

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

205B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
September 15, 2011


SUBJECT: Abatement of Public Nuisance [Substandard Mobilehome/Structure;
Land Use Violation]
Case No.: CV10-08354 [BONINI]
Subject Property: 52207 Maxine Ave., Cabazon; APN: 528-103-019
District: Five

RECOMMENDED MOTION: Move that:

1. The substandard mobilehome/structure used as an illegal halfway house, group home, addiction recovery center on the real property located at 52207 Maxine Ave., Cabazon be declared a public nuisance and a violation of Ordinance Nos. 457, 348, and the California Health and Safety Code §§113789, 113980, 114021 and 114381 which shall be immediately abated.

Departmental Concurrence

(Continued)


PATTI F. SMITH, 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: 
Tina Grande


County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED that DPSS determine if Set Free is eligible for HUD or CDBG funding.

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: September 27, 2011
xc: Co. Co., CED, Prop. Owner, DPSS, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. App. Ref. **ATTACHMENTS FILED** District: 5 Agenda Number:

9.4

Abatement of Public Nuisance
Case No.: CV10-08354 [BONINI]
Address: 52207 Maxine Ave., Cabazon
APN# 528-103-019
District: 5
Page 2

2. Joan A. Bonini, owner of the real property, be directed to abate the public nuisance by rehabilitation or demolition of the substandard mobilehome/structure and remove and dispose of all structural debris and materials within ninety (90) days
3. The owner be ordered to ascertain the existence or non-existence of asbestos in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department; and, prior to the abatement, to remove and dispose of all asbestos containing materials by 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 pursuant to Rule No. 1403.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Order to Abate the violations of County Ordinance Nos. 348, 457, 757 and Health and Safety Code §§113789, 113980, 114021 and 114381 which constitute a public nuisance.

BACKGROUND:

1. An inspection of the property was conducted on July 20, 2011 by Code Enforcement, Environmental Health, the Fire Department and Riverside County Sheriff Office pursuant to a warrant issued by the Court.
2. The inspection revealed the following violations: (a) substandard mobilehome/structure in violation of Ordinance No. 457; (b) eleven women and one child occupying the residence as an illegal halfway house, group home, addiction recovery center, in violation of Ordinance No. 348; (c) hazardous fire conditions in violation of Ordinance No. 757; and (d) public health and safety hazards in violation of Health and Safety Code §§113789, 113980, 114021 and 114381. (See Declarations of Senior Code Enforcement Nohemi Johnston and Fire Department Inspector Kompier.
3. All notices have been given in compliance with Ordinance No. 725.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-08354
4 [UNPERMITTED LAND USE; SUBSTANDARD)
5 MOBILEHOME/STRUCTURE]; 52207 MAXINE) DECLARATION OF OFFICER
6 AVENUE, CABAZON, CALIFORNIA;) NOHEMI JOHNSTON
7 JOAN A. BONINI,) [RCO No. 348, RCC Title 17,
8) and RCO No. 457, RCC Title 15]
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I, Nohemi Johnston, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true and if called as a witness, I could and would competently testify competently under oath:

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

2. I am informed and believe and based thereon allege that on January 13, 2011, February 23, 2011 and May 24, 2011, Officer Heagstedt conducted inspections of the real property known as 52207 Maxine Avenue, Cabazon, within the unincorporated area of Riverside County, California, which is further described as Assessor's Parcel Number 528-103-019 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. County records and documents indicate that THE PROPERTY is owned by Joan A. Bonini (hereinafter referred to as "OWNER"). THE PROPERTY is occupied by parishioners from Set Free Christian Fellowship – Yucaipa (hereinafter referred to as "SET FREE"). Certified copies of the County Equalized Assessment Roll for the year 2010-2011 and County Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

1 4. On July 20, 2011, Code Enforcement Officer Padilla, Supervising Code Enforcement
2 Officer Overholt, Senior Code Enforcement Officer King and I, together with staff from the
3 Riverside County Sheriff's Department and Fire Department conducted an inspection of THE
4 PROPERTY and interviewed occupants pursuant to an Inspection Warrant. I observed the following
5 violations of County ordinances:

6 (a) Substandard mobilehome/structure in violation of Ordinance No. 457; and

7 (b) Eleven adult women and one child residing in an illegal halfway house, group
8 home or addiction recovery center in violation of Ordinance No. 348.

9 5. On July 20, 2011, a Notice of Defects, Notices of Violation, and a "Danger Do Not
10 Enter" sign were posted on THE PROPERTY.

11 6. On July 26, 2011, Notices of Violation and Notice of Defects were mailed to
12 OWNER and SET FREE.

13 7. Photographs reflecting the illegal conditions and land use violation on THE
14 PROPERTY are attached hereto as Exhibit "C" and incorporated herein by reference.

15 8. True and correct copies of each Notice issued in this matter are attached hereto as part
16 of Exhibit "D" and are incorporated herein by reference.

17 9. On June 15, 2011, a Notice of Pendency of Administrative Proceedings was recorded
18 at the Riverside County Recorder's Office as instrument number 2011-0263131. A true and correct
19 copy of the recorded Notice is attached hereto and incorporated by reference as Exhibit "E."

