-six dollars and fifty cents (US \$2,576.50)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel


L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-03022
OWNER: DANIEL J MENNEALY & ELSA MENNEALY
SITUS: 1 PARCEL ON CASA BONITA AVE., CANYON LAKE, CA 92587
APN: 351-094-004-0
SUPERVISORIAL DISTRICT: 3
AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
 541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/28/08 - 11/04/08	CV08-03022: Officers- Bustillos / Meza - Field Investigation/File Maintenance	1.1	\$90.20
06/29/09	Officer research, report writing, records preparation & processing		\$163.50
06/29/09	Prepare release documentation		\$63.50
SUBTOTAL CODE ENFORCEMENT COSTS			\$317.20
	COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs	1.4	\$195.30
	CONTRACTOR SERVICES-		
10/31/08	Visions West Inc. - Property clean-up		\$1,950.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
TOTAL COSTS DUE			\$2,576.50

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

Executed this 15th day of April, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department



Track & Confirm

Search Results

Label/Receipt Number: **7009 3410 0000 1318 2919**
Service(s): **Certified Mail™**
Status: **Delivered**

Your item was delivered at 10:29 AM on May 22, 2010 in POMONA, CA 91769.

Detailed Results:

- **Delivered, May 22, 2010, 10:29 am, POMONA, CA 91769**
- **Notice Left, May 21, 2010, 3:22 pm, POMONA, CA 91767**

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

7009 3410 0000 1318 2919

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	\$ 1.44	Marked 5/20/10 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

Sent To

DANIEL J MENNEALY

Street or PO: ELSA C MENNEALY

City, State, ZIP+4: 1375 SINGING WOOD AVENUE
POMONA CA 91767

PS Form 3800, August 2006 Instructions

PROOF OF SERVICE

Case No. CV 08-03022

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, 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, 5th Floor, Riverside, California 92501.

That on May 20, 2010, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- STATEMENT OF EXPENSE WORKSHEET

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

DANIEL J MENNEALY
ELSA C MENNEALY
1375 SINGING WOOD AVENUE
POMONA CA 91767

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 May 20, 2010, at Riverside, California.



BRENDA G. PEELER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

May 21, 2010

RE CASE NO: CV0803022

I, Vicky Jordan, 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 5/21/2010 at 10:06 AM, I securely and conspicuously posted Notice of Hearing RE: Statement of Expense at the property described as:

Property Address: 1 parcel on Casa Bonita Ave , Canyon Lake

Assessor's Parcel Number: 351-094-004

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

Executed on May 21, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Vicky Jordan, Code Enforcement Technician

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case No. CV 08-03022]
Subject Property: 1 Parcel on Casa Bonita Ave., Canyon Lake; MENNEALY
APN: 351-094-004
District: Three

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: June 8, 2010

Statement of Expense Worksheet with Supporting Documents	Exhibit A
Notice of Violation (including Proofs of Service, Affidavits of Posting and Return Receipts) Dated: June 25, 2008.....	Exhibit B
Notice of Violation and Order to Remove Rubbish dated: Apr. 25, 2008, July 16, 2008, June 25, 2008	Exhibit C
Notice of Noncompliance	Exhibit D
Notice of Abatement Lien	Exhibit E
Assessment-Roll For The Year 09/10 And Geographic Information System, May 19, 2010.....	Exhibit F



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-03022

OWNER: DANIEL J MENNEALY & ELSA MENNEALY

SITUS: 1 PARCEL ON CASA BONITA AVE., CANYON LAKE, CA 92587

APN: 351-094-004-0

SUPERVISORIAL DISTRICT: 3

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)

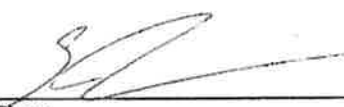
Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/28/08 - 11/04/08	CV08-03022: Officers- Bustillos / Meza - Field Investigation/File Maintenance	1.1	\$90.20
06/29/09	Officer research, report writing, records preparation & processing		\$163.50
06/29/09	Prepare release documentation		\$63.50
SUBTOTAL CODE ENFORCEMENT COSTS			\$317.20
	COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs	1.4	\$195.30
10/31/08	CONTRACTOR SERVICES- Visions West Inc. - Property clean-up		\$1,950.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
TOTAL COSTS DUE			\$2,576.50

