

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

2028



**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.: CV10-08357 [MASTRANGELO]  
Subject Property: 51919 Adele Ave., Cabazon; APN: 528-032-012  
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 51919 Adele 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)

*[Signature]*  
PATTI F. SMITH, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:** APPROVE

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

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: *[Signature]*  
 Deputy

Prev. Agenda Attachments Filed District: 5 Agenda Number:

9.7

Abatement of Public Nuisance  
Case No.: CV10-08357 [MASTRANGELO]  
Address: 51919 Adele Ave., Cabazon  
APN# 528-032-012  
District: 5  
Page 2

2. Dorothy J. Mastrangelo and Dominique J. Mastrangelo, Trustees of the Dorothy J. Mastrangelo Trust, 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) 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 Senior Code Enforcement Officer Villanueva and Assistant Fire Marshal Brandes).
3. All notices have been given in compliance with Ordinance No. 725.



1 may potentially hold a legal interest in THE PROPERTY, to wit: Harry L. Borg and Gertrude D.  
2 Borg (hereinafter collectively referred to as "INTERESTED PARTIES"). Certified copies of the  
3 County Equalized Assessment Roll for the year 2010-2011 and County Geographic Information  
4 System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

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

- 10 (a) Substandard mobilehome/structure in violation of Ordinance No. 457;  
11 (b) Seventeen men residing in an illegal halfway house, group home or addiction  
12 recovery center in violation of Ordinance No. 348; and  
13 (c) Two or more unrelated parolees/probationers residing in the same residence in  
14 violation of Ordinance 449.

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

17 6. On July 26, 2011, Notices of Violation and Notice of Defects were mailed to  
18 OWNERS and SET FREE.

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

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

23 9. On June 15, 2011, a Notice of Pendency of Administrative Proceedings was recorded  
24 at the Riverside County Recorder's Office as instrument number 2011-0263126. A true and correct  
25 copy of the recorded Notice is attached hereto and incorporated by reference as Exhibit "E."

26 10. Based upon my experience, knowledge and visual observations, it is my  
27 determination that the illegal land use and substandard conditions of the mobilehome/structure create  
28 a health, safety, fire and structural hazard to the neighbors and general public and constitutes a public

1 nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 348, 449 and  
2 457.

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

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

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

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

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

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

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

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

27 (c) The OWNERS, SET FREE, INTERESTED PARTIES and anyone with  
28 possession or control of THE PROPERTY, be ordered to ascertain the existence or non-existence of

1 asbestos containing materials in said structure by survey and materials sample testing through the  
2 Industrial Hygiene Specialist of the Riverside County Health Department, Division of Special  
3 Services; and, prior to the abatement ordered in subsection (b) above, to secure the removal and  
4 disposal of all asbestos containing materials discovered through such survey and testing by contract  
5 with a duly certified and licensed contractor for the handling of such materials to avoid citations  
6 and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD  
7 Rule NO. 1403;

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

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

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

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

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

24 Executed this 29<sup>th</sup> day of August, 2011, at Jurupa, California.

25  
26   
27 MARCELLA VILLANUEVA  
28 Senior Code Enforcement Officer  
Code Enforcement Department

1  
2  
3  
4  
5  
6  
7  
8  
9

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

10  
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]; 51919 ADELE ) AVE., CABAZON, CALIFORNIA; ) DOROTHY J. MASTRANGELO and ) DOMINIQUE J. MASTRANGELO, TRUSTEES ) OF THE DOROTHY J. MASTRANGELO ) TRUST, ) OWNERS. )	CASE NO. CV 10-08357  DECLARATION OF RIVERSIDE COUNTY ASSISTANT FIRE MARSHAL WALT BRANDES  [RCO No. 348, RCC Title 17, RCO No. 449, RCO No. 457, RCC Title 15]
--	--

I, Walt Brandes, declare as follows:

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

2. On July 20, 2011, at approximately 0500 hrs. I arrived at 51919 Adele Ave., Cabazon (hereinafter referred to as "THE PROPERTY") along with Riverside County Code Enforcement Officers and Sheriff Department personnel. Five adult males were observed outside of the structure. Code Enforcement personnel announced their intent to enter the property, and I followed them onto the property. Code Enforcement entered into the structure and instructed the other occupants to exit the structure. From the exterior entry door and windows, I observed numerous adult males lying on bunk beds in two separate rooms.