20 10. Based upon my experience, knowledge and visual observations, it is my
21 determination that the illegal land use and substandard conditions of the mobilehome/structure create
22 a health, safety, fire and structural hazard to the neighbors and general public and constitutes a public
23 nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 348 and 457.

24 11. On September 6, 2011, a "Notice to Correct County Ordinance Violations and Abate
25 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for
26 September 27, 2011, was mailed to the OWNER and SET FREE and was posted on THE
27 PROPERTY on September 8, 2011. True and correct copies of the notices are attached hereto as
28 Exhibit "F" and incorporated herein by reference.

1 12. I am informed and believe and based thereon allege that on September 8, 2011,
2 Officer Heagstedt conducted a follow up inspection from the public road right of way; THE
3 PROPERTY appeared to remain in violation.

4 13. Significant rehabilitation, removal and/or demolition of the substandard
5 mobilehome/structure and disposal of all structural materials, rubbish and debris are required to
6 abate the public nuisance and bring THE PROPERTY into compliance with Riverside County
7 Ordinance Number 457, the Health and Safety, Uniform Housing, Administrative and Abatement of
8 Dangerous Buildings Codes.

9 14. The use of THE PROPERTY as a halfway house, group home, addiction recovery
10 center, etc. is not allowed and must immediately cease without express land use approval.

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

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

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

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

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

1 Board's Order and Findings, the substandard mobilehome/structure and contents therein may 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;

5 (e) The use of THE PROPERTY as a halfway house, group home, addiction
6 recovery center, etc. must immediately cease without express land use approval.

7 (f) Reasonable costs of abatement, after notice and opportunity for hearing, shall
8 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
9 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
10 Nos. 457, 348 and 725.

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

13 Executed this 26th day of August, 2011, at Jurupa Valley, California.

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NOHEMI JOHNSTON
Senior Code Enforcement Officer
Code Enforcement Department

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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE)
[UNPERMITTED LAND USE; SUBSTANDARD)
MOBILHOME/STRUCTURE]; 52207 MAXINE)
AVE., CABAZON, CALIFORNIA;)

JOAN A. BONINI,)

OWNER.)

CASE NO. CV 10-08354

DECLARATION OF RIVERSIDE
COUNTY FIRE DEPARTMENT
FIRE SYSTEMS INSPECTOR
MICHELE KOMPIER

[RCO No. 348, RCC Title 17
and RCO No. 457, RCC Title 15]

8 I, Michele Kompier, declare as follows:

9 1. I am a Fire Systems Inspector with the Riverside County Fire Department. I have personal
10 knowledge of the following statements and would competently testify thereto.

11 2. On July 20, 2011, at approximately 0535 hrs. I arrived at 52207 Maxine Ave., Cabazon
12 (hereinafter referred to as "THE PROPERTY") along with Riverside County Code Enforcement Officers
13 and Sheriff Department personnel. Five adult women were observed sitting on a couch outside of the
14 structure, who appeared to be living in the residence. A total of eleven women and one child reside at
15 THE PROPERTY.

16 3. It is my opinion that the conditions at THE PROPERTY are dangerous, hazardous and
17 violate the California Fire Code ("CFC"). I base this opinion on the following:

18 4. I performed an inspection of the exterior of THE PROPERTY. The west side of THE
19 PROPERTY was very clean and maintained. The southwest corner contained a children's pool
20 approximately 24 inches in depth and eight feet across in diameter which was plugged into an extension
21 cord going into the south end window of the structure. On the east side of THE PROPERTY contained a
22 washer and dryer blocking access to the furnace and water closet access doors. Across from the washer
23 and dryer a breaker junction box was observed which was missing its cover. There were open and
24 exposed wires and the breakers were exposed to the elements. Finally, on the north side of THE
25 PROPERTY was a window air conditioning unit. Overall, the exterior of the structure was maintained and
26 clean.

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1 physical impact. Extension cords shall be used only with portable
2 appliances.

3 Section 605.5.2: Ampacity. The ampacity of the extension cords shall not be less than the
4 rated capacity of the portable appliance supplied by the cord.

5 Section 605.3: Working space and clearance. A working space of not less than 30-inches
6 in width, 36-inches in depth and 78-inches in height shall be provided in
7 front of electrical service equipment. Where the electrical service
8 equipment is wider than 30-inches, the working space shall not be less than
9 the width of the equipment. No storage of any materials shall be located
10 within the designated working space.

11 Section 605.6: Unapproved conditions. Open junction boxes and open-wiring splices shall
12 be prohibited. Approved covers shall be provided for all switch and
13 electrical outlet boxes.

14 Section 609.2: Commercial kitchen. A "Type I" hood shall be installed at or above all
15 commercial cooking appliances and domestic cooking appliances used for
16 commercial purpose that produce grease vapors.