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

Executed this 15th day of April, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department

BILL DATE	ENT / BILL MAT	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
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Subtotal		0	0		
Add					
	N/A CV0803022	0	0		Mailing Expense
	4/15/2010 CV0803022	0.9	125.55		Prepare case for SOE Hearing
	6/8/2010 CV0803022	0.5	69.75		Attend SOE Hearing
Total		1.4	195.3		

EXHIBIT NO. A2

Case Labor Audit

APN: 351-094-004
 Property Address:
 Requestor Name:

Date Prepared: 06/12/09
 Prepared by: RMCortez

Case Name : A/R (Ord. # 541.50)

		ZCV0803022									
LaborDate	CaseNumber	Name	Work Performed	Time	Labor	Charge	Unsuppported	Time	Charge	Time	Adjusted
					Rate			Charges			Charge
7/28/2008	ZCV0803022	Bustillos, Anita M	Site Visit Follow up	0.2	82	\$16.40				0.2	\$16.40
9/17/2008	ZCV0803022	Bustillos, Anita M	Site Visit Follow up	0.8	82	\$65.60				0.8	\$65.60
9/17/2008	ZCV0803022	Meza, Ariana L	Admin Work	0.8	82	\$65.60		0.80	\$65.60		
11/4/2008	ZCV0803022	Bustillos, Anita M	Site Visit Follow up	0.1	82	\$8.20				0.1	\$8.20
6/25/2008	ZCV0803022	Bustillos, Anita M	Initial Site Visit - not in case labor log	0	0	\$0.00					
Total Charges				1.90		155.80	0.00	0.80	65.60	1.10	90.20

Sub Total	155.80
Admin Charge	65.60
Unsupport charge	0.00
Adjusted case labor	90.20
Adm Fees	163.50
Admin Citation	0.00
Release of NONC	63.50
Contractor's Invoice	1,950.00
Total	2,267.20

Admin. Citation Details:	Number	Amount	Sub Total
Dated			155.80
Admin Charge			65.60
Unsupport Charge			0.00
Adjusted case labor			90.20
Admin Fee			163.50
Admin Citation			0.00
Release of NONC			63.50
Contractor's Invoice > Vizion's West, Inc.			1,950.00
Total	1.10	2,267.20	0.00

VIZION'S WEST, INC.

Invoice

29226 Avenida Gaviota
Quail Valley, CA 92587
(951)244-3050 Phone ~ (951)244-8359 Fax
CLSB:812067 (B, C-21, C-17 ASB), DOSH 837

DATE	INVOICE #
10/31/2008	08-1807

BILL TO
County of Riverside TLMA-Accounts Payable PO Box 1605 Riverside CA 92502-1605

JOB SITE ADDRESS
Purchase Order: TLA0038659 APN: 351-094-004 Casa Bonita Avenue, Canyon Lake Case #CV0803022 RFQ #44-241B (IG:867 [932 F:2])

P.O. NUMBER	TERMS
TLA0038659	Due on receipt

ITEM CO...	SCOPE OF WORK	AMOUNT
Clean Up	<p>Performed, and completed clean-Up of vacant parcel off of Casa Bonita Avenue, APN: 351-094-004, as called out in Appendix A of RFQ #44-241B</p> <p>(Location: 1 Parcel North of 23739 Casa Bonita Avenue)</p> <p>Contact: Charlene McNair, Buyer (951) 955-1858 Anita Castillos, Code Officer (951) 712-3686</p> <p>Purchase Order: TLA0038659 Case #CV0803022</p>	1,950.00
<p>Conditional release included with invoice</p> <p>All work is complete!</p>		Total \$1,950.00

PAYMENT APPROVAL	
DeptID	3140100000
Account	525440
Project	2CV08-03022
Signature	
Date	11/6/08

RECEIVED
OCT 31 2008

TLMA PURCHASING

EXHIBIT NO. A4



INVOICE

Order Number: 21389 **Order Date:** 3/23/2010

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV08-03022 / Brenda Peeler
IN RE: MENNEALY, DANIEL J.

Product and/or Service ordered for Property known as: Vacant Land	
DESCRIPTION: Lot Book Report	FEE: \$114.00
TOTAL DUE:	\$114.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. AS

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CV08-13022
CASE NO.: _____ APN 351-094-004

THE PROPERTY AT A Parcel on Casa Bonita Ave.
WAS INSPECTED AT 4:45 am/pm ON 6/25/08
BY ARBUJILLOS/317

(Name of Inspector or Investigator/ Badge No.)