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

4. While the adult males were exiting the structure, I performed an inspection of the exterior, and found the property to be relatively clean and did not have any combustible materials that would readily pose an immediate fire hazard to the adjacent properties. The exterior west side of the structure had a washing machine with a plywood canopy/cover, and an uncovered gas water heater on the ground with a vertical vent pipe without a shroud/cover. Non-metallic conduit was noted to have been added to the exterior main electrical panel going down to the ground. It was not readily evident where the conduit was going. The exterior of the structure was found to have open electrical junction boxes with exposed

1 conductors at the north side and south/west corner of the structure. I did not test the conductors for  
2 electrical current.

3 5. The exterior east side of the structure was noted to have a refrigerator and microwave oven  
4 powered by one extension cord and a multi-outlet cube adapter. The two appliances were not directly  
5 plugged into an approved receptacle, and have the potential to exceed the ampacity rating of the extension  
6 cord.

7 6. Upon entry into the structure, I observed that the front room contained four bunk beds to  
8 accommodate eight persons. Metallic flex conduit was noted protruding out from the wall and going to  
9 the floor in the corner of the room next to one of the bunk beds. The smoke alarm in the room was tested  
10 by pushing the test button, and was found not to be functioning. The room wall heater was missing covers  
11 on both sides. It was unknown if the heater was operable.

12 7. The larger adjacent room contained five bunk beds to accommodate ten persons. The egress  
13 door from this room to the exterior was obstructed by a bunk bed. The smoke alarm in the room was  
14 missing the top cover, and the battery was not functioning. The ceiling had an open electrical junction box  
15 with conductors inside. Metallic flex conduit was noted adjacent to the egress door with a silver duct tape  
16 wrapping at what appeared to be a splice/junction point for the conductors.

17 8. The bathroom ceiling had surface mounted non-metallic sheathed conductors (commonly  
18 referred to as Romex) supplying the light fixture.

19 9. In the kitchen area, the stove had been removed and replaced with a small refrigerator. The  
20 window mounted air conditioner was powered by Romex type conductors. Additional wall surface  
21 mounted Romex type conductors were supplied from a junction box going to a ceiling mounted junction  
22 box for a light fixture. The adjacent dining area was converted to a sleeping area with two single beds.

23 10. No fire extinguishers were found within the structure. Additionally, with a fuel fired room  
24 heater present, a carbon monoxide detector was not present as required by State law (effective July 1,  
25 2011).

26 11. Code Enforcement reported that a total of seventeen occupants were on the premises at the  
27 time of our inspection. The actual bed capacity was twenty.

