

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

263B



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.: CV10-08356 [LA ROCCA]
Subject Property: 51905 Lois Ave., Cabazon; APN: 528-042-012
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 51905 Lois Ave., 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

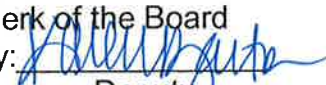
County Executive Office Signature

- Policy
- 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's Recommr.:
- Per Exec. Ofc.:

Abatement of Public Nuisance
Case No.: CV10-08356 [LA ROCCA]
Address: 51905 Lois Ave., Cabazon
APN# 528-042-012
District: 5
Page 2

2. Raymond and Susan La Rocca, owners 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 owners 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) twenty men 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 Parra 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 10-08356
4 [UNPERMITTED LAND USE; SUBSTANDARD)
5 MOBILEHOME/STRUCTURE AND ILLEGAL) DECLARATION OF OFFICER
6 RESIDENCE HOUSING TWO OR MORE) DIANA PARRA
7 PAROLEE/PROBATIONERS]; 51905 LOIS AVE.,)
8 CABAZON, CALIFORNIA;) [RCO No. 348, RCC Title 17,
9 RAYMOND LA ROCCA AND) RCO No. 449 and RCO No. 457,
10 SUSAN LA ROCCA,) RCC Title 15]
11 OWNERS.)
12 _____)

13 I, Diana Parra, declare that the facts set forth below are personally known to me except to the
14 extent that certain information is based on information and belief which I believe to be true and if
15 called as a witness, I could and would competently testify competently under oath:

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

20 2. I am informed and believe and based thereon allege that on January 13, 2011,
21 February 23, 2011 and May 24, 2011, Officer Heagstedt conducted inspections of the real property
22 known as 51905 Lois Avenue, Cabazon, within the unincorporated area of Riverside County,
23 California, which is further described as Assessor's Parcel Number 528-042-012 (hereinafter referred
24 to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the
25 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein
26 by reference.

27 3. County records and documents indicate that THE PROPERTY is owned by Raymond
28 La Rocca and Susan La Rocca (hereinafter referred to as "OWNERS"). 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

1 incorporated herein by reference.

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

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

8 (b) Twenty 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 OWNERS 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 2011-0263129. 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 11. On September 6, 2011, a "Notice to Correct County Ordinance Violations and Abate

1 Public Nuisance” providing notification of the Board of Supervisors hearing scheduled for
2 September 27, 2011, was mailed to the OWNERS and SET FREE and was posted on THE
3 PROPERTY on September 8, 2011. True and correct copies of the notices are attached hereto as
4 Exhibit “F” and incorporated herein by reference.

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

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

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

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

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

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

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

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

1 materials discovered through such survey and testing by contract with a duly certified and licensed
2 contractor for the handling of such materials to avoid citations and/or fines by South Coast Air
3 Quality Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

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

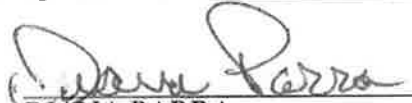
11 (e) The use of THE PROPERTY as a halfway house, group home, addiction
12 recovery center, etc. must immediately cease without express land use approval.

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

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

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

20 Executed this 29 day of August, 2011, at JURUPA, California.

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23 DIANA PARRA
24 Code Enforcement Officer
25 Code Enforcement Department
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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

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11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	IN RE ABATEMENT OF PUBLIC NUISANCE) [UNPERMITTED LAND USE; SUBSTANDARD) MOBILHOME/STRUCTURE AND ILLEGAL) RESIDENCE HOUSING TWO OR MORE) PAROLEE/PROBATIONERS]; 51905 LOIS) AVE., CABAZON, CALIFORNIA;) RAYMOND LA ROCCA and) SUSAN LA ROCCA,) OWNERS.)	CASE NO. CV 10-08356 DECLARATION OF RIVERSIDE COUNTY FIRE SYSTEMS INSPECTOR MICHELE KOMPIER [RCO No. 348, RCC Title 17, RCO No. 449, RCO No. 457, RCC Title 15]
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10 I, Michele Kompier, declare as follows:

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

13 2. On July 20, 2011, at approximately 0500 hrs. I arrived at 51905 Lois Ave., Cabazon
14 (hereinafter referred to as "THE PROEPRTY") along with Riverside County Code Enforcement Officers
15 and Sheriff Department personnel.