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

CODE 8.20.00 SECTION ORD. 54.5
Accumulated Rubbish

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
Remove all Rubbish & Dispose
of it in an approved legal
landfill.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7/25/08 FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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 \$ 82 AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

A. Bustillos

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

-POSTED-

DATE: 6/25/08

EXHIBIT NO. B



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

Jay E. Orr
DIRECTOR

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-03022

I, **Anita Bustillos**, hereby declare:

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

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

2. That on JUNE 25, 2008 at **1445 HRS.**, I securely and conspicuously posted **the fiield NOV, typed NOV, a NonComp and a Do Not Dump Refuse sign** at the property described as:

Property Address: A PARCEL ON RANCHO DR., CANYON LAKE, CA

Assessor's Parcel Number: 351-094-004

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

Executed on JUNE 27, 2008 at Murrieta, California.

CODE ENFORCEMENT DEPARTMENT

By: *A. Bustillos*

, Code Enforcement Technician



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

NOTICE OF VIOLATION AND ORDER TO REMOVE RUBBISH

JUNE 25, 2008

Daniel J. & Elsa C. Mennealy
1375 Singing Wood Ave.
Pomona, CA 91767

RE: A Vacant Parcel on Case Bonita Ave., Canyon Lake, CA
Case Number: CV08-03022

YOU ARE HEREBY NOTICED that the Riverside Code Enforcement Department has determined that conditions exist on the above-described real property which is further described as Assessor's Parcel No. 351-094-004, ("your property") which violate Riverside County Ordinance (RCO) No. 541.5, in that an unlawful accumulation of rubbish, trash, debris or other items dangerous or injurious to the health and welfare of persons or the environment is being maintained or permitted to exist thereon, constituting a public nuisance.

Due to the seriousness of the threat to public health, safety and welfare, a NOTICE OF NONCOMPLIANCE IS BEING RECORDED AGAINST YOUR PROPERTY, a copy of which is attached hereto.

YOU ARE ORDERED TO ABATE THE PUBLIC NUISANCE WITHIN THIRTY (30) DAYS. You are further ordered to bring your property into compliance with RCO 541.5 by removing all rubbish, trash, debris or other dangerous or injurious items from your property and depositing said items at a landfill, transfer station or collection site lawfully permitted to receive and dispose of such items. WARNING: THIS IS AN ORDER TO ABATE RUBBISH AND DEBRIS ONLY. DO NOT GRADE, DISC, OR OTHERWISE CLEAR THE PROPERTY OF NATURAL VEGETATION AS THIS MAY RESULT IN ADDITIONAL VIOLATIONS OF RIVERSIDE COUNTY ORDINANCES 457, 484, 742 OR 754 RELATING TO GRADING WITHOUT REQUIRED PERMITS, BLOWING SAND REGULATIONS, FUGITIVE DUST CONTROL AND NPDES. Please be advised that nothing in this paragraph supersedes or eliminates any order you have received from another County department or agency. If you have received an order from any other agency you believe conflicts with this notice, or have questions, please contact the Code Enforcement Officer named below at the telephone number provided.

By receipt of this Order, you are noticed that an administrative proceeding to abate a public nuisance has been initiated against you and your property, thus administrative abatement costs have commenced accruing, including but not limited to investigative and enforcement costs. You are liable for the full repayment of these costs to the County of Riverside, together with actual costs to remove all rubbish,

NOV.45 – Code Enforcement 10.07

EXHIBIT NO.

trash or debris and attorneys' fees, if applicable. Furthermore, these costs will be recorded as a lien via special assessment against your property. Failure to bring your property into compliance with RCO No. 541.5 could further subject you, as the owner or person in possession, to civil, administrative, and criminal penalties.

YOU HAVE A RIGHT TO OBJECT TO THIS NOTICE WITHIN THIRTY (30) DAYS and request a hearing in front of the Riverside County Board of Supervisors by making a written request addressed to Code Enforcement Department, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Technician A. Bustillos and postmarked no later than JULY 25, 2008.

