

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

118B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 23, 2010

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 09-03195
Subject Property: 29000 Sunnyslope Street, Desert Hot Springs;
APN: 750-110-037 (Concialdi)
District: 4

RECOMMENDED MOTION: Move that:

1. The substandard structure (dwelling) on the real property located at 29000 Sunnyslope Street, Desert Hot Springs, Riverside County, California, APN: 750-110-037 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. John Joseph Concialdi, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

L.A. Fong
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
Jennifer L. Sargent
BY: Jennifer L. Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone 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: January 11, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

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

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

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real property located at 29000 Sunnyslope Street, Desert Hot Springs, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. John Joseph Concialdi, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on April 27, 2010.
2. The inspection revealed a substandard structure (block wall constructed home) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: faulty weather protection including broken and missing windows, holes in walls and parts of the roof are missing; general dilapidation or improper maintenance, and abandoned, vacant, public and attractive nuisance. The inspection also revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: metal, plastic, wood, furniture, tires and household trash.
3. Subsequent inspections of the above-described real property June 17, 2010, July 27, 2010, August 16, 2010, September 28, 2010, October 27, 2010 and December 15, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-03195
4 [SUBSTANDARD STRUCTURE AND)
5 ACCUMULATED RUBBISH]; APN 750-110-037,) DECLARATION OF OFFICER
6 29000 SUNNYSLOPE STREET, DESERT HOT) RUSTY HANNAH
7 SPRINGS, COUNTY OF RIVERSIDE, STATE OF)
8 CALIFORNIA; JOHN JOSEPH CONCIALDI,) [R.C.O. No. 457, RCC Title 15]
9 OWNER.) [R.C.O. No. 541, RCC Chapter 8]
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8 I, Rusty Hannah, declare that the facts set forth below are personally known to me except to
9 the extent that certain information is based on information and belief which I believe to be true and if
10 called as a witness, I could and would competently testify under oath:

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

15 2. I am informed and believe and thereon allege that on April 27, 2010, Code
16 Enforcement Officer Adam Hermanson conducted an initial inspection of the real property known as
17 29000 Sunnyslope Street, Desert Hot Springs, within the unincorporated area of Riverside County,
18 California, which is further described as Assessor's Parcel Number 750-110-037 (hereinafter referred
19 to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the
20 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein
21 by reference.

22 3. A review of County records and documents indicate that THE PROPERTY was
23 owned by John Joseph Concialdi (hereinafter referred to as "OWNER") at the time of the inspection
24 referenced in paragraph number 2 above. A certified copy of the County Equalized Assessment Roll
25 for the year 2009-2010 and a copy of the County Geographic Information System ("GIS") report are
26 attached hereto as Exhibit "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Company dated November 24, 2009, as
28 updated on April 26, 2010 and October 22, 2010, it is determined that no other parties potentially

1 hold a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is
2 attached hereto as Exhibit "C" and incorporated herein by this reference.

3 5. I am informed and believe and thereon allege that on April 27, 2010, Code
4 Enforcement Officer Adam Hermanson conducted an initial inspection of THE PROPERTY on
5 which he observed a block wall constructed home in a state of general dilapidation. THE
6 PROPERTY was open and accessible with no signs posted to restrict access. I observed the
7 following conditions which cause the structure to be substandard and THE PROPERTY to constitute
8 a public nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as
9 codified in Riverside County Code Title 15:

- 10 1) Faulty weather protection;
- 11 2) General dilapidation;
- 12 3) Public and attractive nuisance;

13 6. During the initial inspection on April 27, 2010, Officer Hermanson also observed an
14 accumulation of rubbish on THE PROPERTY including, but not limited to, metal, plastic, wood,
15 furniture, tires and household trash. This condition causes THE PROPERTY to constitute a public
16 nuisance in violation of Riverside County Ordinance No. 541, as codified in Riverside County Code
17 Chapter 8.

18 7. A site plan and photographs reflecting the substandard condition of the structure and
19 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated
20 herein by reference.

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

23 9. I am informed and believe and thereon allege that on April 27, 2010, Code
24 Enforcement Officer Adam Hermanson posted a Notice of Defects, a Notice of Violations (RCC
25 15.16.020 Substandard Structure and RCC 8.120 Accumulation of Rubbish), a "Danger Do Not
26 Enter" sign, and a "Do Not Dump" sign on THE PROPERTY.

27 10. On January 4, 2010, a Notice of Noncompliance for the substandard structure and
28 accumulated rubbish was recorded against THE PROPERTY as instrument number 2010-0000731.
A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated

1 by reference as Exhibit "F".

2 11. On April 29, 2010, the Notices of Violations (RCC 15.16.020 Substandard Structure
3 and RCC 8.120 Accumulation of Rubbish) were mailed via certified mail to OWNER. On October
4 1, 2010 these Notices were mailed to OWNER by first class mail.

5 12. I am informed and believe and thereon allege that on June 17, 2010 and July 27,
6 2010, Code Enforcement Officer Adam Hermanson drove to THE PROPERTY to conduct follow up
7 inspections. The conditions on THE PROPERTY remained the same as those which he observed on
8 April 27, 2010. Accumulated rubbish remained on THE PROPERTY, the structure remained in a
9 general state of dilapidation, and THE PROPERTY continued to constitute a public nuisance in
10 violation of RCO 457 and 541.

11 13. On August 16, 2010, September 28, 2010 and October 27, 2010, I drove to THE
12 PROPERTY to conduct follow up inspections. Accumulated rubbish remained on THE
13 PROPERTY, the structure remained in a general state of dilapidation, and THE PROPERTY
14 continued to constitute a public nuisance in violation of RCO 457 and 541.

15 14. I am informed and believe, and based upon said information and belief, allege that
16 OWNER does not have legal authority or permission to store or accumulate the above described
17 materials on THE PROPERTY.

18 15. Based upon my experience, knowledge and visual observations, it is my
19 determination that the substandard structure and accumulation of rubbish on THE PROPERTY
20 create an extreme health, safety, fire and structural hazard to the neighbors and general public and
21 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
22 Nos. 457 and 541.

23 16. On December 14, 2010, the "Notice to Correct County Ordinance Violations and
24 Abate Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for
25 January 11, 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNER and
26 INTERESTED PARTY by certified mail, return receipt requested and on December 16, 2010 was
27 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together
28 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"

1 and incorporated herein by reference.

2 17. A follow-up inspection on December 16, 2010 revealed that THE PROPERTY
3 remains in violation.

4 18. Significant rehabilitation, removal and/or demolition of the substandard structure and
5 removal and disposal of all structural materials, rubbish and debris are required to abate the public
6 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
7 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
8 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE
9 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
10 Ordinance No. 541.