17 Section 907.2.11: Smoke alarms. Single or multiple-station smoke alarms shall be installed
18 and maintained regardless of occupant load at all of the following locations:

- 19 1. On the ceiling or wall outside of each separate sleeping area in the
20 immediate vicinity of bedrooms.
- 21 2. In each room used for sleeping purposes.

22 Section 906.1: Portable Fire Extinguishers. Portable fire extinguishers shall be installed.

23 Section 1030.6: Furnishings and decorations. Furnishings, decorations or other objects shall
24 not be placed so as to obstruct exits, access thereto, egress therefrom, or
25 visibility thereof.

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1 Section 1029.1 Emergency Escape and Rescue. Openings which open directly into a public
2 way, or to a yard or court that opens to a public way, shall be provided for
3 sleeping rooms below the fourth story including basements.

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

6 Executed on August 25th, 2011, at Palm Desert, California.

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8 
9 MICHELE KOMPIER
10 Fire Systems Inspector
11 Riverside County Fire Department
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SEE 722 MAP

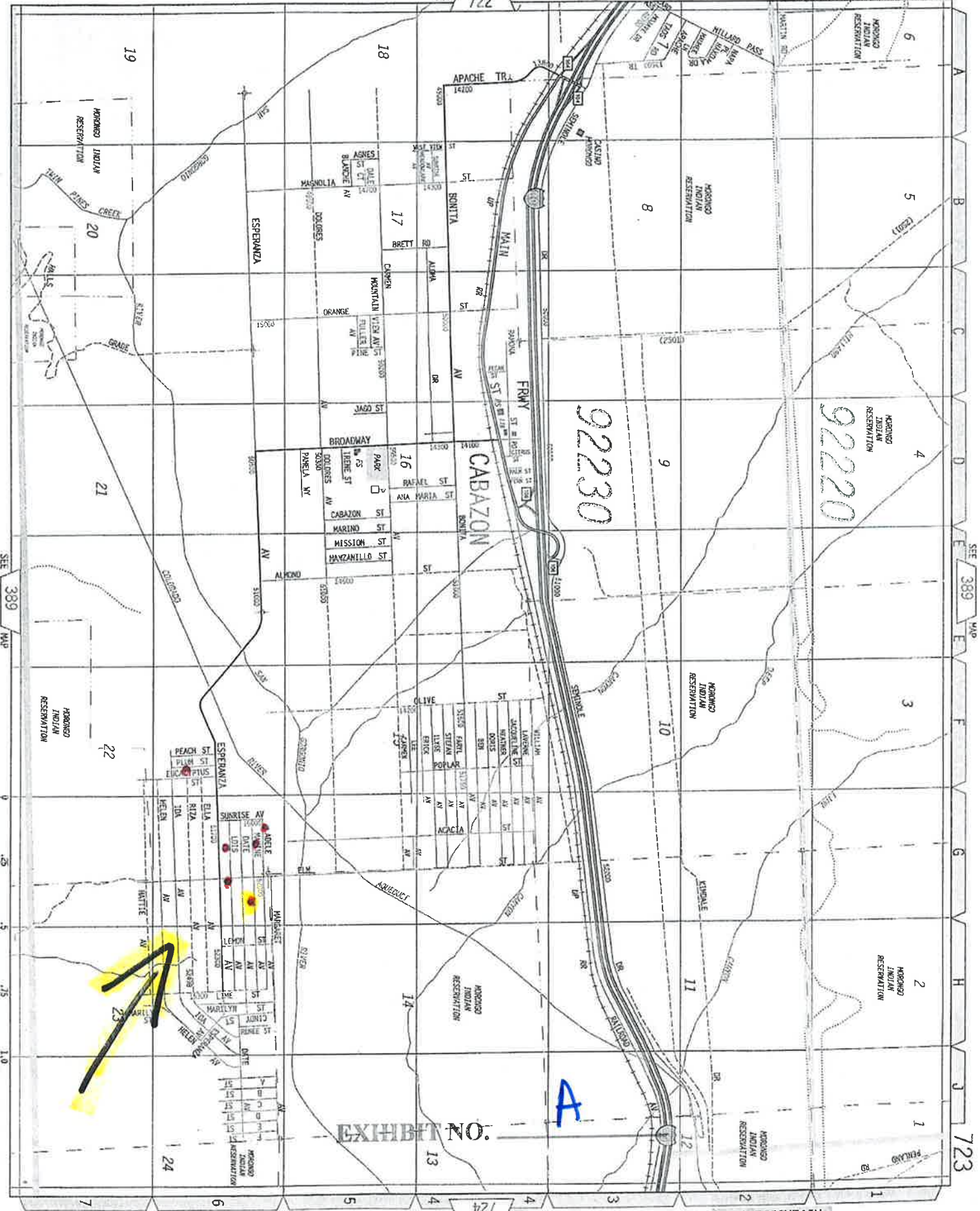


EXHIBIT NO.

A



SEE 389 MAP

SEE 389 MAP

0 .25 .5 .75 1.0 miles 1 in. = 200 ft.

RIVERSIDE CO.

