

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

204B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
September 15, 2011


SUBJECT: Abatement of Public Nuisance [Substandard Mobilehome/Structure;
Land Use Violation; Illegal Residence Housing 2 or More Parolee/Probationers]
Case No.: CV10-08355 [WILSON]
Subject Property: 15250 Plum St., Cabazon; APN: 528-063-009
District: Five

RECOMMENDED MOTION: Move that:

1. The substandard mobilehome/structure used as an illegal halfway house, group home, addiction recovery center and housing two or more parolees/probationers, on the real property located at 15250 Plum St., Cabazon be declared a public nuisance and a violation of Ordinance Nos. 457, 348, 449 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

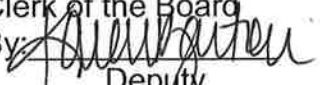
Policy

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

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

ATTACHMENTS FILED

9.5

Abatement of Public Nuisance
Case No.: CV10-08355 [WILSON]
Address: 15250 Plum St., Cabazon
APN# 528-063-009
District: 5
Page 2

2. Larry Wilson, 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, 449, 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) seventeen males occupying the residence as an illegal halfway house, group home, addiction recovery center, in violation of Ordinance No. 348; (c) residence houses two or more parolees/probationers in violation of Ordinance No. 449; (d) hazardous fire conditions in violation of Ordinance No. 757; and (e) public health and safety hazards in violation of Health and Safety Code §§113789, 113980, 114021 and 114381. (See Declarations of Code Enforcement Officer McMullen and Assistant Fire Marshal Brandes).
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 10-08355
4 [UNPERMITTED LAND USE; SUBSTANDARD)
5 MOBILEHOME/STRUCTURE AND ILLEGAL) DECLARATION OF OFFICER
6 RESIDENCE HOUSING TWO OR MORE) THOMAS MC MULLEN
7 PAROLEE/PROBATIONERS]; 15250 PLUM ST.,)
8 CABAZON, CALIFORNIA;) [RCO No. 348, RCC Title 17,
9 LARRY WILSON,) RCO No. 449 and RCO No. 457,
10) RCC Title 15]
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OWNER.)

9
10 I, Thomas Mc Mullen, declare that the facts set forth below are personally known to me
11 except to the extent that certain information is based on information and belief which I believe to be
12 true and if called as a witness, I could and would competently testify competently under oath:

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

17 2. I am informed and believe and based thereon allege that on January 13, 2011,
18 February 23, 2011 and May 24, 2011, Officer Heagstedt conducted inspections of the real property
19 known as 15250 Plum St., Cabazon, within the unincorporated area of Riverside County, California,
20 which is further described as Assessor's Parcel Number 528-063-009 (hereinafter referred to as
21 "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the
22 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein
23 by reference.

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

1 reference.

2 4. On July 20, 2011, Code Enforcement Officers Morris, Welch, and I, together with
3 staff from the Riverside County Sheriff's Department, Environmental Health Department and
4 Riverside County Fire Department conducted an inspection of THE PROPERTY and interviewed
5 occupants pursuant to an Inspection Warrant. I observed the following violations of County
6 ordinances:

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

8 (b) Nineteen men residing in an illegal halfway house, group home or addiction
9 recovery center in violation of Ordinance No. 348; and

10 (c) Two or more unrelated parolees/probationers residing in the same residence in
11 violation of Ordinance 449.

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

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

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

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

20 9. On June 15, 2011, a Notice of Pendency of Administrative Proceedings was recorded
21 at the Riverside County Recorder's Office as instrument number 2011-0263125. A true and correct
22 copy of the recorded Notice is attached hereto and incorporated by reference as Exhibit "E."

23 10. Based upon my experience, knowledge and visual observations, it is my
24 determination that the illegal land use and substandard conditions of the mobilehome/structure create
25 a health, safety, fire and structural hazard to the neighbors and general public and constitutes a public
26 nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 348, 449 and
27 457.

28 ///

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

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

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

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

16 15. The violations of Ordinance No. 449 can only be resolved by reducing the number of
17 probation/parolee occupants to less than two.