11 19. Accordingly, the following findings and conclusions are recommended:

12 (a) The structure be condemned as a substandard building, public and attractive
13 nuisance;

14 (b) The OWNER, or whoever has possession or control of THE PROPERTY, be
15 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
16 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside
17 County Ordinance No. 457 (RCC Title 15);

18 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be
19 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures
20 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside
21 County Health Department, Division of Special Services; and, prior to the abatement ordered in
22 subsection (b) above, to secure the removal and disposal of all asbestos containing materials
23 discovered through such survey and testing by contract with a duly certified and licensed contractor
24 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
25 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

26 (d) If the substandard structure is not razed, removed and disposed of, or
27 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
28 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and

1 mailing of the Board's Order and Findings, the substandard structure and contents therein shall be
2 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or
3 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
4 applicable law, authorizing entry onto THE PROPERTY; and

5 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a
6 public nuisance;

7 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be
8 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
9 Riverside County Ordinance No. 541;

10 (g) If the materials are not removed and disposed of in strict accordance with all
11 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541
12 (RCC Title 8), within ninety (90) days after the posting and mailing of the Board's Order and
13 Findings, the rubbish shall be abated by representatives of the Riverside County Code Enforcement
14 Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court
15 Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and

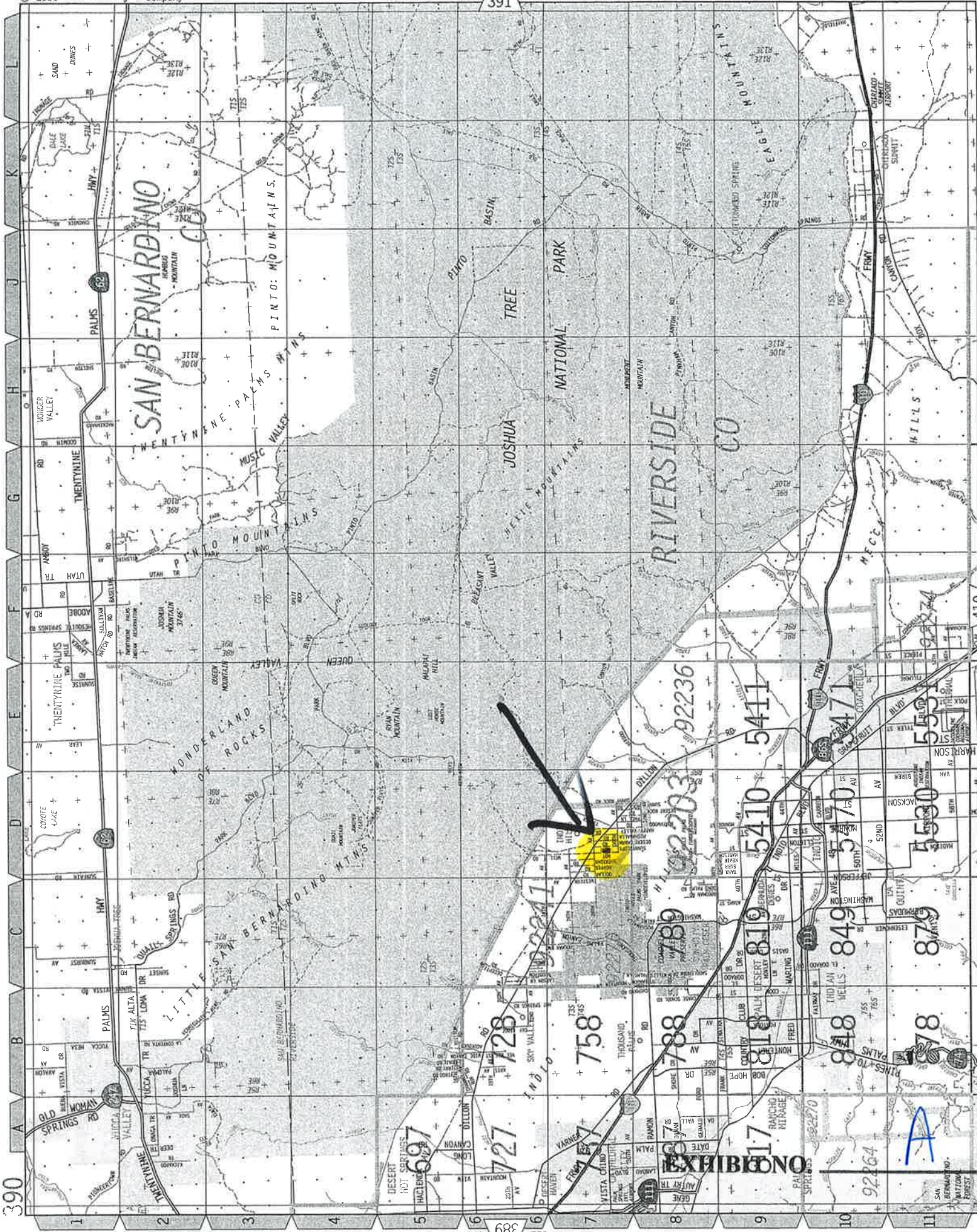
16 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
17 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
18 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
19 Nos. 457 and 725 (RCC Titles 15 and 1 respectively).