SEE 724 MAP

723

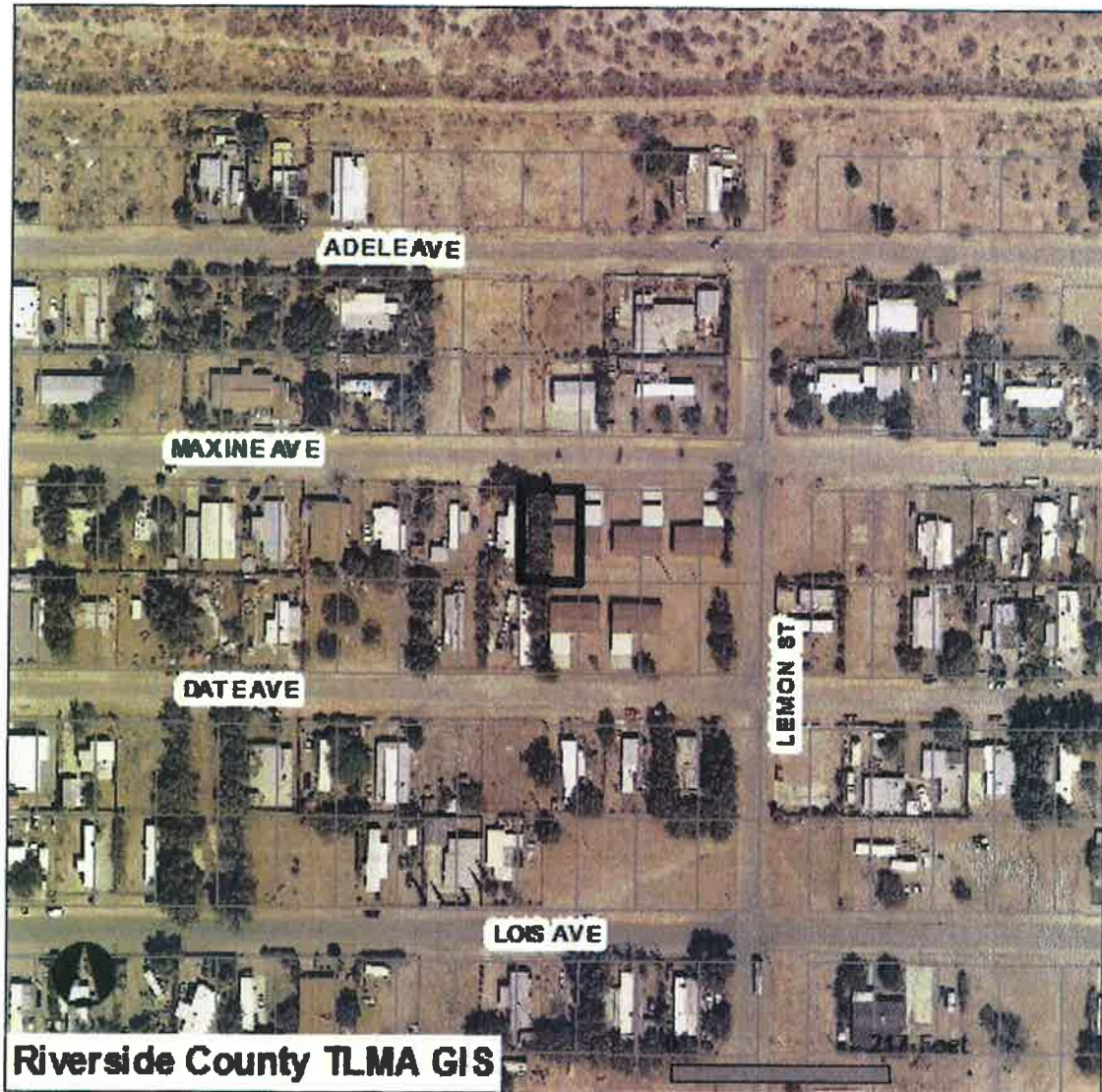
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #528103019-3		Parcel # 528103019-3	
Assessee:	BONINI JOAN A	Land	2,240
Mail Name:	C/O ANN PEACE	Structure	3,272
Mail Address:	486 SANTA RITA PL	Full Value	5,512
City, State Zip:	BANNING CA 92220	Homeowners' Exemption	5,512
Real Property Use Code:	MR	Total Net	0
Base Year	1975		
Conveyance Number:	0065397		
Conveyance (mm/yy):	5/1973		
PUI:	M010012		
TRA:	55-045		
Taxability Code:	0-00		
ID Data:	Lot 85 MB 041/063 CABAZON ESTATES NO 2		
Situs Address:	52207 MAXINE AVE CABAZON CA 92230		

View Parcel Map

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
528-103-019

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs
528-103-019-3

OWNER NAME / ADDRESS
JOAN A BONINI
52207 MAXINE AVE
CABAZON, CA. 92230

MAILING ADDRESS
C/O ANN PEACE
486 SANTA RITA PL
BANNING CA. 92220

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 41/63
SUBDIVISION NAME: CABAZON ESTATES NO 2
LOT/PARCEL: 85, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.12 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 692 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1971 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: H6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 23

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2-M (CZ 8293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