18 16. Accordingly, the following findings and conclusions are recommended:

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

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

25 (c) The OWNER, SET FREE, and anyone with possession or control of THE
26 PROPERTY, be ordered to ascertain the existence or non-existence of asbestos containing materials
27 in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of
28 the Riverside County Health Department, Division of Special Services; and, prior to the abatement

1 ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing
2 materials discovered through such survey and testing by contract with a duly certified and licensed
3 contractor for the handling of such materials to avoid citations and/or fines by South Coast Air
4 Quality Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

5 (d) If the substandard mobilehome/structure is not razed, removed and disposed of,
6 or rehabilitated in strict accordance with all Riverside County Ordinances, including but not limited
7 to Riverside County Ordinance No. 457, within ninety (90) days after the posting and mailing of the
8 Board's Order and Findings, the substandard mobilehome/structure and contents therein may be
9 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or
10 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
11 applicable law, authorizing entry onto THE PROPERTY;

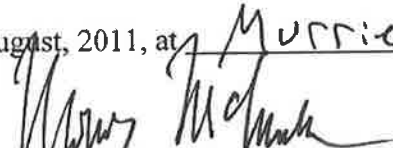
12 (e) The use of THE PROPERTY as a halfway house, group home, addiction
13 recovery center, etc. must immediately cease without express land use approval.

14 (f) The number of probation/parolee occupants must be less than two.

15 (g) Reasonable costs of abatement, after notice and opportunity for hearing, shall
16 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
17 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
18 Nos. 457, 348, 449 and 725.

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

21 Executed this 29th day of August, 2011, at Murrieta, California.

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23 
24 THOMAS MC MULLEN
25 Code Enforcement Officer
26 Code Enforcement Department
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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-08355
[UNPERMITTED LAND USE; SUBSTANDARD)
MOBILHOME/STRUCTURE AND ILLEGAL) DECLARATION OF RIVERSIDE
RESIDENCE HOUSING TWO OR MORE) COUNTY ASSISTANT FIRE
PAROLEE/PROBATIONERS]; 15250 PLUM ST.,) MARSHAL WALT BRANDES
CABAZON, CALIFORNIA;)
)
LARRY WILSON,)
)
OWNER.) [RCO No. 348, RCC Title 17,
) RCO No. 449, RCO No. 457,
) RCC Title 15]
)

9 I, Walt Brandes, declare as follows:

10 1. I am an Assistant Fire Marshal with the Riverside County Fire Department. I have
11 personal knowledge of the following statements and would competently testify thereto.

12 2. On July 20, 2011, at approximately 0558 hrs. I arrived at 15250 Plum St., Cabazon
13 (hereinafter referred to as "THE PROPERTY") along with Riverside County Code Enforcement Officers
14 and Sheriff Department personnel.

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

17 4. I performed an inspection of the exterior, and found the property to be relatively clean and
18 did not have any combustible materials that would readily pose an immediate fire hazard to the adjacent
19 properties. The north side of the structure was noted to have yellow non-metallic sheathed conductor
20 (commonly referred to as Romex) under the structure at ground level. A large open junction box near
21 ground level with numerous conductors and wire nut terminals was noted below the main electrical panel.
22 The exterior east side of the structure had an open junction box with two bare conductors protruding from
23 the box. I did not test the conductors for electrical current. The exterior room adjacent to the junction
24 box had a short door with clearance above and below that provided limited privacy to the bathroom
25 inside. An abandoned, uncapped natural gas line with a shut off valve was protruding from the ground
26 adjacent to the bathroom door.

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1 5. The carport structure of the southeast corner was noted to have surface mounted Romex
2 conductors attached to the ceiling supplying power to a light fixture. The light switch and outlet junction
3 boxes on the wall did not have any covers.

4 6. The exterior southeast side of the structure had a microwave oven powered by one
5 extension cord. The patio cover was noted to have surface mounted Romex conductors supplying
6 electricity to the junction box that was supplying the extension cord for the microwave oven. Additional
7 surface mounted Romex conductors were noted supplying power to another junction box for the washing
8 machine.