28 ///



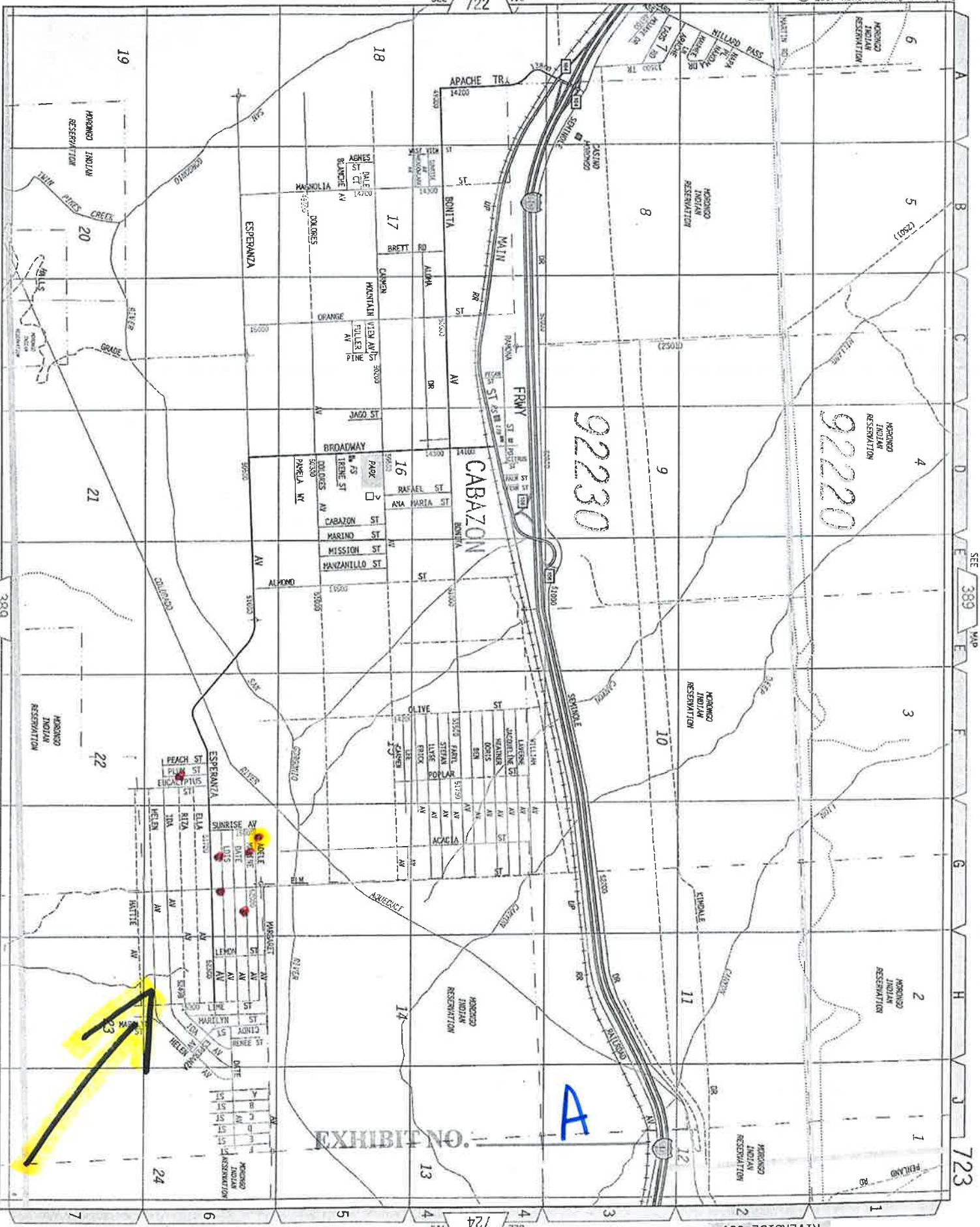
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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. 21, 2011, at Palm Desert, California.

  
\_\_\_\_\_  
WALT BRANDES  
Assistant Fire Marshal  
Riverside County Fire Department



SEE 389 MAP

SEE 389 MAP

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

EXHIBIT NO.

A

92230

92220

SEE 724 MAP

RIVERSIDE CO.