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

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
WITHIN THE CABAZON CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
IN OR PARTIALLY WITHIN 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. 737)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

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)
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.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
THE PASS

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
148A

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

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

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

BANNING UNIFIED

COMMUNITIES

CABAZON

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

CABAZON #85 -

STREET LIGHTING

PARK & RECREATION

LIGHTING (ORD. 655)

ZONE B. 38.19 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043808

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

055045

- BANNING LIBRARY DISTRICT
- BANNING UNIFIED SCHOOL
- CABAZON COUNTY WATER
- COUNTY SERVICE AREA 85 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1008354	NEIGHBORHOOD ENFORCEMENT	Oct. 1, 2010

BUILDING PERMITS

Case #	Description	Status
016965	INSTALL NEW SEPTIC FOR MH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
022469	CARPORT & PATIO TO MH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
022471	UNDERGROUND ELEC/NAT GAS/INSTALLATION OF MH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Aug 04 14:46:46 2011
Version 110728



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-09354

THE PROPERTY AT 52207 Maxine Ave., Cabazon APN# 628-103-019

WAS INSPECTED BY OFFICER: L. Poole ID#: 70 ON 07-20-11 AT 8:30 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 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 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 checked="" type="checkbox"/>	17. 15/8 0-2-18 (RCO 348) <i>done</i>	Unpermitted Land Use <i>SEE COMMENTS</i> 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: RCO 348 Illegal Halfway House, Group Home, Addition Recovery Center, ETC

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY 8/14/11. 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 \$109.2 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT
CDL/CID# _____ D.O.B. _____ EXHIBIT NO. C TEL. NO. _____



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 26, 2011

RE CASE NO: CV1008354

I, Lanee Padilla, hereby declare:

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

That on 7/26/2011 at 9:30AM, I securely and conspicuously posted Notice Of Violation RCC 17.156 W-2-M Zone RCO 348 Illegal Halfway House, Group Home, Addiction Recovery Center, ETC.. at the property described as:

Property Address: 52207 MAXINE AVE, CABAZON

Assessor's Parcel Number: 528-103-019

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

Executed on July 26, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Lanee Padilla, Code Enforcement Officer

EXHIBIT NO. C²



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 10-08354

THE PROPERTY AT: 52207 MAXINE AVE, CABAZON CA APN#: 528-103-019

WAS INSPECTED BY OFFICER: N. Johnston ID#: 8 ON 7/20/11 AT 0530 am/pm

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

<input type="radio"/>	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="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	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 type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input checked="" type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the <u>Room Addition to Mobile</u>	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input checked="" type="radio"/>	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="radio"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 8/4/11 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.

EXHIBIT NO. C3

TEL. NO.

PROPERTY OWNER TENANT

POSTED

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

California Code of Regulations

SUBSTANDARD MOBILEHOME OR RECREATIONAL VEHICLE CONDITIONS:	Mobile Homes	Recreational Vehicles
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park	1704(b)1,2	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home.....	1704(b)3	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1704(b)11	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input checked="" type="checkbox"/> Hazardous Plumbing.....	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
5. <input type="checkbox"/> Lack of adequate lighting.....	1704(b)5	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
6. <input checked="" type="checkbox"/> Hazardous wiring.....	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1704(b)4	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
8. <input checked="" type="checkbox"/> Deteriorated or inadequate stabilizing devices <i>pier system in ground</i>	1704(c)1	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input checked="" type="checkbox"/> Members of <u>ceilings</u> , roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input checked="" type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of..... exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input checked="" type="checkbox"/> Fire or explosion hazard <i>lack of egress @ bedrooms</i>	1704(g)	1706(g)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
17. <input type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....	1704(d)1-3	1706(d)1-3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
18. <input checked="" type="checkbox"/> Improper use of mobilehome or truckmounted camper.....	1700(a)(c)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input checked="" type="checkbox"/> <i>Substandard/illegal addition to mobile (Bedroom Addition)</i>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: No I.D. (covered up) Case No. CV10-08358 Date 7/20/11
 Officer N. Johnston Address 52207 Maxine Ave, Cabazon

EXHIBIT NO. C4



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 21, 2011

RE CASE NO: CV1008354

I, Nohemi (Mimi) Johnston, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 5317 Mission Blvd, Jurupa Valley, California 92502-1592 .

That on 07/20/2011 at 5:30 a.m., I securely and conspicuously posted Notice of Violation (RCC, Sec. 15.45.040 & 15.08.010 - Substandard Mobile home & CWP/room Addition to mobile), List of Defects to Mobile, & Caution sign of premises have been deemed unsafe at the property described as:

Property Address: 52207 MAXINE AVE, CABAZON

Assessor's Parcel Number: 528-103-019

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

Executed on July 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Nohemi (Mimi) Johnston, Sr. Code Enforcement Officer

EXHIBIT NO. _____

C⁵

PROOF OF PERSONAL SERVICE

Case No. CV10-08354

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Nohemi (Mimi) Johnston, declare that I am a citizen of the United States and am employed by 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 County of Riverside, Code Enforcement Department, 5317 Mission Blvd, Jurupa Valley, CA 92509.