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 conducted an inspection of the exterior of THE PROPERTY. I observed several
19 occupants standing on the front and side yard of THE PROPERTY. The yard was manicured and had a
20 port-a-potty in the south east corner. The east side of the structure has a make shift stand for a window air
21 conditioning unit. The cords to the unit ran along the exterior of the structure into a hole in the wall.

22 5. I proceeded to the south end of THE PROPERTY and observed an added exterior
23 bathroom constructed without a permit. The light switch and outlet were uncovered. As I continued
24 further I observed that the breaker junction box contained two breakers with several wires hanging loose
25 and dangling in the box.

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1 6. The southwest corner of THE PROPERTY contained a shed with a pile of accumulated
2 rubbish approximately 3 feet in height, 4 feet wide and 2 feet in width. The rubbish consisted of brush
3 trimmings and trash against the property line to the adjacent property and was a possible fire hazard. As I
4 made my way up the north side of the structure to the entry into the structure I noted that the entry stairs
5 had no hand rail and the wooden stairs were steep and narrow.

6 7. I entered the structure into a living room area. There were several rolled up makeshift beds
7 against the wall. No other furniture was observed in the room. The front door was the only exit from this
8 room. The smoke detector was missing a battery and cover.

9 8. The second room, which was once a kitchen, contained bunk beds and two makeshift beds.
10 All plumbing, cabinets and fixtures had been removed and converted into a bedroom.

11 9. The third room had four sets of bunk beds and two makeshift beds on the floor. The
12 windows were obstructed by the bunk beds and there were no other furnishings in the room.

13 10. The fourth room had one bed and a fully working bathroom. The water closet was
14 obstructed by furnishings and I was unable to look inside. The only way to exit this room is through a
15 narrow hallway, which had been converted from the laundry area. There were three beds and all of the
16 fixtures were removed. I also observed a breaker box on the wall of the narrow hallway, but it was
17 obstructed by occupant's belongings.

18 11. Throughout the structure several outlet covers were missing and several light fixtures were
19 also missing covers. There were several extension cords and a couple of the windows were boarded up.
20 No fire extinguishers or working smoke detectors were found within the structure.

21 12. A total of eighteen beds were counted in the structure. However, twenty occupants were in
22 the structure at the time of the inspection.

23 13. Based upon my observations, I found the following violations of the CFC on the property:

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

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Section 605.4: Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.

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

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

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

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

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

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.