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

22 Executed this 16th day of Dec, 2010, at San Joaquin Hills, California.

23
24 
25 RUSTY HANNAH
Code Enforcement Officer
Code Enforcement Department

26 L:\DOCS\6000\CV074670\AI6567.DOC



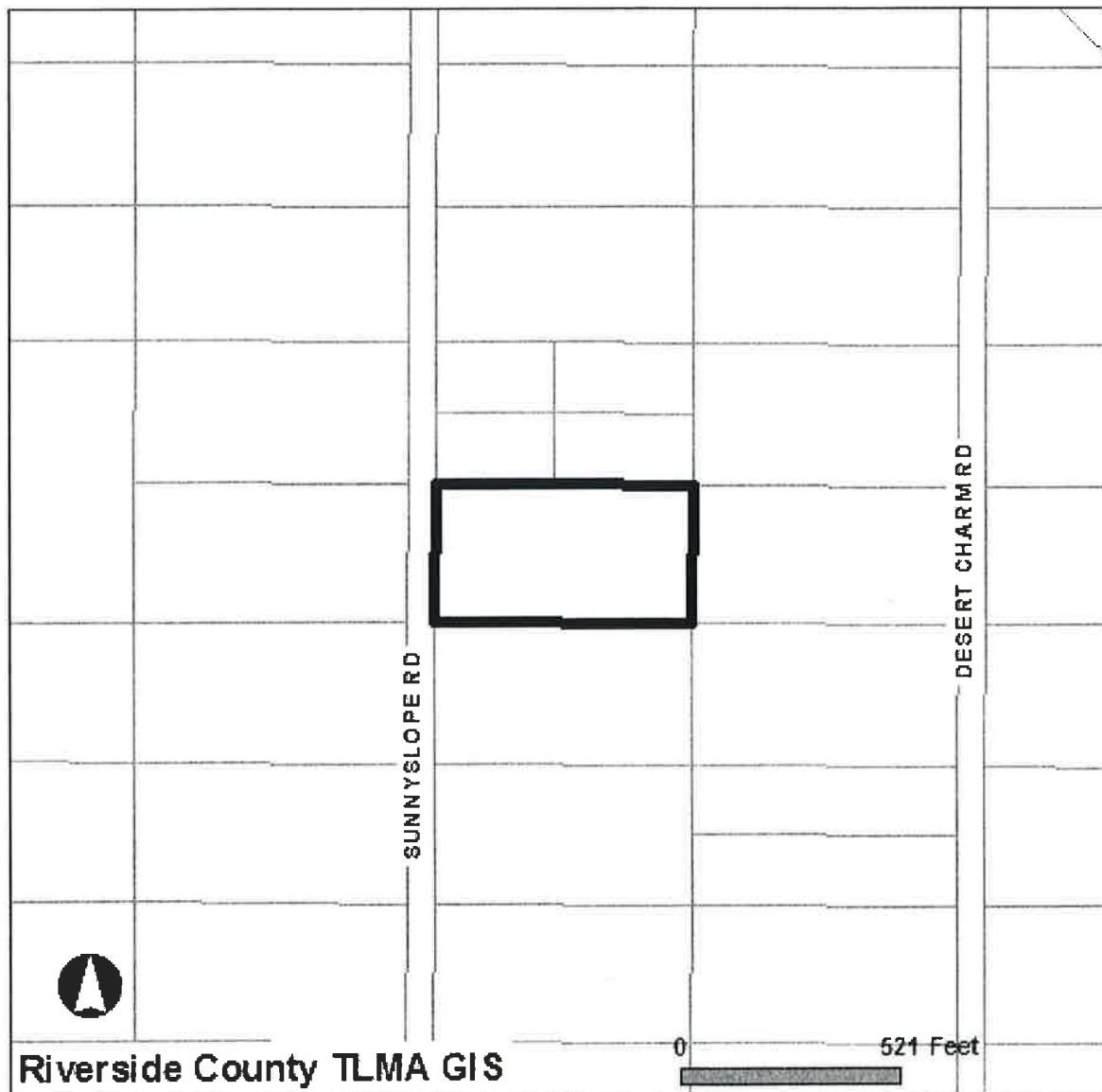
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #750110037-6		Parcel # 750110037-6	
Assessee:	CONCIALDI JOHN JOSEPH	Land	3,770
Mail Address:	1525 AVIATION BLV NO 360	Structure	9,238
City, State Zip:	REDONDO BEACH CA 90278	Full Value	13,008
Real Property Use Code:	R1	Total Net	13,008
Base Year	1975		
Conveyance Number:	0172706		
Conveyance (mm/yy):	1/2001		
TRA:	75-046		
Taxability Code:	0-00		
ID Data:	Lot 59 RS 027/047		
Situs Address:	29000 SUNNYSLOPE ST DSRT HOT SPG CA 92241		



EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
750-110-037

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

750-110-037-6

OWNER NAME / ADDRESS

JOHN JOSEPH CONCIALDI
29000 SUNNYSLOPE ST
DSRT HOT SPG, CA. 92241

MAILING ADDRESS

(SEE OWNER)
1525 AVIATION BLV NO 360
REDONDO BEACH CA. 90278

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 27/47
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 59, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.76 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE 5290

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 JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T4SR7E SEC 10

ELEVATION RANGE

1056/1072 FEET

PREVIOUS APN

747-124-018

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

W-2-10

ZONING DISTRICTS AND ZONING AREAS

CHUCKAWALLA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL 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

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)**
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA**FIRE RESPONSIBILITY AREA**
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA**WRMSHCP FEE AREA (ORD. 810)**
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA**ROAD & BRIDGE DISTRICT**
NOT IN A DISTRICT**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**
NOT WITHIN THE WESTERN TUMF FEE AREA**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**
WESTERN COACHELLA VALLEY**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**
NOT WITHIN AN SKR FEE AREA.**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**
205**TRANSPORTATION AGREEMENTS**
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

NOT IN A FLOOD DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

SAN ANDREAS FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF
INDIO HILLS FAULT
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

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.

MISCELLANEOUS

SCHOOL DISTRICT

DESERT SANDS UNIFIED

COMMUNITIES

INDIO HILLS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
INDIO HILLS #105 -
STREET LIGHTING
PARK & RECREATION
ROAD MAINTAINANCE
FLOOD CONTROL

LIGHTING (ORD. 655)

NOT APPLICABLE, 48.84 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045206

FARMLAND

OTHER LANDS

TAX RATE AREAS

075-046
• CITRUS PEST CONTROL 2
• COACHELLA VAL JT BLO HIGH

- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 105 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 18
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
CV0903195	ABATEMENT	May. 6, 2009

REPORT PRINTED ON...Tue Nov 02 14:50:56 2010
Version 101026



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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

Order Number: **22867**

4080 Lemon Street
 Riverside CA 92501

Order Date: 10/22/2010

Dated as of: 10/17/2010

County Name: Riverside

Attn: Brent Steele
 Reference: CV09-03195/SNunez/RHannah
 IN RE: CONCIALDI, JOHN JOSEPH

FEE(s):
 Report: \$60.00

Property Address: 29000 Sunny Slope Rd
 Desert Hot Spings CA 92241

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 750-110-037

Assessments:	Land Value:	\$3,770.00
	Improvement Value:	\$9,238.00
	Exemption Value:	\$0.00
	Total Value:	\$13,008.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$163.72
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$163.72
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

NO OTHER EXCEPTIONS

EXHIBIT NO. _____

C



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV09-03195/ Marlena Hernandez
 IN RE: CONCIALDI, JOHN JOSEPH

Order Number: **21479**

Order Date: 4/26/2010

Dated as of: 4/20/2010

County Name: Riverside

FEE(s):
 Report: \$57.00

Property Address: 29000 Sunny Slope Road
 Desert Hot Springs CA 92240

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 750-110-037-6

Assessments:	Land Value:	\$3,780.00
	Improvement Value:	\$9,261.00
	Exemption Value:	\$0.00
	Total Value:	\$13,041.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$170.59
Penalty	\$17.04
Status	NOT PAID-DELINQUENT
Second Installment	\$170.59
Penalty	\$45.04
Status	NOT PAID-DELINQUENT

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	John Joseph Concialdi
Case No.	Cv09-03195
Recorded	01/04/2010



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

Order Number: 21479
Reference: CV09-03195/ Marl

Document No.