9 7. Upon entry into the structure, I entered the bedroom/office at the rear of the structure. The
10 room contained a desk and single bed. This bedroom was open to the north enclosed patio covered area
11 with three steps down. The steps appeared to exceed the allowable rise per the CBC and/or CRC. The
12 northeast corner room floor was approximately fifteen to eighteen inches below all adjacent floor levels
13 and had one single bed. There were no steps down from the enclosed patio into this small area. The room
14 was added to the existing north patio cover and exterior wall of the structure. The doorway from this area
15 to the exterior was covered by a sheet of plywood. An orange extension cord was lying on the ground in
16 front of the door and was supplying power to a junction box adjacent to the doorway.

17 7. The north enclosed patio cover room contained eight bunk beds lined up against the
18 exterior wall of the structure to accommodate sixteen persons. A wall mounted gas furnace was added
19 within this room enclosure on the original exterior wall of the structure. It was unknown if the heater was
20 operable.

21 8. The middle section of the structure was noted to have one folding cot and one mattress on
22 the floor. Additional bedding supplies were folded up on the floor against the walls of the room.

23 9. The front room of the structure contained two single beds. The room was formerly a
24 kitchen area. The cabinets, stove, sink, and wall covering were removed which exposed existing Romex
25 conductors within the wall space next to a bed. There was an abandoned gas line protruding from the
26 floor adjacent to the wall at the end of the bed. Additional conductors were tapped into a junction box
27 and were run through the wall to the exterior and back towards the carport area. An electrical outlet was
28

1 protruding from the junction box on the wall at the southwest corner of this room and the ceiling junction
2 box did not have a cover.

3 10. No smoke alarms or fire extinguishers were noted within the structure. Additionally, with a
4 fuel fired room heater present, a carbon monoxide detector was not present as required by State law
5 (effective July 1, 2011).

6 11. Code Enforcement reported that a total of nineteen occupants on the premises at the time of
7 our inspection. The actual bed capacity was twenty-two.

8 12. Based upon my observations, I found the following violations of the California Fire Code
9 (CFC) on the property:

10 Section 605.1: Abatement of electrical hazards. Identified electrical hazards shall be
11 abated. Identified hazardous electrical conditions in permanent wiring shall
12 be brought to the attention of the responsible code official. Electrical
13 wiring, devices, appliances and other equipment that is modified or
14 damaged and constitutes an electrical shock or fire hazard shall not be used.

15 Section 605.5: Extension Cords. Extension cords and flexible cords shall not be a
16 substitute for permanent wiring. Extension cords and flexible cords shall not
17 be affixed to structures, extended through walls, ceilings or floors
18 coverings, nor shall such cords be subject to environmental damage or
19 physical impact. Extension cords shall be used only with portable
20 appliances.

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

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

26 Section 907.2.11: Smoke alarms. Single or multiple-station smoke alarms shall be installed
27 and maintained regardless of occupant load at all of the following locations:
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1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

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

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

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

Executed on Aug. 29, 2011, at Palm Desert, California.