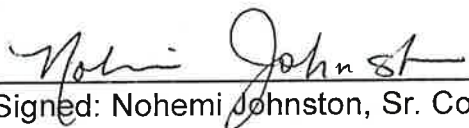
That on July 20, 2011, I served the following document: Inspection Warrant No. 2011-081 by placing a true copy thereof in the hand of Virginia Parlett at the following address:

52207 MAXINE AVE
CABAZON, CA 92230

XX BY PERSONAL SERVICE: I caused to be delivered such document by hand to the house of the addressee.

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

EXECUTED ON July 21, 2011, at Jurupa Valley, California.



Signed: Nohemi Johnston, Sr. Code Enforcement Officer

EXHIBIT NO. _____

C6



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

JOAN A BONINI
C/O ANN PEACE
486 SANTA RITA PL
BANNING, CA 92220

RE CASE NO: CV10-08354 at 52207 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-103-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52207 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-103-019, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.48.040 (Ord. 457) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction - Room Addition/bedroom.
- 2) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 3) Discontinue use. Per RCO 348, 17.156.010, Illegal halfway house, group home, addiction/ recovery home, etc. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY AUGUST 10, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer

EXHIBIT NO.

C7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

Set Free Women's Ranch
52207 MAXINE AVE
CABAZON, CA 92230

RE CASE NO: CV10-08354 at 52207 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-103-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52207 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-103-019, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.48.040 (Ord. 457) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction - Room Addition/bedroom.
- 2) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 3) Discontinue use. Per RCO 348, 17.156.010, Illegal halfway house, group home, addiction/ recovery home, etc. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY AUGUST 10, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer

EXHIBIT NO. _____

CP

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

California Code of Regulations

SUBSTANDARD MOBILEHOME OR RECREATIONAL VEHICLE CONDITIONS:

	Mobile Homes	Recreational Vehicles
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park	1704(b)1,2	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home.....	1704(b)3	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1704(b)11	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input checked="" type="checkbox"/> Hazardous Plumbing.....	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
5. <input type="checkbox"/> Lack of adequate lighting.....	1704(b)5	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
6. <input checked="" type="checkbox"/> Hazardous wiring.....	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1704(b)4	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
8. <input checked="" type="checkbox"/> Deteriorated or inadequate stabilizing devices..... <i>pier system in ground</i>	1704(c)1	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input checked="" type="checkbox"/> Members of <u>ceilings</u> , roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input checked="" type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of..... exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input checked="" type="checkbox"/> Fire or explosion hazard..... <i>lack of egress @ bedrooms</i>	1704(i)	1706(i)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
17. <input type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....	1704(d)1-3	1706(d)1-3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
18. <input checked="" type="checkbox"/> Improper use of mobilehome or truckmounted camper.....	1700(a)(c)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input checked="" type="checkbox"/> <i>Substandard/illegal addition to mobile (Bedroom Addition)</i>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: No I.D. (covered up) Case No. CV10-08358 Date 7/20/11
 Officer N. Johnston Address 52207 Maxine Ave, Cabazon



Glen Baude
DIRECTOR

Code Enforcement Department
County Of Riverside
Moreno Valley District Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92553
(951) 485-5840 – Fax (951) 485-4938

CASES#: 10-08354
A.P.N.: 528-103-019

PROPERTY SITUS: 52207 Maxine Ave, Cabazon CA
DRAWN ON (date) 07-21-2011 DRAWN BY: L. Padilla/#70