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

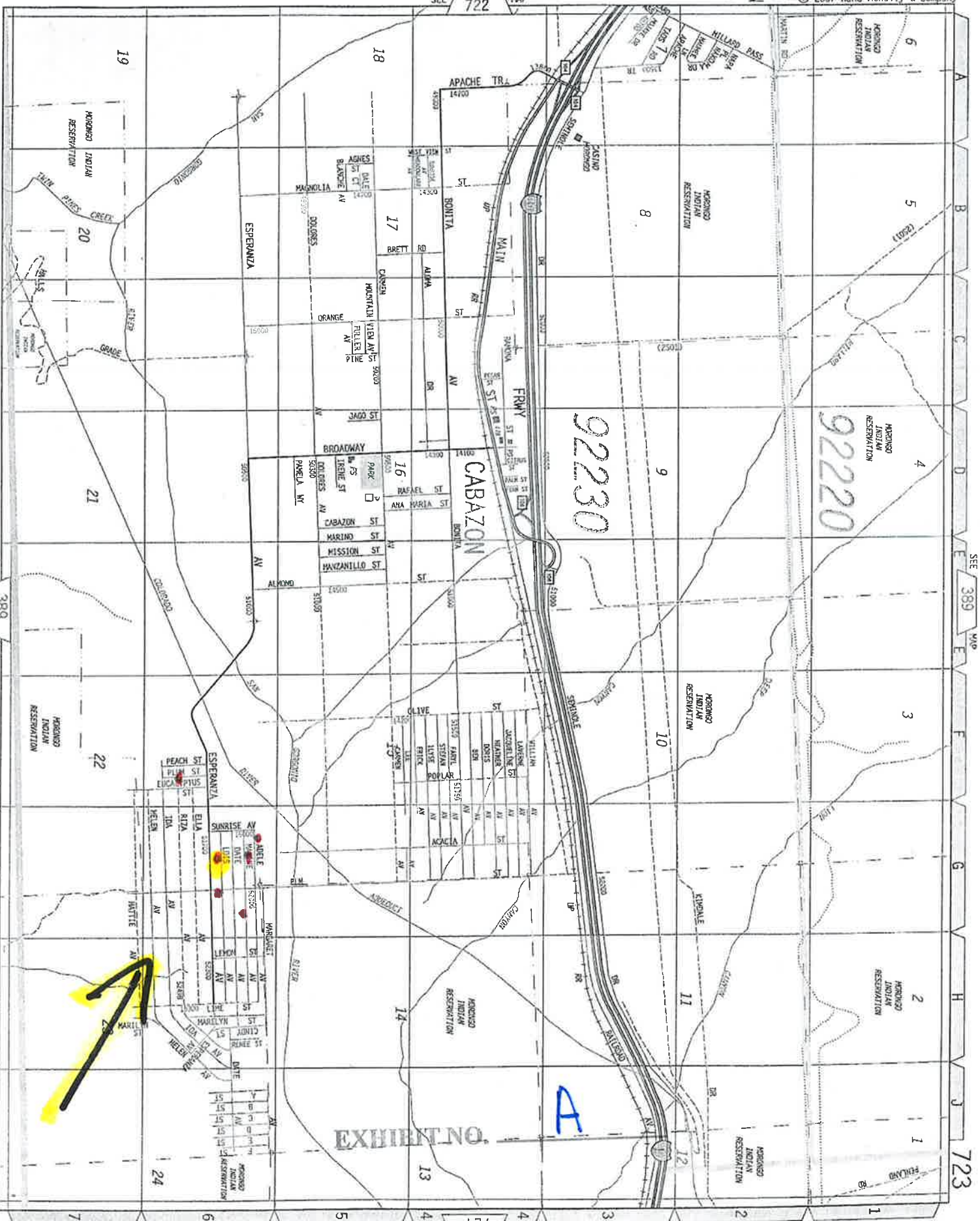
4 Section 1029.1 Emergency Escape and Rescue. Opening which open directly into a public
5 way, or to a yard or court that opens to a public way, shall be provided for
6 sleeping rooms below the fourth story.

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

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

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12 MICHELE KOMPIER
13 Fire Systems Inspector
14 Riverside County Fire Department
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SEE 722 MAP



SEE 389 MAP

SEE 389 MAP



EXHIBIT NO.

SEE 724 MAP

RIVERSIDE CO.