WALT BRANDES
Assistant Fire Marshal
Riverside County Fire Department

SEE 722 MAP

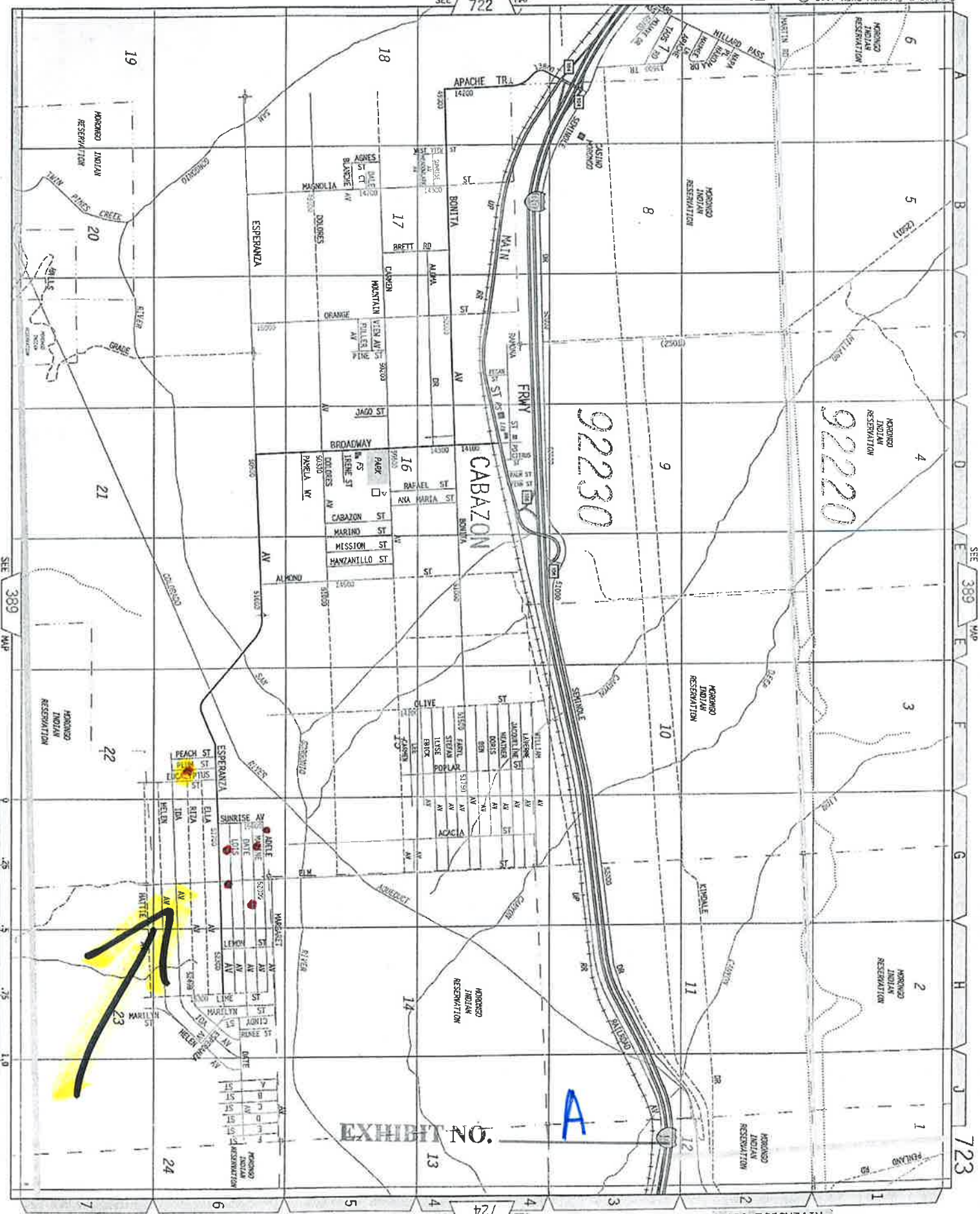


EXHIBIT NO.

A

92230

92220

SEE 389 MAP

SEE 389 MAP

0 .25 .5 .75 1.0 miles 1 in. = 2000 ft.

RIVERSIDE CO.

SEE 724 MAP

723

723

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

Assessment #528063009-1		Parcel # 528063009-1	
Assessee:	WILSON LARRY	Land	8,949
Mail Address:	13700 CALIMESA BLVD	Structure	5,961
City, State Zip:	YUCAIPA CA 92399	Full Value	14,910
Real Property Use Code:	MR	Total Net	14,910
Base Year	1988		
Conveyance Number:	0331288		
Conveyance (mm/yy):	11/1987		
PUI:	M010000		
TRA:	55-044		
Taxability Code:	0-00		
ID Data:	Lot 64 MB 053/051 TR 3189		
Situs Address:	15250 PLUM ST BANNING CA 92220		

[View Parcel Map](#)

EXHIBIT NO. B

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 53/51
SUBDIVISION NAME: TR 3189
LOT/PARCEL: 64, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3189

LOT SIZE

RECORDED LOT SIZE IS 0.09 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 760 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1961 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: F6

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 22

ELEVATION RANGE

1576/1576 FEET

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)

R-T (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 SANTA ROSA AND SAN JACINTO MOUNTAINS 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)
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
147A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

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, 37.84 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043808

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

055044

- 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
- INLAND EMPIRE JT(33,38)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RDV PROJECT NO3-1989