2010-0000731

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **20541**

Customer:

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

Order Date: 11/20/2009
Dated as of: 11/24/2009
County Name: Riverside

Attn: Brent Steele
Reference: CV09-03195/Marlena Hernandez
IN RE: CONCIALDI, JOHN JOSEPH

FEE(s):
Report: \$114.00

Property Address: 29000 Sunny Slope
Desert Hot Springs CA 92240

Assessor's Parcel No. : 750-110-037-6

Assessments:

Land Value:	\$3,780.00
Improvement Value:	\$9,261.00
Exemption Value:	\$0.00
Total Value:	\$13,041.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$170.59
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$170.59
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)



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

Order Number: 20541

Reference: CV09-03195/Marl

Property Vesting

The last recorded document transferring title of said property

Dated	09/03/1996
Recorded	10/29/1996
Document No.	413161
D.T.T.	None Shown
Grantor	Estate of Eva Loretta Concialdi, deceased
Grantee	John Joseph Concialdi

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	John Joseph Concialdi
Case No.	CV09-03195
Recorded	06/10/2009
Document No.	2009-0294884

Legal Description

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

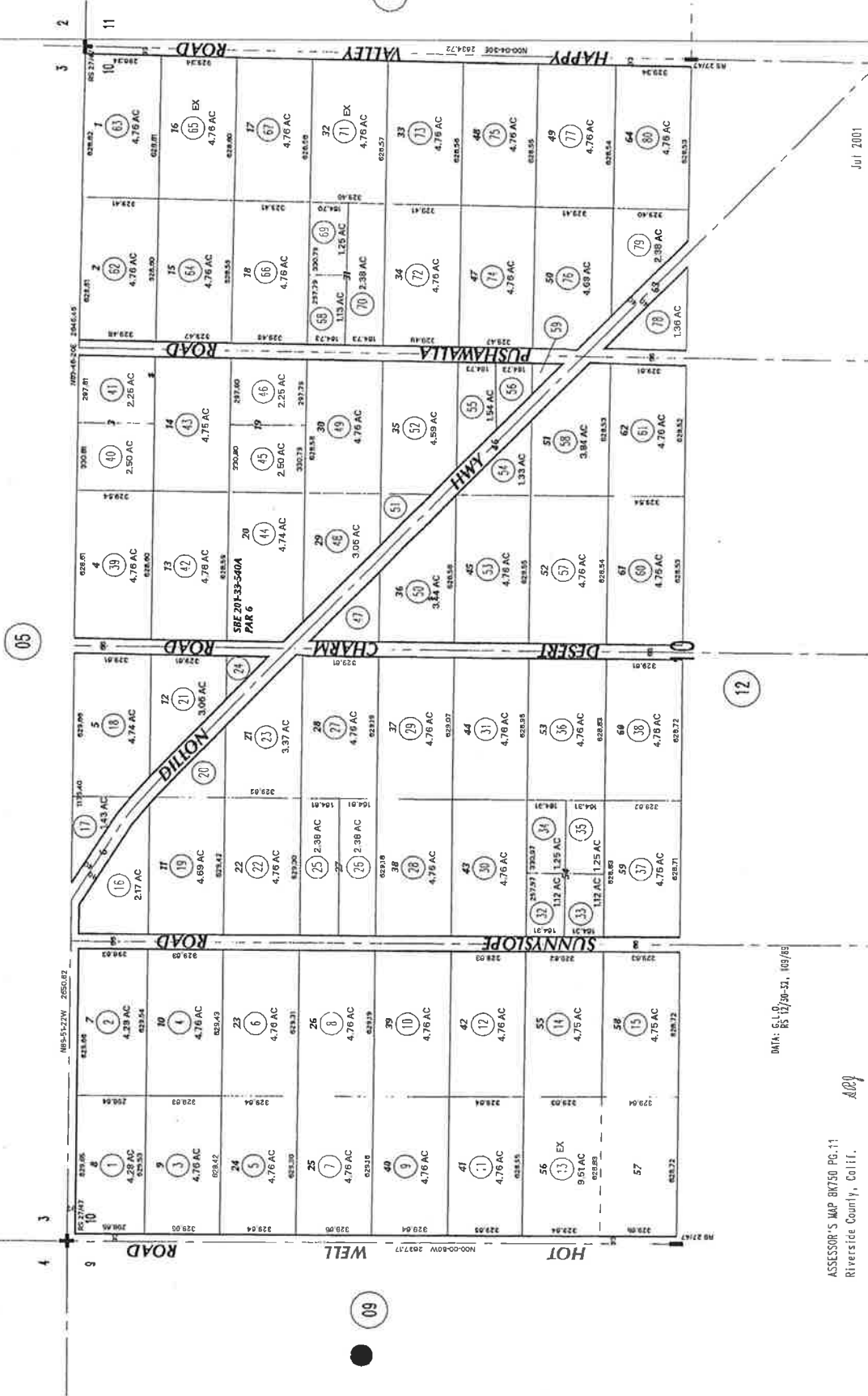
PARCEL 59 RECORD OF SURVEY 027/047 OF NORTH 1/2 SECTION 10, TOWNSHIP 4 SOUTH, RANGE 7 EAST, IN THE OFFICE OF THE OCUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

750-11
747-12

T.R.A. 075-046

SEC. 10 T. 4S., R. 7E

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT CONFLICT WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Jul 2001

DATA: 6.1.0
85.12/20-31, 109/49

ASSESSOR'S MAP 88750 PG.11
Riverside County, Calif. *ABQ*

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME JOHN JOSEPH CONCIALDI

MAILING ADDRESS 1001 Everett Street

CITY, STATE ZIP CODE Los Angeles, CA 90026

413161
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

M

OCT 29 1996

Recorded in Official Records
of Placer County, California

Recorder
Fee \$ 15

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ORDER APPROVING FINAL REPORT AND FOR DISTRIBUTION UNDER WILL

15
3
44

8428 000

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

FILED
LOS ANGELES SUPERIOR COURT
SEP 3 1996
JOHN A. CLARKE, CLERK
Atty
BY N. WONG, DEPUTY

September 3, 1996

Order and Decree No. 16

Dept. 11 of the above entitled Court convened, the Honorable Robert M. Lettsau, Judge Presiding, and the following proceedings were had:

No. BP- 034928

Estate of EVA LORETTA CONCIALDI,
Deceased.

ORDER APPROVING FINAL REPORT AND FOR DISTRIBUTION UNDER WILL

Attorney(s) appearing for Petitioner(s): Drucker and Steinschreiber, APC.