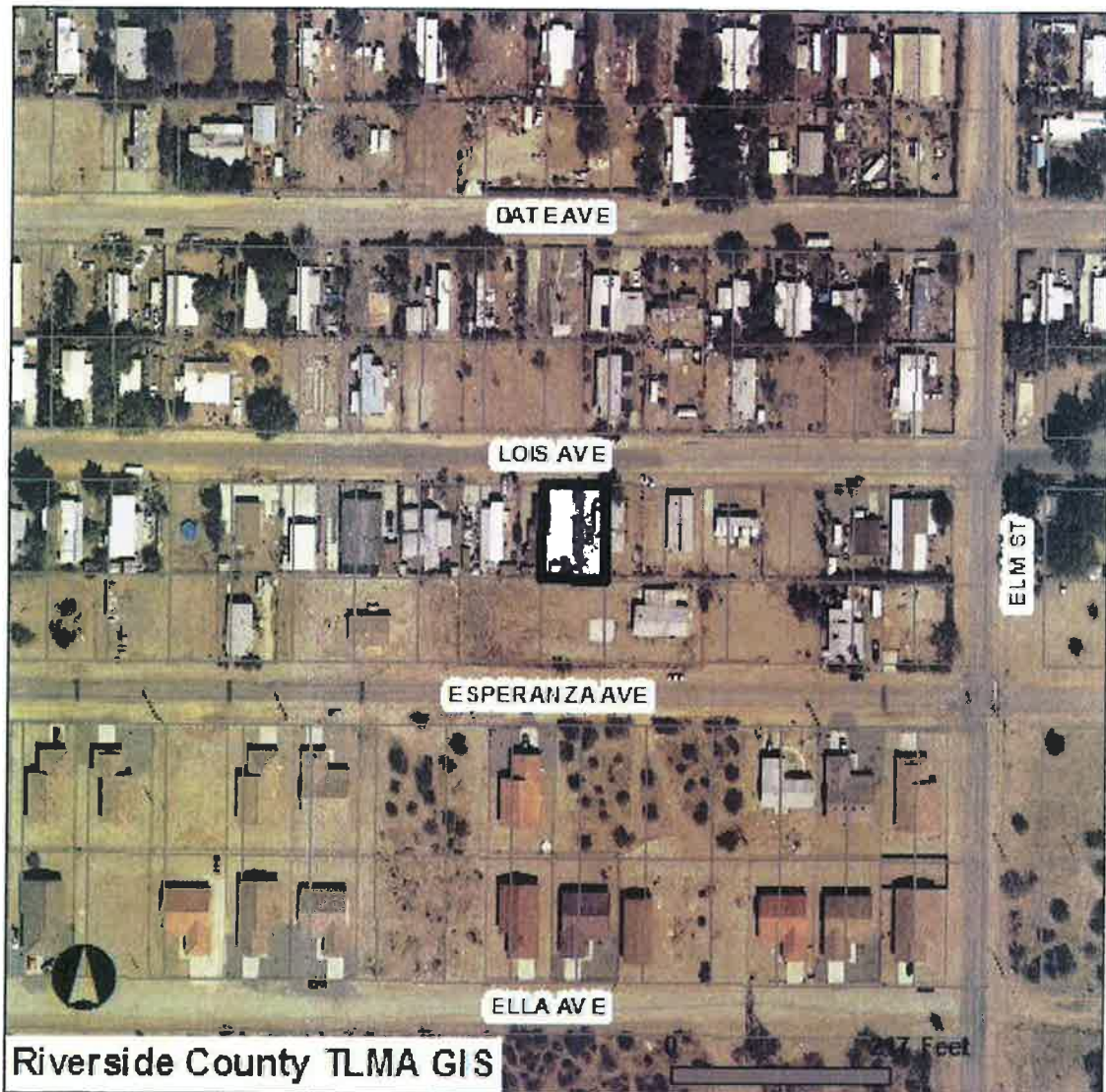
723

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

Assessment #528042012-8		Parcel # 528042012-8	
Assessee:	LAROCCA RAYMOND	Land	8,232
Assessee:	LAROCCA SUSAN	Structure	3,907
Mail Name:	C/O JUNE HENINGER	Full Value	12,139
Mail Address:	35948 53RD ST E	Total Net	12,139
City, State Zip:	PALMDALE CA 93552		
Real Property Use Code:	MR		
Base Year	1989	View Parcel Map	
Conveyance Number:	0129956		
Conveyance (mm/yy):	5/1988		
PUI:	M010012		
TRA:	55-044		
Taxability Code:	0-00		
ID Data:	Lot 30 MB 047/081 CABAZON ESTATES NO 3		
Situs Address:	51905 LOIS AVE CABAZON CA 92230		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
528-042-012

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

528-042-012-8

OWNER NAME / ADDRESS

RAYMOND LAROCCA
SUSAN LAROCCA
51905 LOIS AVE
CABAZON, CA. 92230

MAILING ADDRESS

C/O JUNE HENINGER
35948 53RD ST E
PALMDALE CA. 93552

EXHIBIT NO. B²

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. 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

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 #86 -
STREET LIGHTING
PARK & RECREATION

LIGHTING (ORD. 655)

ZONE B, 38.06 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
CV1008356	NEIGHBORHOOD ENFORCEMENT	Oct. 1, 2010