- 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
CV1008355	NEIGHBORHOOD ENFORCEMENT	Oct. 1, 2010

BUILDING PERMITS

Case #	Description	Status
174336	MH SITE PREP 624 SQ FT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
174650	MH INSTALL & AWNING	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

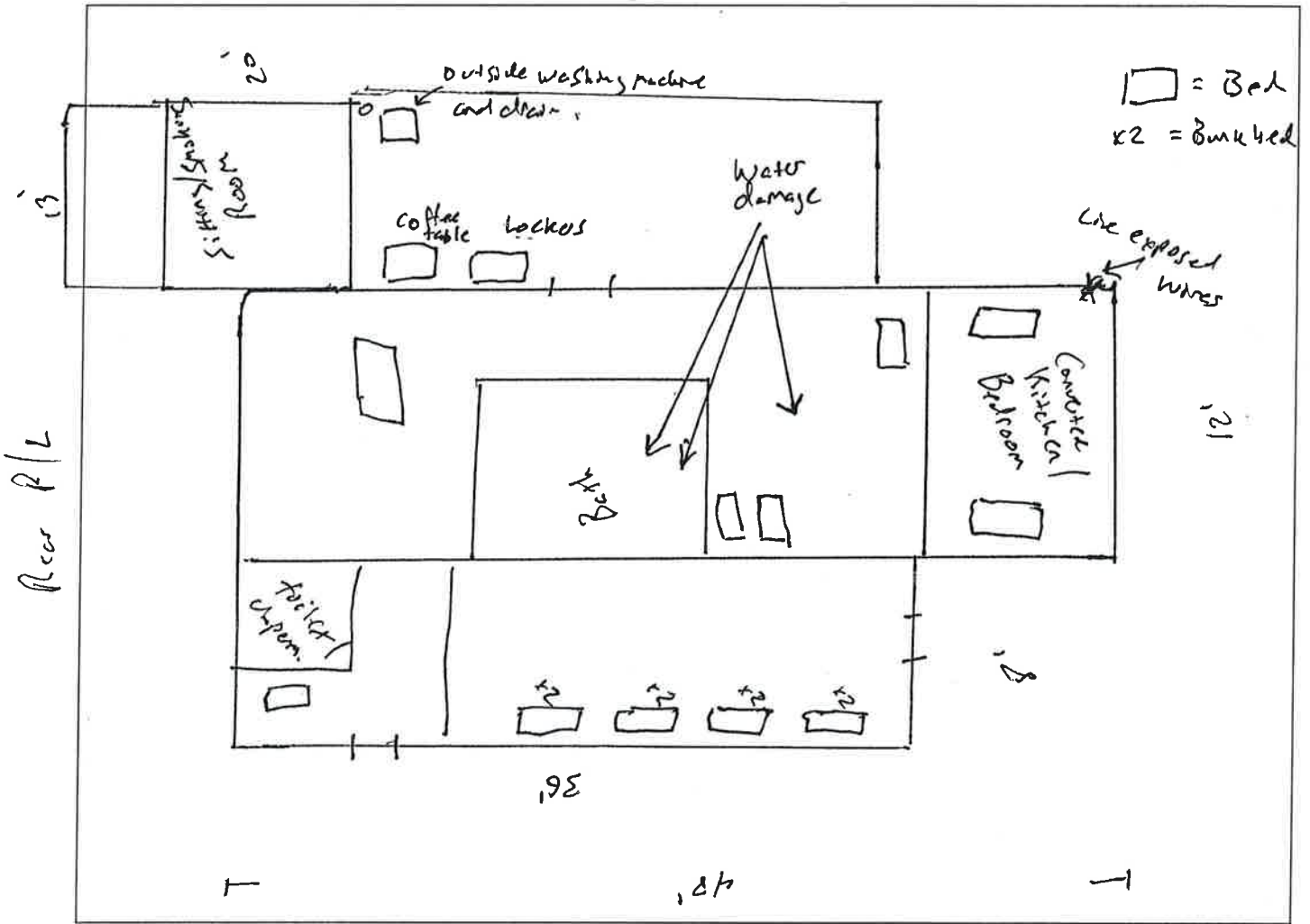
REPORT PRINTED ON...Thu Aug 04 14:43:35 2011
Version 110728