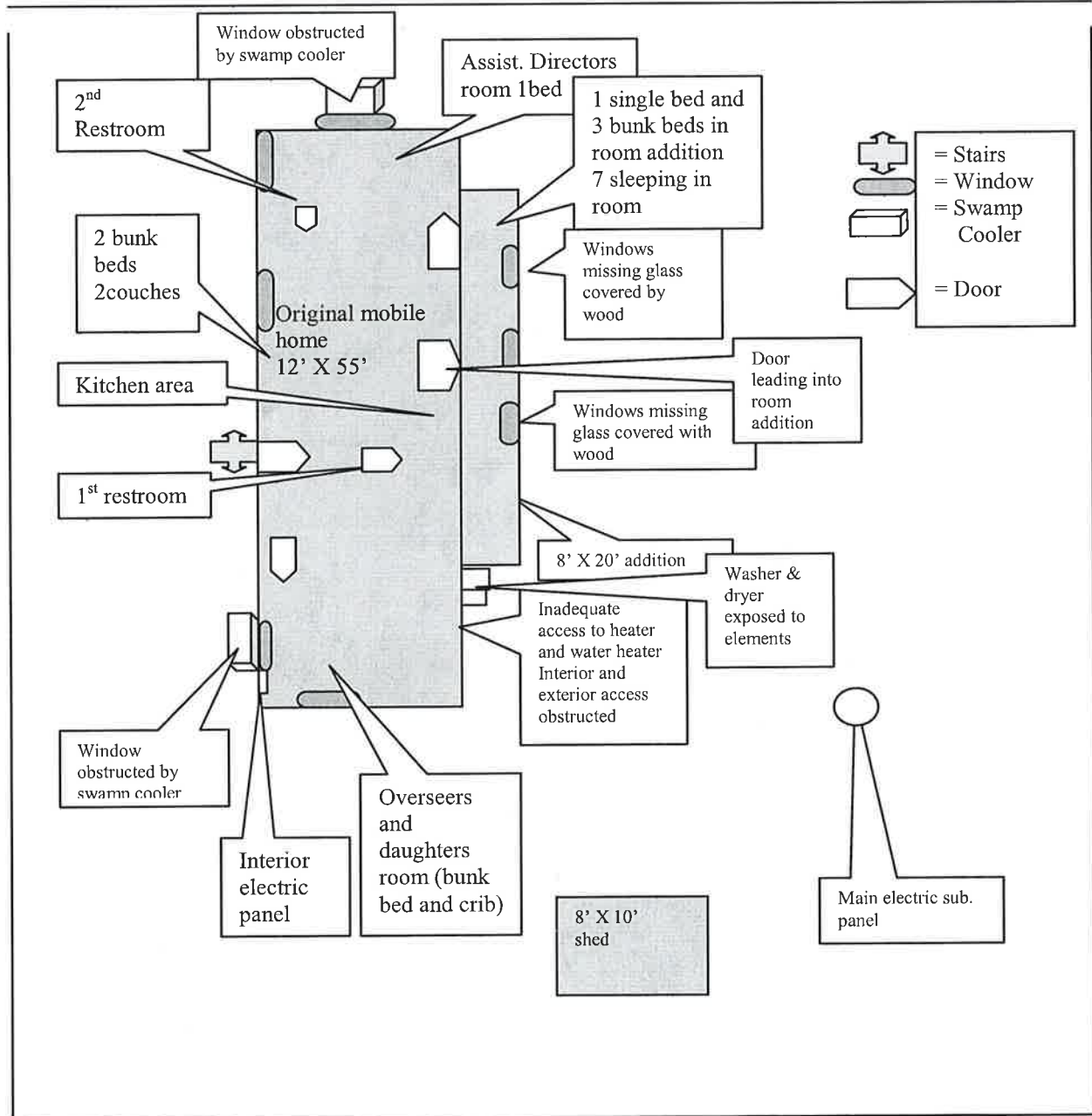
Provide North Arrow



FRONT PROPERTY LINE Maxine Avenue

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NOT TO SCALE

REAR PROPERTY LINE

52207 Maxine Avenue, Cabazon CA

CV10-08354

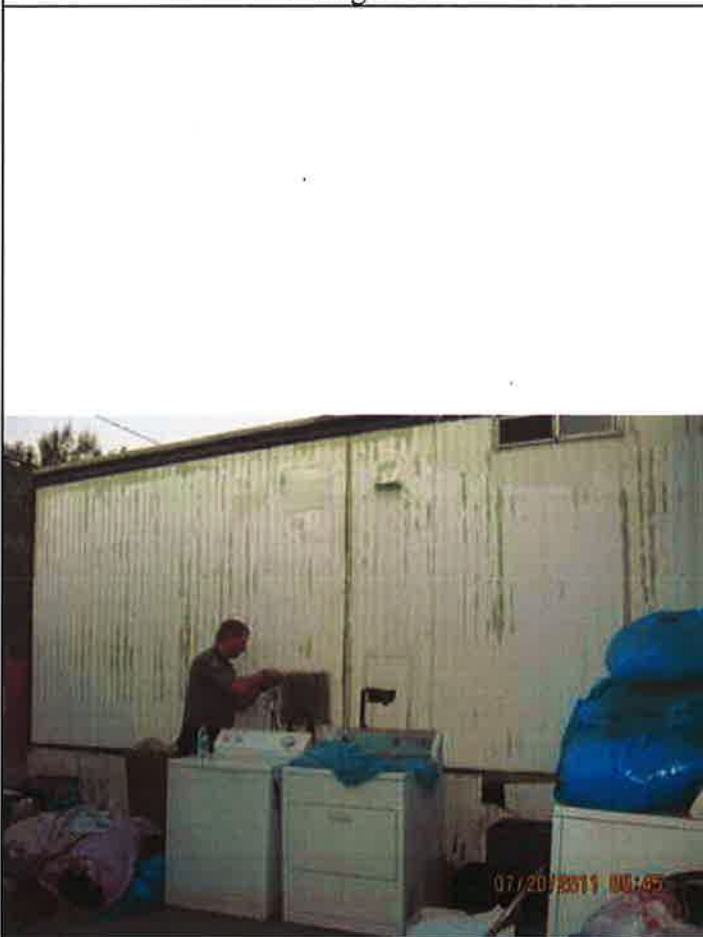
Photographs



JHeagstedt



Johnston, View of single wide 12' X 60" mobile home from front of property



Johnston, Defect #4 - View of installed washer/dryer at exterior and extended water, electrical, gas from water heater lines.