723

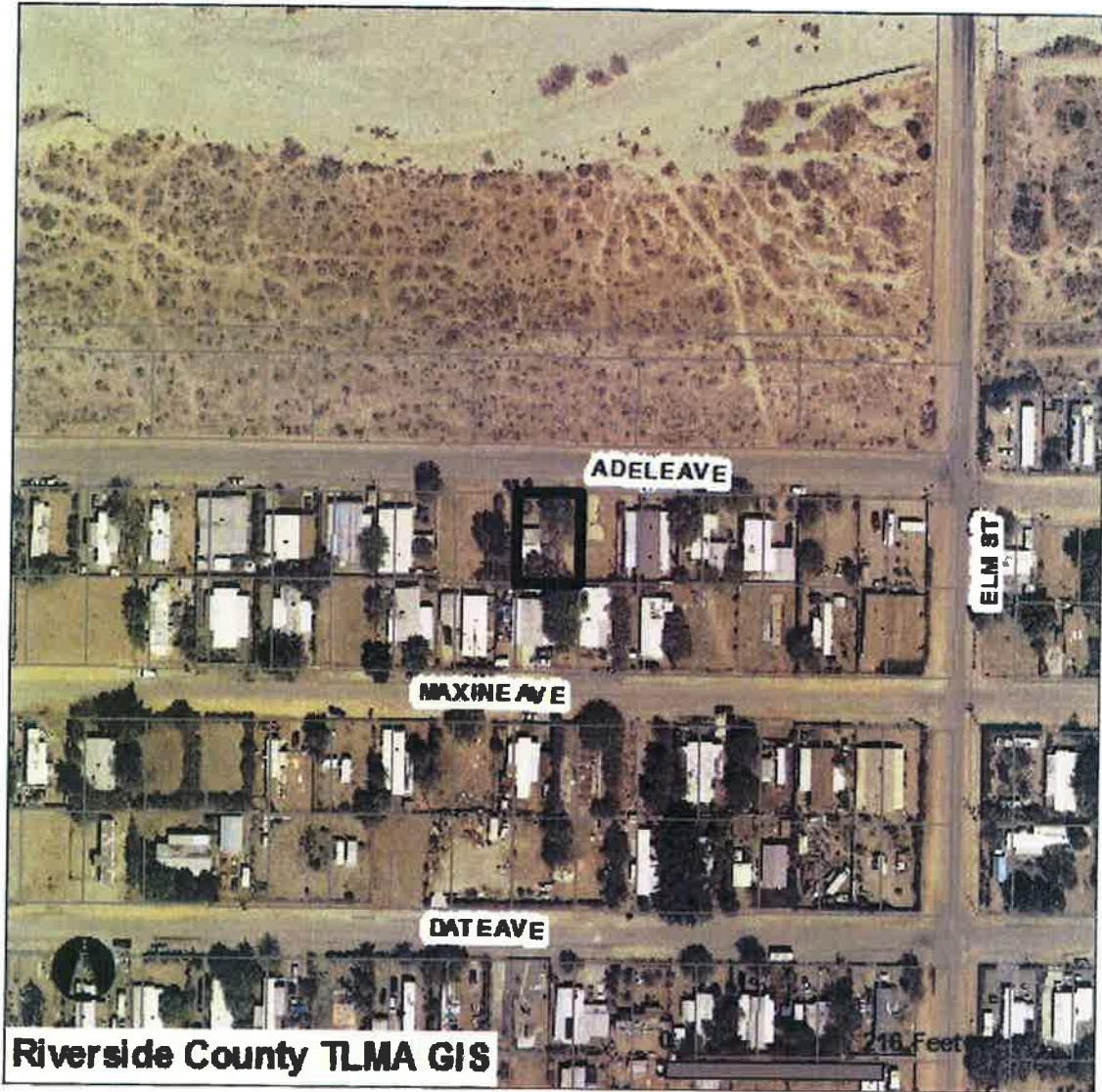
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #528032012-7		Parcel # 528032012-7	
<b>Assessee:</b>	MASTRANGELO DOROTHY J	<b>Land</b>	2,878
<b>Assessee:</b>	MASTRANGELO DOMINIQUE J	<b>Structure</b>	7,684
		<b>Full Value</b>	10,562
<b>Mail Address:</b>	1526 PALAIS RD	<b>Total Net</b>	10,562
<b>City, State Zip:</b>	ANAHEIM, CA 92802		
<b>Real Property Use Code:</b>	MR		
<b>Base Year</b>	1977		
<b>Conveyance Number:</b>	0010873		
<b>Conveyance (mm/yy):</b>	1/1984		
<b>PUI:</b>	M010000		
<b>TRA:</b>	55-044		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 138 MB 047/081 CABAZON ESTATES NO 3		
<b>Situs Address:</b>	51919 ADELE AVE CABAZON CA 92230		