SITE PLAN: Case # CV-1008355

OWNER(S): LARRY WILSON
SITE ADDRESS: 15250 PLUM ST, BANNING
ASSESSOR'S PARCEL: 528-063-009
ACREAGE: 0.090000

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 15250 PLUM ST, BANNING

PREPARED BY:

T. McMullen

DATE:

7/21/11

EXHIBIT NO. C

15250 Plum Street, Cabazon CA

CV10-09355

Photographs



Electrical. JHeagstedt



Electrical. JHeagstedt



Electrical covered as requested. JHeagstedt



9 bed enclosed bunk room-porch.jpg



16in. step in bunk room-porch area.jpg



Active meter.jpg

EXHIBIT NO. C²

CV10-08355



Awning missing pans and header.jpg



Broken window.jpg



Broken windows.jpg



Carport addition - den.jpg



Carport light using damaged cord.jpg



Damaged leaking awning.jpg

EXHIBIT NO. C³

CV10-08355



Electrical permit tag.jpg



Enclosed carport with attached metal shed addition.jpg



Enclosed porch -bunk room.jpg



Enclosed porch used as bunk house.jpg



Exterior exposed non protected outlet.jpg



Energized and in use refrigerators (2) outside under carport awning.jpg

EXHIBIT NO. CA

CV10-08355



Exposed and live junction box below meter on pole.jpg



Exposed drywall in porch area.jpg



exposed duplex box with no plate powered by cord.jpg



exposed outlet box without plate in porch area.jpg



exposed plywood floor.jpg



Exposed romex running from interior panel.jpg

EXHIBIT NO. C5



Power outlet from ground conduit to cord in porch area.jpg



Exterior toilet room without sink or light.jpg



Exterior exposed wood framing.jpg



Furnace removed from interior of mobile and installed in exterior wall to heat enclosed porch.jpg



hole in bathroom ceiling.jpg



Interior door in exterior wall.jpg

EXHIBIT NO. 07



Plugs and wiring to exterior coffee bar in carport.jpg



Plumbing permit tag.jpg



Posted notices beside main access door.jpg



water damaged water in bathroom.jpg



rear door way to yard from enclosed carport (exposed framing holding up carport).jpg



rediverted plumbing to rear toilet room.jpg

EXHIBIT NO. _____

C9



Romex wire laid on ground under porch and exposed.jpg



stain from leaking roof in mobile.jpg



Uncapped gas line 3 behind mobile in rear yard.jpg



Uncapped gas line beside bed in demoed kitchen.



water damage in interior wall behind toilet.jpg



Water damage in porch-bunk room awning roof.

EXHIBIT NO. C10



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-08355

THE PROPERTY AT: 15250 Plum St, Cabazon APN#: 528-063-009

WAS INSPECTED BY OFFICER: T. McMullen ID#: 16 ON 7/20/11 AT 5:00 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 structure. <i>Enclosed 10cc. Photo/Plan Add/Electrical. See comments for details.</i>	<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. <i>See Kit</i>	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" 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 checked="" type="radio"/>	17. <u>450</u> <i>See comments</i> (RCO 348) <i>RT</i>	Unpermitted Land Use: <i>See Comments</i> 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 checked="" type="radio"/>	<u>RCO</u> <u>449.240,</u> <u>241</u>	<i>Residence houses 2 or more Parolee-probationers</i>

COMMENTS: RCO 348 - illegal Half-way house, group home, addiction recovery center, etc.