The final report and petition for distribution herein of John Joseph Concialdi, as executor of the estate of said deceased, coming on this day for hearing and approval by the Court, all notices of said hearing having been given as required by law, the Court, after hearing the evidence, and finding that the property of said estate is separate property, and that all personal property taxes due and payable by said estate have been paid, approves said report and orders distribution of said estate as follows:

It is Ordered, Adjudged and Decreed by the Court that due notice to the creditors of said deceased has been given; that said executor has/have in his possession belonging to said estate, an accounting being waived, a balance of \$222,515.00, of which \$26,515.00 is in cash, and the remainder consists of the property hereinafter described, at the value of the appraisal, and said report is hereby approved and allowed accordingly; that the sum of \$3,820.50 is hereby ordered paid to said attorney(s) in full as statutory fees; and the further sum of \$1,575.00 is hereby ordered paid to said attorney(s) for extraordinary services rendered said estate; and that in pursuance of and according to the provisions of the last will of said deceased, and said decedent having died intestate as to the residue of her estate, leaving surviving as her only heir(s)-at-law, John Joseph Concialdi, and by operation of law, the residue of cash, and the property hereinafter described, and all other property belonging

(1)

WOGATE ORDER AND DECREE

(Pg. 2 9/3/96 #16)
BP- 034928 Estate of CONCIALDI, Deceased.

to said estate, whether described herein or not, and not otherwise disposed of, be and hereby is distributed as follows:
To Nancy Raymond, Susan Roberts and John Joseph Concialdi, each, 1/3 of Inventory Item No. 4, household furniture and furnishings;

To Diane Elizabeth George, a portion of Inventory Item No. 3, diamond wrist watch;
To Jeanette (Jean) George, a portion of Inventory Item No. 3, garnet ring;

To Nancy Raymond, a portion of Inventory Item No. 3, diamond earrings;

To John Joseph Concialdi, Inventory Item No. 2, real property located at 29000 Sunnyslope Road, Desert Hot Springs, CA and legally described as:

"4.76 acres M/L in Parcel 59 Record of Survey 027/047 of North 1/2 Section 10, Township 4 South, Range 7 East."

To John Joseph Concialdi, Inventory Item No. 1, real property located at 1001 Everett Street, Los Angeles, CA and legally described as:

"Lot 30, Block 31, Angeleno Heights Tract, County of Los Angeles, State of California as per map recorded in Book 10, Page 63 of Maps in the office of the County Recorder of said County."

To John Joseph Concialdi, under the laws of intestacy, any after discovered property of the estate.

The property of said estate, hereby distributed, so far as the same is known, is described as follows:

Residue of cash;
Real property residence located at 1001 Everett St., Los Angeles, CA and legally described as:

"Lot 30, Block 31, Angeleno Heights Tract, County of Los Angeles, State of California as per map recorded in Book 10, Page 63 of Maps in the office of the County Recorder of said County.", appraised at \$169,500.00;

Unimproved real property consisting of 4.76 acres located at 29000 Sunny Slope Road, Desert Hot Springs, CA and legally described as:

"M/L in Parcel 59 Record of Survey 027/047 of North 1/2 Section 10, Township 4 South, Range 7 East, appraised at \$25,000.00;

Jewelry - \$1,000.00;
Household furniture and furnishings - \$500.00.

PROBATE ORDER AND DECREE



7w

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE, AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

SEP 6 1998

ATTEST

JOHN A. CLARKE, CLERK

Executive Officer, Clerk of the Superior Court of California, County of Los Angeles.

By  Deputy

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2010-0000731
 01/04/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 John Joseph Concialdi

Case No.: CV09-03195

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 and 541, (RCC Title 15.16.020 and 8.120) described as Substandard Structure-dwelling and Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 29000 Sunny Slope Road, Indio Hills, CA, and more particularly described as Assessor's Parcel Number 750-110-037 and having a legal description of 4.76 ACRES M/L IN PAR 59 RS 027/047 of Section 10 T4SR7E, Records of Riverside County, with the requirements of Ordinance No. 457 and 541 (RCC Title 15.16.020 and 8.120).

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, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Adam Hermanson (760) 343-4150.

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: *Dave Lawless*
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 12/24/09 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless 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.

M Hernandez
 Commission # 1866835 Comm. Expires Oct 24, 2013





Jay E. Orr
DIRECTOR

Code Enforcement Department
County Of Riverside
Thousand Palms District Office
31-290 Plantation Drive
Thousand Palms, California 92276
(760) 343-4150 – Fax (760) 343-0882

CASES#: 0903195 PROPERTY SITUS: 29000 Sunnyslope Ave Indio Hills
A.P.N.: 750-110-037 DRAWN ON (date) 5/26/09 DRAWN BY: Agg