Johnston, Defect #4 - View of water heater area compartment closed and sealed with mobile home siding.

EXHIBIT NO. _____ E



Johnston, Defect #7 - View of furnace unit compartment closed and sealed with mobile metal siding



Johnston, Defect #6 - grounding wire from svcs panel deteriorated

EXHIBIT NO. _____ E²



Johnston, Defect #11 - veiw of ceiling water damage inside mobile ceiling is bowing



Johnston, Defect #11 & #12 - ceiling is bowing caused by water damage



Johnston, Defect #11 & #12



Johnston, Defect #11 & #12



Johnston, Defect #13, corrugated alum ceiling no insulation and plywood only wall.



Johnston, Defect #13 & 18

EXHIBIT NO. _____

EA



Johnston, Defect #14 - Roach infested under kit. sink



Johnston, Defect #15 & 18 - Window blocked by bunk beds



Johnston, Defect #15 - interior mobile elec. panel blocked by beds.



Johnston, Defect #15 - Window blocked by bunk beds and water cooler installed at window

EXHIBIT NO. _____

ES



Johnston, Defect #15 - Window blocked water cooler installed at window

Johnston, Defect #19 - Substandard/illegal roof addition to mobile

EXHIBIT NO. _____ E6



Johnston, ID for Virginia Parlett



Johnston, View at out front at street



Johnston, view of gate area



Johnston, Defect #18 - view of living room area with beds and couches being used to sleep on.

EXHIBIT NO. _____

E7

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

DOC # 2011-0263131

06/15/2011 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV10-08354

Joan A. Bonini)

And DOES I through X, owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 52207 Maxine Avenue, Cabazon, CA 92230

PARCEL #: 528-103-019

LEGAL DESCRIPTION: LOT 85 MB 041/063 CABAZON ESTATES NO 2

VIOLATIONS: Riverside County Ordinance No. 457, (RCC Title 15.08.010) described as construction without the required permit(s) - room addition.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances /(Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

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

Dated: May 25, 2011

By: Michael Bowles II
Michael Bowles II, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 06/02/11 before me, Ana E. Carrillo, Notary Public, personally appeared Michael Bowles II who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

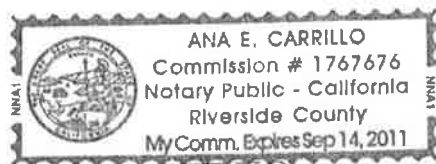


EXHIBIT NO. _____

F



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

September 6, 2011

**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.: CV10-08354
APN: 528-103-019; BONINI
Property: 52207 Maxine Ave., Cabazan

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 and 457 (RCC Title Nos. 17 & 15 and 725 (RCC Title 1) to consider the abatement of the unpermitted land use, substandard mobile home/structure and illegal residence housing two or more parolee/probationers located on the SUBJECT PROPERTY described as **52207 Maxine Ave., Cabazan, Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-103-019.

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 unpermitted land use, substandard mobile home/structure and illegal residence housing two or more parolee/probationers from the real property.

SAID HEARING will be held on **Tuesday, September 27, 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, Mary Overholt at (951) 485-5840 or Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet Brian Black at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. G

NOTICE LIST

Subject Property: 52207 Maxine Ave., Cabazon; Case No.: CV10-08354;
APN: 528-103-019; District 5

JOAN A BONINI
C/O ANN PEACE
486 SANTA RITA PLACE
BANNING CA 92220

MARK STRINGER, DIRECTOR
SET FREE CHRISTIAN
FELLOWSHIP -YUCAIPA
15118 ELM STREET
CABAZON CA 92230

CAROLYN SUE GREGORY
409 W. COUNTY LINE ROAD
CALIMESA CA 92320

SET FREE CHRISTIAN
FELLOWSHIP-YUCAIPA
PASTOR DALGITY
13700 CALIMESA BLVD.
YUCAIPA CA 92399

EXHIBIT NO. _____

62

1 **PROOF OF SERVICE**

2 Case No. CV10-08354

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 September 6, 2011, 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)**

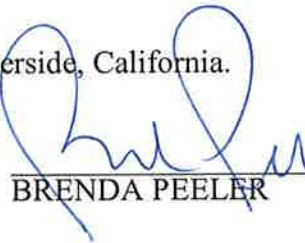
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
16 California, in the 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 September 6, 2011, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 EXHIBIT NO. 63



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 8, 2011

RE CASE NO: CV1008354

I, Jason Heagstedt, hereby declare:

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

That on 09/08/11 at 12:40 pm, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 52207 MAXINE AVE, CABAZON

Assessor's Parcel Number: 528-103-019

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

Executed on September 8, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO. 64

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Martin L. Sonderson

Address: P.O. Box 811
(only if follow-up mail response requested)

City: Cabazon Zip: 92230

Phone #: (951) 922-1880

Date: 9/27/11 Agenda # 9.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Carole Baer

Address: 57847 Ida ave P.O. B. 130
(only if follow-up mail response requested)

City: Cabazon Zip: 92230

Phone #: 951-769-5080

Date: 9/27/11 Agenda # 9.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____