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 PROPERTY OWNER TENANT
 _____ CDL/CID# _____ D.O.B. **EXHIBIT NO.** D _____ TEL. NO. 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 checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park <i>Kitchen & rear bath</i>	1704(b)1,2	1700(b)
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home <i>Kitchen & rear bath</i>	1704(b)3	1700(b)
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
3. [] Lack of connection to required sewage system.....	1704(b)11	
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
4. <input checked="" type="checkbox"/> Hazardous Plumbing <i>Gas line - Kitchen & Rear of mobile</i>	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
5. <input checked="" type="checkbox"/> Lack of adequate lighting.....	1704(b)5	1700(b)
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
6. <input checked="" type="checkbox"/> Hazardous wiring <i>Through out home</i>	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities <i>NO furnace in home</i>	1704(b)4	1700(b)
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
8. [] Deteriorated or inadequate stabilizing devices.....	1704(c)1	
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports <i>Soft floors</i>	1704(e)2	1706(e)1
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
10. [] Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration <i>dry rot</i>	1704(c)3	1706(c)2
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
11. <input checked="" 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 <i>water damage</i>	1704(c)4	1706(c)3
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms <i>missing window</i>	1704(b)8	1706(b)2
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] 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 <i>windows and leaking roof</i>	1704(h)1	1706(h)1
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] 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: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
15. <input checked="" type="checkbox"/> Fire or explosion hazard <i>uncapped gas lines</i>	1704(i)	1706(i)
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
16. [] Extensive fire damage.....		
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....	1704(d)1-3	1706(d)1-3
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
18. <input checked="" type="checkbox"/> Improper use of mobilehome or truckmounted camper <i>Bank house / no kitchen</i>	1700(a)(c)	
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
19. <input checked="" type="checkbox"/> <u>Substandard / illegal additions to mobile</u>		
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		
20. [] _____		
OBTAIN PERMIT TO: [] Repair Per Title 25 Requirements [] Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: N/A Case No. 10-08355 Date 7/20/11
 Officer [Signature] Address 15250 Plum St. Cabazon

285-206 (9/06)

SCB: 222011-882998 EXHIBIT NO. D² APN 528-063-009



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 26, 2011

RE CASE NO: CV1008355

I, Jennifer Morris, 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 7/20/11 at 05:00 hrs, I securely and conspicuously posted Notice of Violation for RCC 15.08.010 (Construction without Permit), RCC 15.48.040 (Substandard Mobile Home), RCC 17.152.010 (Unpermitted Land Use-Illegal Half Way House, Group Home, Addiction Recovery Home), and RCO 449.240,241 (2 or more Parolee/Probationers), Notice of Defects for Substandard Mobile Home, and Danger Do Not Enter Sign at the property described as:

Property Address: 15250 PLUM ST, CABAZON

Assessor's Parcel Number: 528-063-009

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: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. D³

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. _____

D⁵

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. D7

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. D⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

SET FREE CHURCH
ATTN PASTOR DALGITY
13700 CALIMEA BLVD
YUCAIPA, CA 92399

RE CASE NO: CV10-08355 at 15250 PLUM ST, in the community of CABAZON, California, Assessor's Parcel Number 528-063-009

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 15250 PLUM ST, in the community of CABAZON California, Assessor's Parcel Number 528-063-009, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.48.040 (Ord. 457) , 17.12.040 (Ord. 348) , 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.
- 4) 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, Enclosed and Occupied Patio, Room Additions, Electrical, Bathroom Addition, Attached Shed, and Occupied Kitchen.
- 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, 17.152.010, 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.
- 4) Discontinue use. RCO 449.240, 241: Residence houses 2 or more parolee/probationers. Reduce to fewer than 2 parolees or probationers per location.

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

D10

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. _____

D11

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. _____

DB

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. DIS

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 checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park... <i>Kitchen + rear bath</i>	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 checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home... <i>Kitchen + rear bath</i>	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... <i>Gas line - Kitchen + Rear of mobile</i>	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 checked="" 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... <i>Through out home</i>	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... <i>NO furnace in home</i>	1704(b)4	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
8. <input type="checkbox"/> Deteriorated or inadequate stabilizing devices.....	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... <i>Soft Floors</i>	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... <i>dry rot</i>	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 ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration... <i>water damage</i>	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms... <i>MISSING WINDOW</i>	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input 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... <i>windows and leaking roof</i>	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input 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>uncapped gas lines</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 checked="" 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... <i>Bank house / no kitchen</i>	1700(a)(e)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input checked="" type="checkbox"/> Substandard / illegal additions to mobile		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input 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 #: N/A Case No. 10-08355 Date 7/20/11
 Officer [Signature] Address 15250 Plum St. Cabazon

285-206 (9/06) SCE: 222011-882995 APN 528-063-009

EXHIBIT NO. **D16**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV10-08355