**View Parcel Map**

**EXHIBIT NO.**     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
528-032-012

**\*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**

528-032-012-7

**OWNER NAME / ADDRESS**

DOROTHY J MASTRANGELO  
DOMINIQUE J MASTRANGELO  
51919 ADELE AVE  
CABAZON, CA. 92230

**MAILING ADDRESS**

(SEE OWNER)  
1526 PALAIS RD  
ANAHEIM CA. 92802

B<sup>2</sup>

EXHIBIT NO. \_\_\_\_\_

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 47/81  
SUBDIVISION NAME: CABAZON ESTATES NO 3  
LOT/PARCEL: 138, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.11 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 500 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1971 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 723 GRID: G6

**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**

ELEVATION NOT AVAILABLE

**PREVIOUS APN**

NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CABAZON POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2-M (CZ 6293)

**ZONING DISTRICTS AND ZONING AREAS**

CABAZON DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

---

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

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
IN OR PARTIALLY WITHIN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
NO DATA AVAILABLE

---

**FIRE**

---

**HIGH FIRE AREA (ORD. 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. 859)**  
THE PASS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 863.10)**  
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 #85 -

STREET LIGHTING

PARK & RECREATION

**LIGHTING (ORD. 655)**

ZONE B, 38.18 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043806

**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 36)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
CV1008357	NEIGHBORHOOD ENFORCEMENT	Oct. 1, 2010

**BUILDING PERMITS**

Case #	Description	Status
005033	50% OPEN TOP PATIO 12X18	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ270551	GAS PIPING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ314632	FREE STANDING FIREPLACE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ428085	50% OPEN TOP PATIO 12X18	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 14:48:10 2011  
Version 110728