BUILDING PERMITS

Case #	Description	Status
026994	MOBILEHOME SITE PREP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
037847	240 SQ FT ENCLOSED PATIO	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
041966	ELECT TO STORAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL041496	REPLACE ELECTRIC METER TO MAIN DWELLING	FINAL

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 14:49:54 2011
Version 110728

51905 Lois Avenue, Cabazon CA

CV10-08356

Photographs



JHeagstedt



Covered as requested. JHeagstedt



Repaired as requested. JHeagstedt



07/20/11 K. King



07/20/11 K. King



07/20/11 K. King

EXHIBIT NO. C

CV10-08356



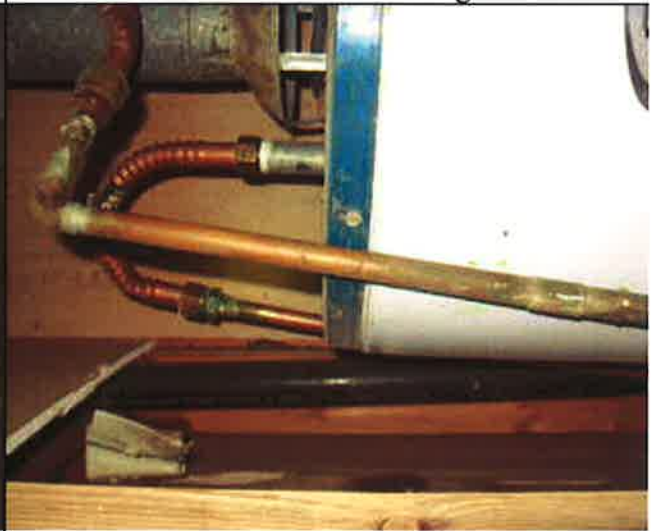
07/20/11 K. King



07/20/11 K. King



07/20/11 K. King



07/20/11 K. King



07/20/11 K. King



overall of mobile home/D.Parra

EXHIBIT NO. C²

CV10-08356



unpermitted delapidated addition to entrance of mobile/D.Parra



slightly rotted stairs to entrance of mobile/D.Parra



unpermitted addition to west side of mobile/D.Parra



crack on exterior of west side of mobile/D.Parra



cracked window/D.Parra



eaves rotted/D.Parra

EXHIBIT NO. C3

CV10-08350



vent pipe below roof line of mobile/ D.Parra



rotted eves on west side of mobile/D.Parra



unpermitted bathroom addition accessible from exterior only/D.Parra



electrical to unpermitted bathroom addition/D.Parra



exterior of unpermitted bathroom/D.Parra



kitchen set up in working bathroom/D.Parra

EXHIBIT NO. C4

CV10-08350



bed set up kitchen area with another sleeping area underneath/D.Parra



bed set up front room kitchen/D.Parra



electrical outlet no face plate near bed in front room/D.Parra



2 sleeping areas set up in unpermitted room addition/D.Parra



hole in wall/D.Parra



broken fire alarm/D.Parra

EXHIBIT NO. CS

CV10-08350



bedroom setup in bathroom/D.Parra



sleeping area/D.Parra



sleeping area/ D.Parra



sleeping area/ D.Parra



outlet with damaged wall around it/ D.Parra



spliced electrical to air conditioner energized/D.P

EXHIBIT NO. _____

C6

CV10-08356



air conditioner with spliced electrical/D.Parra



air conditioner plugged into ceiling lighting fixture/D.Parra



electrical outlet without cover/D.Parra



kitchen area in working bathroom/ D.Parra



front room and actual kitchen used as bedroom/ D.Parra



faucet protruding from wall in unpermitted room addition/D.Parra

EXHIBIT NO. 07

CV10-08356



food stored in working bathroom/D.Parra



posted notices/ D.Parra

EXHIBIT NO. _____

C8

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..... <u>URNT PIPE BELOW ROOF LINE</u>	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..... <u>SPLITTED ELECTRICAL CORDS</u>	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	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..... <u>SPONGY IN AREAS</u>	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... <u>HOLE IN WALL</u>	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.....	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input type="checkbox"/> Dampness of habitable rooms.....	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..... <u>BROKEN WINDOW</u>	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input 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 type="checkbox"/> Fire or explosion hazard.....	1704(f)	1706(f)
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 type="checkbox"/> Improper use of mobilehome or truckmounted camper.....	1700(a)(c)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input checked="" type="checkbox"/> <u>SUBSTANDARD / ILLEGAL ADDITIONS TO MOBILE (BEDROOM + 2 BATHROOM ADDITIONS)</u>		
OBTAIN PERMIT TO: <input checked="" 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/V Case No. CV1008356 Date 07-20-11
 Officer D. PARRA / E. TORRES Address 51905 LOIS AVE, CABAZON

EXHIBIT NO. D²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 21, 2011

RE CASE NO: CV1008356

I, Diana Parra, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 5317 Mission Blvd., Riverside, CA 92502.

That on 07/20/11 at 5:40, I securely and conspicuously posted Notice of Violation, Notice of Defects and Caution sign at the property described as:

Property Address: 51905 LOIS AVE, CABAZON

Assessor's Parcel Number: 528-042-012

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

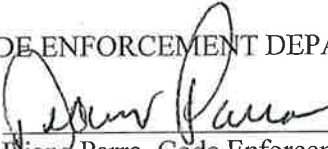

By: Diana Parra, Code Enforcement Officer

EXHIBIT NO. D³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

RAYMOND LAROCCA / SUSAN LAROCCA
C/O JUNE HENINGER
35948 53RD ST E
PALMDALE, CA 93552