IF YOU DO NOT REQUEST A HEARING, the public nuisance on your property will be abated by Riverside County Code Enforcement without further notice. A private, independent contractor will be hired to clear your property and you will be liable for all abatement costs, including administrative costs and attorneys' fees as defined in RCO 451.5.

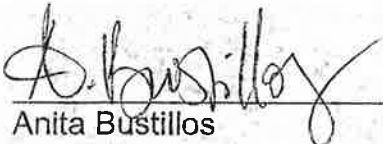
IF A HEARING IS REQUESTED by you, further notice of the date and time of the hearing will be mailed to you. During the hearing, Code Enforcement Officers will present oral and/or documentary evidence to the Board of Supervisors as to why a public nuisance is deemed to exist on your property. You, your representatives or any interested person may also testify at the hearing and submit evidence regarding the conditions of your property.

At the end of the initial thirty (30) day period, or after a hearing in which an Order to Abate is issued against you and your property, the County Enforcement Officer shall immediately abate the violating conditions by use of a private, independent contractor. Thereafter, an Abatement Bill will be mailed to you demanding immediate payment for the costs of abatement, together with administrative costs and attorneys' fees. If the costs are not paid within fifteen (15) days of mailing, the costs shall become a recorded lien against your property and collected as a special assessment with the property taxes.

The Abatement Bill and Notice of Hearing, if a hearing is requested by you, will be mailed to you at the address listed on this notice. IF YOU REQUEST A DIFFERENT MAILING ADDRESS TO BE USED, you must make this request in writing to the undersigned prior to the expiration of the initial thirty (30) day time period.

YOU ARE ENCOURAGED TO IMMEDIATELY CONTACT the Code Enforcement Officer in writing or call (951) 600-6140 to discuss resolution of this matter.

CODE ENFORCEMENT DEPARTMENT



Anita Bustillos

Code Enforcement Technician



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

**REQUEST FOR
HEARING BEFORE THE
BOARD OF SUPERVISORS**

JUNE 25, 2008

Daniel J. & Elsa C. Mennealy
1375 Singing Wood Ave.
Pomona, CA 91767

Case Number: CV08-03022

I, _____, hereby request a Hearing before the Board of Supervisors
(Please PRINT your name here)
regarding the accumulated rubbish case.

Signed: _____ Date: _____
(Please SIGN your name here)

Mailing Address: _____

Daytime Phone Number: _____

PROOF OF SERVICE BY MAIL

Case No. CV08-03022

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is

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

That on the 26th of JUNE, 2008, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION AND ORDER TO REMOVE RUBBISH
COPY OF NOTICE OF NONCOMPLIANCE

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:

Daniel J. & Elsa C. Mennealy
1375 Singing Wood Ave.
Pomona, CA 91767

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 26TH of JUNE, 2008 at MURRIETA, California.


ANITA BUSTILLOS, Code Enforcement TECHNICIAN

7003 3110 0005 499 9973

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)	
Total Post	

Postmark Here

Sent To
Daniel J. & Elsa C. Mennealy
1375 Singing Wood Ave.
Pomona, CA 91767
CV08-03022 / AMB

Street, Apt. or PO Box /
City, State,

PS Form 3800, June 2002 See Reverse for Instructions

EXHIBIT NO. C3

When recorded please mail to:
5155

DOC # 2008-0398279
07/21/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



053 M 053

NOTICE OF NONCOMPLIANCE

In the matter of the Property of Daniel J. & Elsa C. Mennealy) Case No. CV08-03022

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.541.5, (RCC Title 8.120) described as ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at A PARCEL ON CASA BONITA AVE., CANYON LAKE, CA, and more particularly described as Assessor's Parcel Number 351-094-004 and having a legal description of LOT 104 MB 035/019 QUAIL VALLEY HOMES TR, Records of Riverside County, with the requirements of Ordinance No. 541.5, (RCC Title 8.120).

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 Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Technician A. Bustillos, (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 [Signature]
Mark Slocum
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 07/10/08 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.