DESCRIPTION CONTINUED

---

---

---

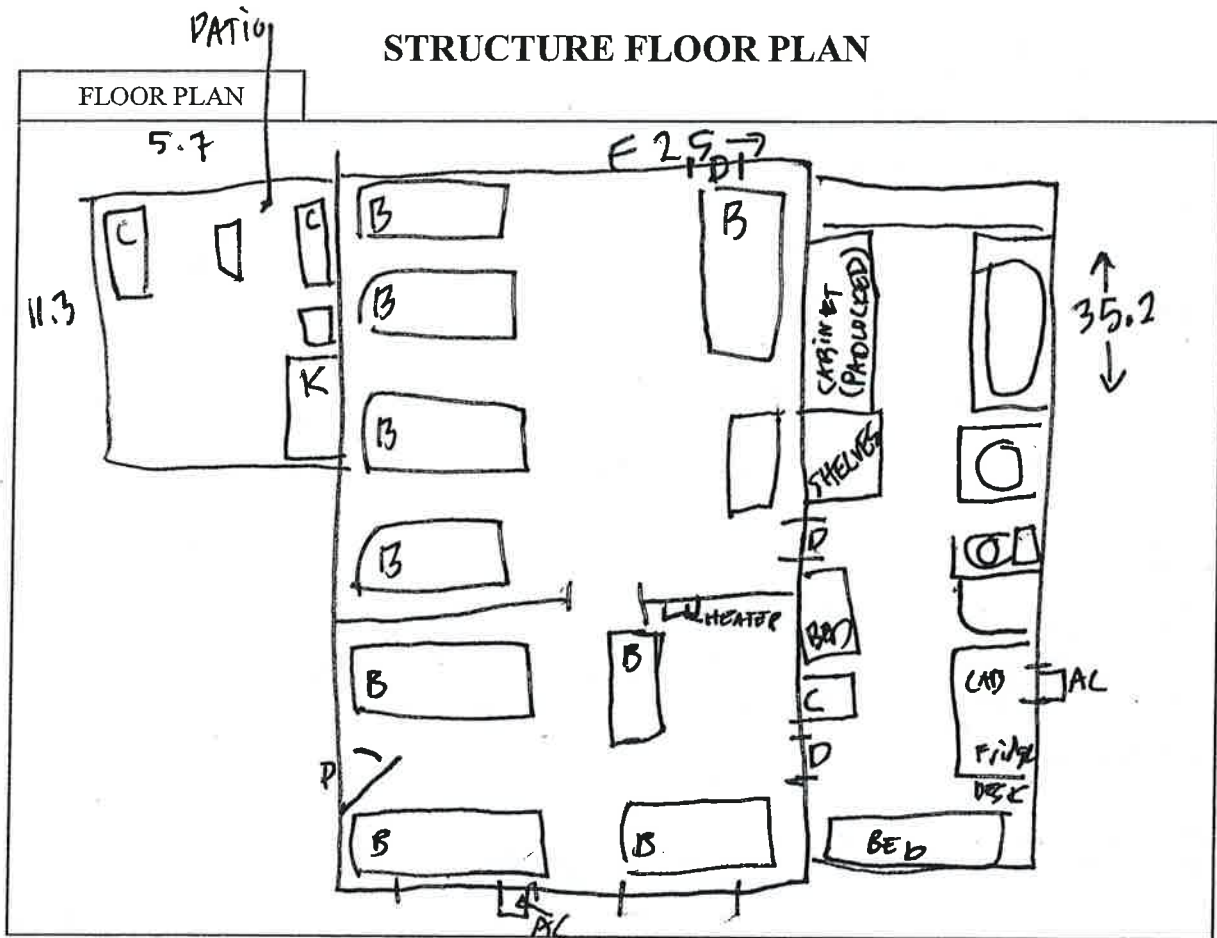
---

---

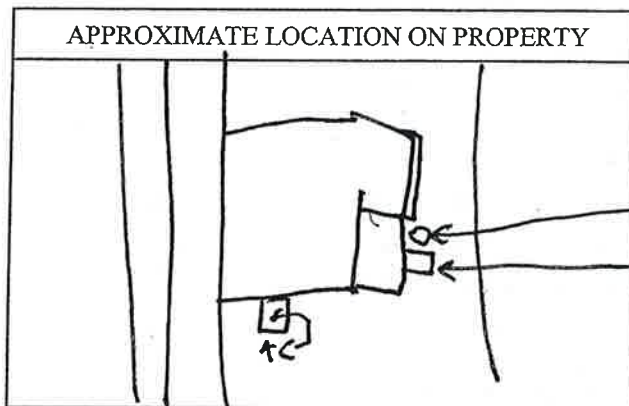
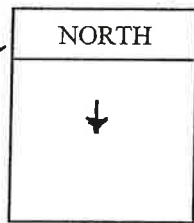
---

---

---



- B = BUNK
- C = Couch
- K = KITCHEN AREA  
Microwave,  
Perc.



Refer to property site plan.

EXHIBIT NO.                     