RE CASE NO: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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, Room Addition including (2) Bathrooms, Electrical, Unpermitted Occupancy (Bathroom).
- 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.
- 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.

EXHIBIT NO. DA

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. _____

D⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

SET FREE MINISTRIES
51905 LOIS AVE
CABAZON, CA 92230

RE CASE NO: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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:

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- 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, Room Addition including (2) Bathrooms, Electrical, Unpermitted Occupancy (Bathroom).
- 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.
- 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.

EXHIBIT NO. D6

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. _____

D⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

SET FREE MINISTRIES
ATTN DIRECTOR MARK STRINGER
15118 ELM ST
CABAZON, CA 92230

RE CASE NO: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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.
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COMPLIANCE MUST BE COMPLETED BY AUGUST 10, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. D8

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: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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.

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- 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.
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- 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.

EXHIBIT NO. D10

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CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer

EXHIBIT NO. _____

D¹¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

RAYMOND & SUSAN LAROCCA
P.O. BOX 757
CABAZON, CA 92230

RE CASE NO: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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.

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

EXHIBIT NO. D¹²

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.

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CODE ENFORCEMENT DEPARTMENT

By: Jason Heagstedt, Code Enforcement Officer

EXHIBIT NO. _____

D^B



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 26, 2011

RAYMOND LAROCCA
SUSAN LAROCCA
51905 LOIS AVENUE
CABAZON, CA 92230

RE CASE NO: CV10-08356 at 51905 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-042-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51905 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-042-012, 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.

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

EXHIBIT NO.

DIA

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

- | | 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 <u>WENT PIPE BELOW ROOF LINE</u> | 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..... <u>SPLITTED ELECTRICAL CORDS</u> | 1704(e)1-5 | 1706(e)1-5 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 7. <input type="checkbox"/> Lack of adequate heating facilities..... | 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..... <u>SPONGY IN AREAS</u> | 1704(c)2 | 1706(c)1 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... <u>HOLE IN WALL</u> | 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..... | 1704(c)4 | 1706(c)3 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 12. <input type="checkbox"/> Dampness of habitable rooms..... | 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..... <u>BROKEN WINDOWS</u> | 1704(h)1 | 1706(h)1 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 14. <input 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 type="checkbox"/> Fire or explosion hazard..... | 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 type="checkbox"/> Improper use of mobilehome or truckmounted camper..... | 1700(a)(c) | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 19. <input type="checkbox"/> _____ | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25 | | |
| 20. <input checked="" type="checkbox"/> <u>SUBSTANDARD / ILLEGAL ADDITIONS TO MOBILE (BEDROOM + 2 BATHROOM ADDITIONS)</u> | | |
| OBTAIN PERMIT TO: <input checked="" 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. CV1008356 Date 07-20-11
 Officer D. PARRA / E. TORRES Address 51905 LOIS AVE, CABAZON