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer Miller, 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 July 26, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation
(RCC 15.08.010, RCC 15.48.040, RCC 17.156.010 & RCO 449.240, 241)
Notice of Defects (1)
Summary of Costs Notification**

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

1. LARRY WILSON 13700 CALIMESA BLVD, YUCAIPA, CA 92399
2. SET FREE MINISTRIES 15250 PLUM ST, CABAZON, CA 92220
3. SET FREE MINISTRIES ATTN DIRECTOR MARK STRINGER 15118 ELM ST, CABAZON, CA 92230
4. SET FREE CHURCH ATTN PASTOR DALGITY 13700 CALIMEA BLVD, YUCAIPA, CA 92399
5. LARRY WILSON 15250 PLUM STREET, CABAZON, CA 92230
6. LARRY WILSON 80230 HAZELTON ROAD, COTTAGE GROVE, OR 97424
7. KAREN M. WILSON 27440 DARTMOUTH STREET, HEMET, CA 92544
8. LARRY D. WILSON NO. 4041 PEDLEY ROAD, NO 37, RIVERSIDE, CA 92509
9. LARRY R. WILSON 3627 MERRILL AVENUE, NO. A, RIVERSIDE, CA 92506
10. KAREN M. WILSON 26285 YALE STREET, HEMET, CA 92543

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

CODE ENFORCEMENT DEPARTMENT

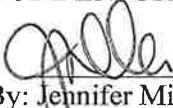

By: Jennifer Miller, Code Enforcement Aide

EXHIBIT NO. D17

7010 1670 0001 7243 2377
 7010 1670 0001 7243 2360
 7010 1670 0001 7243 2353
 7010 1670 0001 7243 2346
 7010 1670 0001 7243 2339
 7010 1670 0001 7243 2322
 7010 1670 0001 7243 2315
 7010 1670 0001 7243 2308
 7010 1670 0001 7243 2292
 7010 1670 0001 7243 2285

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

Postmark
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Larry Wilson
 13700 Calimesa Blvd.
 Yucaipa, CA 92399
 CV10-08355 / JH 528-063-009 (10) Set Free

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. _____

D18

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 # 2011-0263125

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

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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.: CV10-08355

Larry Wilson)

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: 15250 Plum Street, Banning, CA 92230

PARCEL #: 528-063-009

LEGAL DESCRIPTION: LOT 64 MB 053/051 TR 3189

VIOLATIONS: Riverside County Ordinance No. 457, (RCC Title 15.08.010) described as construction without the required permit(s) - enclosed & occupied patio, room additions, electrical, bathroom addition, attached shed & occupied kitchen.

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

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

Dated: May 25, 2011

ACKNOWLEDGEMENT

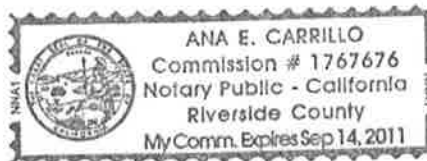
State of California)
County of Riverside)

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



E

EXHIBIT NO.



**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.: CV10-08355
APN: 528-063-009; WILSON
Property: 15250 Plum Street, 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, 449 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 **15250 Plum Street, Cabazan, Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-063-009.

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

NOTICE LIST

Subject Property: 15250 Plum St., Cabazon; Case No.: CV10-08355;
APN: 528-063-009; District 5

LARRY WILSON
13700 CALIMESA BLVD.
YUCAIPA CA 92399

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

TODD WILSON
80230 HAZELTON RD.
COTTAGE GROVE OR 97424

EXHIBIT NO. _____

F²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 8, 2011

RE CASE NO: CV1008355

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 12:20 pm, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 15250 PLUM ST, CABAZON

Assessor's Parcel Number: 528-063-009

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. F4

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: Carola Baer

Address: 51847 Tola ave P.O.B. 130
(only if follow-up mail response requested)

City: Cabazon Zip: 92230

Phone #: 951-769-5130

Date: 9/27/11 Agenda # 9.5

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: Martin Sanderson

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

City: Cabazon Zip: 92230

Phone #: (957) 922-1880

Date: 9/27/11 Agenda # 9.5

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: _____