[Signature]



Commission # 1558387 Comm. Expires March 12, 2009

EXHIBIT NO. D

When recorded please mail to:
County of Riverside
Code Enforcement: Administration
4080 Lemon St.
Riverside, CA. 92501, 12th floor

Mail Stop# 1012
ATTN: Wen Chen

DOC # 2010-0014001
01/13/2010

Customer Copy Label

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

Larry W Ward

County of Riverside
Assessor, County Clerk & Recorder

NOTICE OF ABATEMENT LIEN

In the matter of the Property of)

DANIEL J. MENNEALY)
ELSA C. MENNEALY)

Case No.: CV08-03022

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of accumulated rubbish which constituted violations of Riverside County Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); that such proceedings were based upon the noncompliance of such real property, located at 1 Parcel on Casa Bonita Ave., Canyon Lake, CA 92587, and more particularly described as Assessor's Parcel Number 351-094-004-0, having a legal description of LOT 104 MB 035/019 QUAIL VALLEY HOMES T, with the requirements of Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as 1 Parcel on Casa Bonita Ave., Canyon Lake, CA 92587; the name and mailing address of the record owners are Daniel J. Mennealy, Jr and Elsa C. Mennealy located at 1375 Singing Wood Ave., Pomona, CA 91767.

Pursuant to Riverside County Ordinance No. 541, Section 8(b) (RCC 8.120.080(B)), the real property identified as 1 Parcel on Casa Bonita Ave., Canyon Lake, CA 92587 and Assessor's Parcel Number 351-094-004-0 constituted a public nuisance due to the accumulation of rubbish on the property. Notice was posted and mailed via certified mail to the owner of the real property as such person's name and address appear on the last County Equalized Assessment Roll, identifying the accumulation of rubbish. The administrative abatement process concluded on 11/4/2008 with the abatement of all accumulated rubbish. A Summary of Cost in the amount of \$2,267.20 was mailed to the real property owner and a Notice of Non-Compliance has been recorded against the property. By failing to pay the amount indicated on the Summary of Cost, and pursuant to Riverside County Ordinance No. 541, Section 8(g) (RCC 8.120.080(G)), a lien has been imposed on the above described real property in the amount of the abatement costs and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Wen Chen
Wen Chen
Code Enforcement Administration

Copy

ACKNOWLEDGMENT

State of California)
County of Riverside) SS.

On JAN 13 2010 before me, Jeremy Murphy, Notary Public, personally appeared Wen Chen 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.

Jeremy Murphy (Seal of Notary)

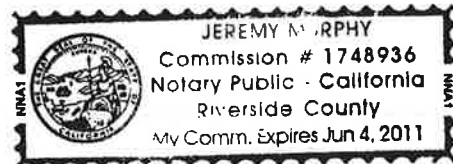


EXHIBIT NO. E

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

Assessment #351094004-0		Parcel # 351094004-0	
Assessee:	MENNEALY DANIEL J	Land	36,414
Assessee:	MENNEALY ELSA C	Full Value	36,414
Mail Address:	1375 SINGING WOOD AVE	Total Net	36,414
City, State Zip:	POMONA CA 91767		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0775043		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	26-172		
Taxability Code:	0-00		
ID Data:	Lot 104 MB 035/019 QUAIL VALLEY HOMES TR		

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 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: MAR 25 2010



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

EXHIBIT NO. F

RIVERSIDE COUNTY GIS



Selected parcel(s):
351-094-004

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 REPORT

APNs

351-094-004-0

OWNER NAME / ADDRESS

DANIEL J MENNEALY
ELSA MENNEALY
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
1375 SINGING WOOD AVE
POMONA CA. 91767

EXHIBIT NO. F²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 35/19
SUBDIVISION NAME: QUAIL VALLEY HOMES TR
LOT/PARCEL: 104, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.17 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 867 GRID: F2

CITY BOUNDARY/SPHERE

CITY OF MENIFEE
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: OCT. 1, 2008
LAFCO CASE #: 2007-40-3&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR4W SEC 36

ELEVATION RANGE

1452/1456 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

AREA PLAN (RCIP)

SUN CITY / MENIFEE VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

QUAIL VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: QUAIL VALLEY
AMENDMENT NUMBER: 1
ADOPTION DATE: APR. 25, 2006
ACREAGE: 1937 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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 A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SUN CITY/MENIFEE

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
65B

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

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
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.

MISCELLANEOUS

SCHOOL DISTRICT
MENIFEE UNION & PERRIS UNION HIGH

COMMUNITIES
QUAIL VALLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
QUAIL VALLEY #86 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)
ZONE B, 31.76 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042716
042717

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
NOT AVAILABLE

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS
NO CODE COMPLAINTS

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Version 100412