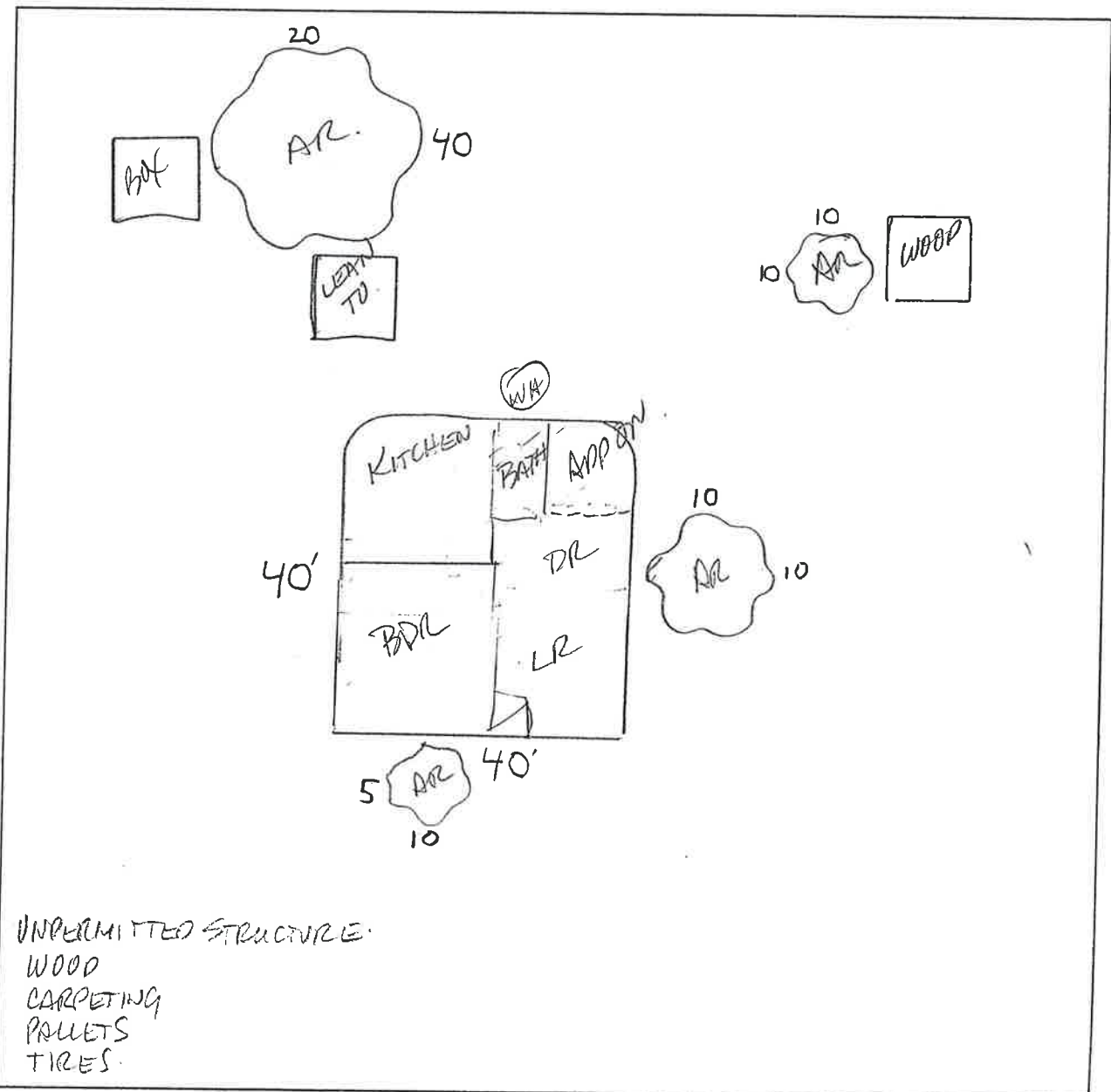
Provide North Arrow



REAR PROPERTY LINE

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FRONT PROPERTY LINE 29000 Sunnyslope ST. (AV) DR

NOT TO SCALE

SIT05 – Code Enforcement 10.07

EXHIBIT NO. D

Code Enforcement Case: CV0903195

Printed on: 08/26/2010

Photographs



IMG_8270.JPG - 06/22/2010

ADAM HERMANSON

13 ON NOD ↓

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Print Code Enforcement Case



IMG_8271.JPG - 06/22/2010

ADAM HERMANSON

D²

EXHIBIT NO. _____

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Handwritten signature

Code Enforcement Case: CV0903195
Printed on: 08/26/2010
<i>Photographs</i>



IMG_8517.JPG - 07/27/2010

RUSTY HANNAH

#17 ON NOD ↑↓

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlId=198862&type=0>

8/26/2010

Print Code Enforcement Case



IMG_8518.JPG - 07/27/2010

RUSTY HANNAH

EXHIBIT NO. _____

D³

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlId=198862&type=0>

8/26/2010

RJH

Code Enforcement Case: CV0903195
Printed on: 08/26/2010
<i>Photographs</i>



IMG_1718.jpg - 05/19/2009

ADAM HERMANSON

#2 ON NOD

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Print Code Enforcement Case

#10 ON NOD



IMG_1723.jpg - 05/19/2009

ADAM HERMANSON

EXHIBIT NO. _____

DA

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Code Enforcement Case: CV0903195
 Printed on: 08/26/2010
Photographs



IMG_8275.JPG - 06/22/2010

#13 ON NOD ADAM HERMANSON

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Print Code Enforcement Case

AR NEAR STR



IMG_8528.JPG - 07/27/2010

Rusty HANNAH

EXHIBIT NO. _____

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<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=198862&type=0>

8/26/2010

Code Enforcement Case: CV0903195

Printed on: 08/26/2010

Photographs



IMG_8521.JPG - 07/27/2010

Rusty Hannan

AR ON PROP. ↕

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlId=198862&type=0>

8/26/2010

Print Code Enforcement Case



IMG_8525.JPG - 07/27/2010

Rusty Hannan

D6

EXHIBIT NO. _____

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlId=198862&type=0>

8/26/2010

RJH

Code Enforcement Case: CV0903195
 Printed on: 08/26/2010
Photographs



IMG_8519.JPG - 07/27/2010

Rusty Hannan

AR ON PROP. ↓

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlid=198862&type=0>

8/26/2010

Print Code Enforcement Case



IMG_8520.JPG - 07/27/2010

Rusty Hannan

D7

EXHIBIT NO. _____

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curlid=198862&type=0>

8/26/2010

RA



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 09-03195

THE PROPERTY AT: 29000 Sunnyslope WINDY HILLS APN#: 750 110 037

WAS INSPECTED BY OFFICER: HERMANSON ID#: 90 ON 04 27 2010 AT 3:20 am/pm

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

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

COMMENTS: VISIT BUILDING AND SAFETY DEPT FOR PERMIT TO REHAB THE HOUSE OR DEMOLISH IT. SEE NOTICE OF DEFECTS.

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 05/27/2010. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

CDL/CID#

D.O.B.

TEL. NO.

PROPERTY OWNER TENANT

EXHIBIT NO. E

POSTED

**RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT NOTICE OF DEFECTS**

SUBSTANDARD BUILDING CONDITIONS:

25' x 25' SFD

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

- | | | | |
|--|---|--------------|-----------------|
| 1. <input type="checkbox"/> | Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> | Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> | Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> | Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> | Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> | Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> | Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> | Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> | Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10 <input type="checkbox"/> | Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11 <input type="checkbox"/> | Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12 <input type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13 <input checked="" type="checkbox"/> | Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| | A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14 <input checked="" type="checkbox"/> | General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15 <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16 <input type="checkbox"/> | Extensive fire damage..... | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17 <input checked="" type="checkbox"/> | Public and attractive nuisance - abandoned/vacant..... | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18 <input type="checkbox"/> | Improper occupancy..... | 1001(n) | 17920.3(n) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19 <input type="checkbox"/> | | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20 <input type="checkbox"/> | | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 0903195 Address 29000 Sunnyslope I.H.

Date 04/27/10 Officer A. HERMANSON

EXHIBIT NO. 2
E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

April 29, 2010

RE CASE NO: CV0903195

I, Adam Hermanson, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 04/27/2010 at 3:20 pm, I securely and conspicuously posted 1. Notice of Violation for Substandard Structure and Accumulated Rubbish 2. Notice of Defects of Substandard Building 3. Danger (Do not Enter) sign 4. Do not dump refuse here at the property described as:

Property Address: 29000 SUNNY SLOPE RD, DSRT HOT SPG

Assessor's Parcel Number: 750-110-037

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

Executed on April 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Adam Hermanson, Code Enforcement Officer

EXHIBIT NO. _____

E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 29, 2010

JOHN JOSEPH CONCIALDI
1525 AVIATION BLV NO 360
REDONDO BEACH, CA 90278

RE CASE NO: CV0903195 at 29000 SUNNY SLOPE RD, DSRT HOT SPG, California, Assessor's Parcel Number 750-110-037

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 29000 SUNNY SLOPE RD, DSRT HOT SPG California, Assessor's Parcel Number 750-110-037, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 28, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EA

NOTICE IS HEREBY GIVEN AT AT THE CONCLUSION OF TP CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By:  Adam Hermanson, Code Enforcement Officer 

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 29, 2010

John J Concialdi
1805 Marshallfield LN
Redondo Beach, CA 90278

RE CASE NO: CV0903195 at 29000 SUNNY SLOPE RD, DSRT HOT SPG, California, Assessor's Parcel Number 750-110-037

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 29000 SUNNY SLOPE RD, DSRT HOT SPG California, Assessor's Parcel Number 750-110-037, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 28, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EL