EXHIBIT NO. D16



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV10-08356

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. RAYMOND LAROCCA / SUSAN LAROCCA C/O JUNE HENINGER, 35948 53RD ST E, PALMDALE, CA 93552
2. SET FREE MINISTRIES 51905 LOIS AVE, CABAZON, CA 92230
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. RAYMOND & SUSAN LAROCCA P.O. BOX 757, CABAZON, CA 92230
6. RAYMOND LAROCCA SUSAN LAROCCA 51905 LOIS AVENUE, CABAZON, CA 92230

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

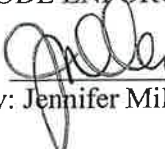

By: Jennifer Miller, Code Enforcement Aide

EXHIBIT NO. D¹⁷

7010 1670 0001 7243 2223

7010 1670 0001 7243 2216

7010 1670 0001 7243 2209

7010 1670 0001 7243 2193

7010 1670 0001 7243 2186

7010 1670 0001 7243 2179

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Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Raymond LaRocca / Susan LaRocca
C/O June Heninger
35948 53rd Street E.
Palmdale, CA 93552
CV10-08356 / JH 528-042-012 (6) Set Free

PS Form 3800, August 2005

See Reverse for Instructions

EXHIBIT NO. _____

D/8

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 # 2011-0263129
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.: CV10-08356

Raymond Larocca
Susan Larocca

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: 51905 Lois Avenue, Cabazon, CA 92230
PARCEL #: 528-042-012
LEGAL DESCRIPTION: LOT 30 MB 047/081 CABAZON ESTATES NO 3

VIOLATIONS: Riverside County Ordinance No. 457, (RCC Title 15.08.010) described as construction without the required permit(s) - room addition(s) including bathrooms (x2), electrical and unpermitted occupancy - bathroom.

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, 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.

Commission # 1767676 Comm. Expires Sep. 14, 2011

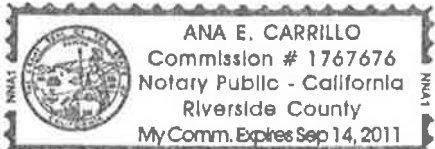


EXHIBIT NO. _____

E



**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.: CV10-08356
APN: 528-042-012; LARocca
Property: 51905 Lois 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, 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 **51905 Lois Ave., Cabazan, Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-042-012.

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. F

NOTICE LIST

Subject Property: 51905 Lois Ave., Cabazon; Case No.: CV10-08356;
APN: 528-042-012; District 5

RAYMOND LA ROCCA
SUSAN LA ROCCA
C/O JUNE HENINGER
35948 53RD ST E
PALMDALE CA 93552

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. _____

F²

1 **PROOF OF SERVICE**

2 Case No. CV10-08356

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
28 EXHIBIT NO. _____ F3



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 8, 2011

RE CASE NO: CV1008356

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 12:35 pm, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

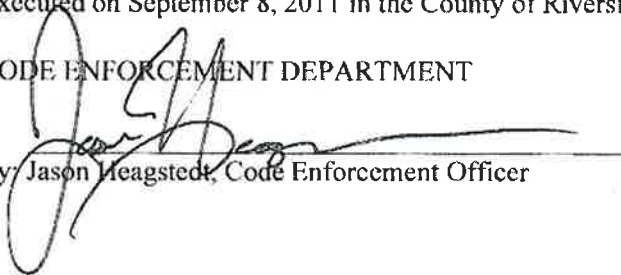
Property Address: 51905 LOIS AVE, CABAZON

Assessor's Parcel Number: 528-042-012

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.

FA

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

City: Cabazon Zip: 92230

Phone #: 951-769-5430

Date: 9/27/11 Agenda # 9.6

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 L. Sanderston

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 # 9.6

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: _____