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT



By:   Code Enforcement Officer

EXHIBIT NO. E7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 29, 2010

Owner / Occupant
29000 SUNNY SLOPE RD
DSRT HOT SPG, CA 92240

RE CASE NO: CV0903195 at 29000 SUNNY SLOPE RD, DSRT HOT SPG, California, Assessor's Parcel Number 750-110-037

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 29000 SUNNY SLOPE RD, DSRT HOT SPG California, Assessor's Parcel Number 750-110-037, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 28, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN AT AT THE CONCLUSION OF THE CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT


By: Adam Hermanson, Code Enforcement Officer 

EXHIBIT NO. E⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 29, 2010

Concialdi, John Joseph
1001 Everett Street
Los Angeles, CA 90026

RE CASE NO: CV0903195 at 29000 SUNNY SLOPE RD, DSRT HOT SPG, California, Assessor's Parcel Number 750-110-037

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 29000 SUNNY SLOPE RD, DSRT HOT SPG California, Assessor's Parcel Number 750-110-037, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 28, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

E¹⁰

NOTICE IS HEREBY GIVEN AT AT THE CONCLUSION OF 1. CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By:   Adam Hermanson, Code Enforcement Officer

EXHIBIT NO. E¹¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0903195

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sara Nunez, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on April 29, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation & Notice of Defects (x1)

by placing a true copy thereof enclosed in a sealed envelope(s) by **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

JOHN JOSEPH CONCIALDI 1525 AVIATION BLV NO 360, REDONDO BEACH, CA 90278
OCCUPANT 29000 SUNNY SLOPE RD, DSRT HOT SPG, CA 92240
Concialdi, John Joseph 1001 Everett Street, Los Angeles, CA 90026
John J Concialdi 1805 Marshallfield LN, Redondo Beach, CA 90278

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON April 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Sara Nunez, Code-Enforcement Aide

EXHIBIT NO. E¹²

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



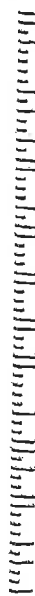
7009 2250 0004 4857 6379



CERTIFIED MAIL™

Owner/Occupant
29000 Sunny Slope Rd

92224 1 92276 6379



BC: 92276660490

*0704-10523-29-42

NIXIE 923 SE 1 06 04/30/10

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UNABLE TO FORWARD

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Postage \$
Registered Env.

Endor F Owner/Occupant
Resit 29000 Sunny Slope Rd
Endor (Endor) Desert Hot Springs, Ca 92240
Total CV0903195AH(SSST)

Sent To

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

PS Form 3800, August 2006

See Reverse for Instructions

7009 2250 0004 4857 6379

EXHIBIT NO. E¹³

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



CERTIFIED MAIL™



7009 2250 0004 4857 6355



John Joseph Concaldi
1805 Marshallfield Ln
Redondo Beach, Ca 90778
CV090 NIXIE 900 DE 1 00, 06/28/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

902786411 0017
9227866604

BC: 922786660490 *0704-10525-29-42



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OFFICIAL USE

Postage \$

Ret John Joseph Concaldi
Endorse 1805 Marshallfield Ln
Restrict (Endorse)
Redondo Beach, Ca 90278
CV0903195AH(SSST)
Total F

Sent To
Street, Apt. No.,
or P.O. Box No.
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7009 2250 0004 4857 6355

EXHIBIT NO. EA

COUNTY OF RIVERSIDE
 Code Enforcement Department
 31290 Plantation Drive
 Thousand Palms, CA 92276



CERTIFIED MAIL™



7009 2250 0004 4857 6362



E15

Handwritten: CONCILDI
 Concaldi, John Joseph
 1001 Everett Street

UNCLAIMED
 NIXIE 900 DE 1 00 05/27/10 UNC

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

90022431456
 9227666604
 BC: 922766660490 *0704-10624-29-42
 11111111111111111111111111111111

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Postage \$ []

Total 1
 Ret 1001 Everett Street
 Endorse Concaldi, John Joseph
 Restrict Los Angeles, Ca 90026
 Endorse CV0903195AH(SSST)

Sent To []
 Street, Apt. No.,
 or PO Box No. []
 City, State, Zip+4 []

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Label/Receipt Number: 7008 1830 0003 4707 1603

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Ret: (Endorse) John Joseph Concialdi
 1525 Aviation Blvd No 360
 Redondo Beach, Ca 90278-2805
 Restrict (Endorse) CV0903195JF(SSST/AR)

Total F- _____

Sent to _____
 Street, Apt. No., or PO Box No. _____
 City, State, ZIP+4 _____

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Postage \$	
Reti (Endorse)	John Joseph Concialdi
Restrict (Endorse)	1525 Aviation Blv No 360
	Redondo Beach, Ca 90278
	CV0903195AH(SSST)
Total P.	
Sent To	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
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E¹⁷

Znd



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Postage	\$
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Return Rk (Endorsement)	John Joseph Concialdi
Restricted De (Endorsement)	1525 Aviation Blv NO 360
	Redondo Beach, Ca 90278
Total Postag	CV0903195RH
Sent To <hr/> Street, Apt. No., or PO Box No. <hr/> City, State, ZIP+4	
<small>PS Form 3800, August 2006 See Reverse for Instructions</small>	

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E¹⁸ 3RD



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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total \$	
Sent To	John Joseph Concialdi
Street, or PO B	1525 Aviation Blv No 360
City, Sta.	Redondo Beach, CA 90278
	CV0903195 RH (ar, sst)
PS Form 3800, August 2006. See Reverse for Instructions	

EXHIBIT NO. _____

E¹⁹

4TH



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

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John Joseph Concialdi
 1525 Aviation Blv No 360
 Redondo Beach, CA 90278
 CV0903195 RH(ssst,ar)

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5TH

EXHIBIT NO. E²⁰



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- 2. The number was entered incorrectly. Be sure to enter all of the letters and numbers as they appear on your mailing label or receipt.

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Small text logo with a shield icon



Small text logo with a shield icon

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Tr John J Concialdi 1805 Marshallfield Ln Redondo Beach, CA 90278 CV0903195 RH(ssst,ar)	
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Stre or F	
City	
PS Form 3800, August 2006 See Reverse for Instructions	

Postmark Here

EXHIBIT NO. E21



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0903195

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sara Nunez, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on October 1, 2010, I served the following documents(s):

NOTICE RE: (copy) Notice of Violation RCC 15.16.020 & RCC 8.120 (dated 04/29/2010), Notice of Non-Compliance Doc 2010-0000731 recorded 01/04/2010

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

JOHN JOSEPH CONCIALDI 1525 AVIATION BLV NO 360, REDONDO BEACH, CA 90278
John J Concialdi 1805 Marshallfield LN, Redondo Beach, CA 90278

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON October 1, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Sara Nunez, Code Enforcement Aide

EXHIBIT NO. E²²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0903195

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Marlena Hernandez, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

— That on September 30, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation dated April 29, 2010

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

JOHN JOSEPH CONCIALDI 1525 AVIATION BLV NO 360, REDONDO BEACH, CA 90278
John J Concialdi 1805 Marshallfield LN, Redondo Beach, CA 90278

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON September 30, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

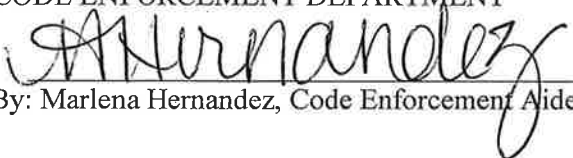

By: Marlena Hernandez, Code Enforcement Aide

EXHIBIT NO. E²³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0903195

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Marlena Hernandez, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

— That on September 22, 2010, I served the following documents(s):

NOTICE RE: Re-mailed out the Notice of Violation dated 04/09/10.

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

JOHN JOSEPH CONCIALDI 1525 AVIATION BLV NO 360, REDONDO BEACH, CA 90278

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON September 22, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Marlena Hernandez
By: Marlena Hernandez, Code Enforcement Aide

J

EXHIBIT NO. E-24



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0903195

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sara Nunez, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on August 26, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation RCC 15.16.020 & RCC 8.120.010 (dated
April 29, 2010), Notice of Non-Compliance DOC 2010-0000731 dated
01/04/2010**

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

JOHN JOSEPH CONCIALDI 1525 AVIATION BLV NO 360, REDONDO BEACH, CA 90278

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON August 26, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Sara Nunez, Code Enforcement Aide

EXHIBIT NO. E 26

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2010-0000731
 01/04/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
hochgoc						T:	CTY	UNI	800

C
800

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 John Joseph Concialdi

Case No.: CV09-03195

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 and 541, (RCC Title 15.16.020 and 8.120) described as Substandard Structure-dwelling and Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 29000 Sunny Slope Road, Indio Hills, CA, and more particularly described as Assessor's Parcel Number 750-110-037 and having a legal description of 4.76 ACRES M/L IN PAR 59 RS 027/047 of Section 10 T4SR7E, Records of Riverside County, with the requirements of Ordinance No. 457 and 541 (RCC Title 15.16.020 and 8.120).

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, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Adam Hermanson (760) 343-4150.

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: *Dave Lawless*
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 12/24/09 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless 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.

M Hernandez

Commission # 1866835 Comm. Expires Oct 24, 2013

EXHIBIT NO. F



PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363

December 14, 2010

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

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

Case No.: CV09-03195
APN: 750-110-037; CONCIALDI
Property: 29000 Sunnyslope St., Desert Hot Springs

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 & 541 (RCC Title Nos. 15 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structure and accumulated rubbish located on the SUBJECT PROPERTY described as 29000 Sunnyslope St., Desert Hot Springs, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 750-110-037.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structure and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, January 11, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st 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 David Lawless at (760) 343-4150 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel

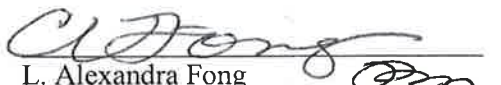

L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 29000 Sunnyslope Street, Desert Hot Springs
Case No.: CV 09-03195; APN: 750-110-037; District 4

JOHN JOSEPH CONCIALDI
1525 AVIATION BLVD NO 360
REDONDO BEACH CA 90278

JOHN JOSEPH CONCIALDI
1001 EVERETT STREET
LOS ANGELES CA 90026

JOHN J CONCIALDI
1805 MARSHALLFIELD LN
REDONDO BEACH CA 90278

L:\Code Enforcement\Abatements\2010\2009\CV09-03195\Notice List.DOC

7010 1670 0001 7232 5129

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
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Postmark Here	
MAILED 12/14/10	
Sent To	
Street, Apt. or PO Box	JOHN JOSEPH CONCIALDI
City, State	1525 AVIATION BLVD NO 360 REDONDO BEACH CA 90278
PS Form 3800, August 2006 See Reverse for Instructions	

EXHIBIT NO. 62



[Home](#) | [Help](#) | [Sign In](#)

[Track & Confirm](#) [FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5143**

Service(s): **Certified Mail™**

Status: **Addressee Unknown**

Your item was returned to the sender on December 20, 2010 because the addressee was not known.

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

Detailed Results:

- Addressee Unknown, December 20, 2010, 10:57 am, LOS ANGELES, CA
- Undeliverable as Addressed, December 16, 2010, 11:34 am, LOS ANGELES, CA 90026
- Notice Left, December 16, 2010, 11:34 am, LOS ANGELES, CA 90026

Notification Options

Track & Confirm by email

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

[Site Map](#) [Customer Service](#) [Forms](#) [Gov't Services](#) [Careers](#) [Privacy Policy](#) [Terms of Use](#) [Business Customer Gateway](#)

Copyright© 2010 USPS. All Rights Reserved. No FEAR Act EEO Data FOIA

7010 1670 0001 7232 5143

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$.44	Mailed 12/14/10 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		
Street, Apt. or PO Box	JOHN JOSEPH CONCIALDI	
City, State	1001 EVERETT STREET LOS ANGELES CA 90026	
PS Form 3800, August 2006		See Reverse for Instructions

EXHIBIT NO. 63



Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5136**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 4:44 pm on December 20, 2010 in REDONDO BEACH, CA 90278 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

Go >

Notification Options

Track & Confirm by email

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

7010 1670 0001 7232 5136

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 1.44	MAILED 12/14/10 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		
Street, Apt. or PO Box	JOHN J CONCIALDI	
City, State	1805 MARSHALLFIELD LN REDONDO BEACH CA 90278	
PS Form 3800, August 2006 See Reverse for mark details		

4
G

EXHIBIT NO. _____

1 **PROOF OF SERVICE**

2 Case No. CV 09-03195

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda Peeler, declare that I am a citizen of the United States and am employed in the County of
5 Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on December 14, 2010, I served the following document(s):

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

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

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

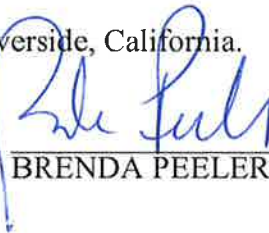
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
14 with the office's practice of collection and processing correspondence for mailing. Under
15 that practice it would be deposited with the U.S. Postal Service on that same day with
16 postage thereon fully prepaid at Riverside,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

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

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

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

23 EXECUTED ON December 14, 2010, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO.** _____

28 **65**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 16, 2010

RE CASE NO: CV0903195

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 12/16/2010 at 2:30 pm, I securely and conspicuously posted Notice to correct county ordinance violations and abate public nuisance at the property described as:

Property Address: 29000 SUNNY SLOPE RD, DSRT HOT SPG

Assessor's Parcel Number: 750-110-037

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

Executed on December 16, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. 66