**C**

51919 Adele Avenue, Cabazon CA

CV10-08357

Photographs



JHeagstedt



Meter. JHeagstedt



Addition to mobile. JHeagstedt



Enclosed patio and addition to mobile. JHeagstedt



Addition to mobile. JHeagstedt



Enclosed patio and addition to mobile. JHeagstedt

EXHIBIT NO. \_\_\_\_\_

C<sup>2</sup>

CV10-08357



partially blocked window. M. Villanueva



view of patio area refig and microwave. M. Villanueva



Side view mobile. M. Villanueva



close up of washer and electrical. M. Villanueva



overall water heater no strapping. M. Villanueva



Gas Meter. M. Villanueva

EXHIBIT NO. 3



CV10-08257



lattice patio cover attached to structure



microwave and radio plugged into extension co outside. M. Villanueva



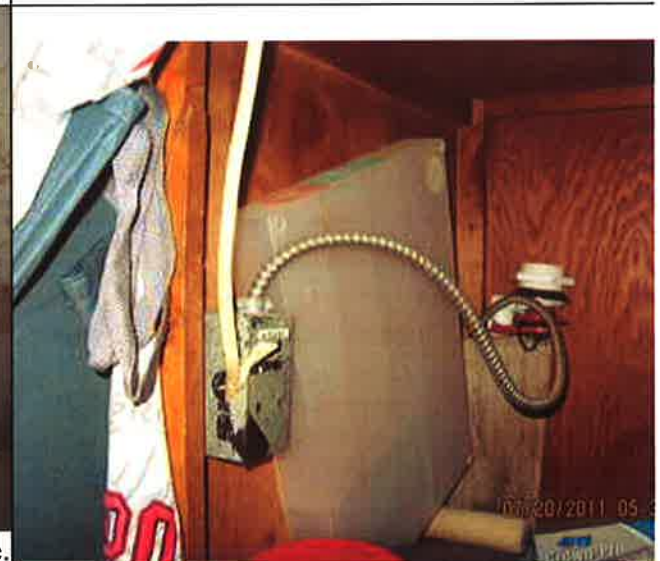
close up electrical outlet outside of structure. M. Villanueva



refrig/microwave/radio plugged in via extension c M. Villanueva



ceiling of structure drywall peeling and water damage. M. Villanueva



unprotected wiring at junction box. M. Villanue

EXHIBIT NO.     C5

CV10-08357



drywall damage on ceiling. M. Villanueva



overall sleep area near front entrance. M. Villanueva



overall ceiling damage near front entrance. M. Villanueva



ceiling damage and exposed insulation sleep area M. Villanueva



spliced wiring and egress door blocked by bunk. M. Villanueva



unprotected wiring at junction box. M. Villanueva

EXHIBIT NO.     c6

CV10-08357



overall bunk blocking egress door in sleep area #2. M. Villanueva



bunk blocking egress window sleep area #2. M. Villanueva



unprotected wiring sleep area #2. M. Villanueva



missing dead front on electrical panel near sleep area #2. M. Villanueva



bathroom area of mobile. M. Villanueva



bathroom sink of mobile. M. Villanueva

EXHIBIT NO.     C7

CV10-08357



bathroom tub of mobile. M. Villanueva



ceiling and water damage to moible. M. Villanue



toilet of mobile. M. Villanueva



unprotected wiring at light fixture mobile. M. Villanueva



overall interior of mobile. M. Villanueva



water damage around vent of mobile. M. Villanu

EXHIBIT NO. \_\_\_\_\_

C8

CW10-08357



enclosed patio and addition to mobile. M. Villanueva



unprotected wiring at junction box. M. Villanue



unprotected wiring at light fixture of mobile. M. Villanueva



water damage and repair ceiling of mobile. M Villanueva

EXHIBIT NO.           C<sup>9</sup>



# 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input checked="" type="checkbox"/> Hazardous Plumbing..... <i>illegal addition of hot water heater</i>	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" 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..... <i>illegal addition of electrical</i>	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" 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 type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input checked="" type="checkbox"/> Members of 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 type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms..... <i>broken window</i>	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input checked="" type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of..... exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input checked="" type="checkbox"/> Fire or explosion hazard.....	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"/> <i>Substandard/Illegal additions to mobile (enclosed patio, room additions)</i>		
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 #: unk Case No. CV1008357 Date 7/20/11  
 Officer Villanueva/Pollard Address 51919 Adele 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: CV1008357

I, Marcella Villanueva, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 5317 Mission Blvd, Riverside, CA 92509 .

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

**Property Address:** 51919 ADELE AVE, CABAZON

**Assessor's Parcel Number:** 528-032-012

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: Marcella Villanueva, Sr. Code Enforcement Officer

EXHIBIT NO. D<sup>3</sup>



**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.     D<sup>S</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

July 26, 2011

SET FREE MENS MINISTRY  
51919 ADELE AVE  
CABAZON, CA 92230

RE CASE NO: CV10-08357 at 51919 ADELE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-012

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 51919 ADELE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-012, 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, enclosed patio and room additions to mobile home.
- 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.

**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.**

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

EXHIBIT NO.                     

*D6*

**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. D<sup>7</sup>



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



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.           D"



**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. D13



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. D<sup>15</sup>

# 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input checked="" type="checkbox"/> Hazardous Plumbing..... <i>illegal addition of hot water heater</i>	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" 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..... <i>illegal addition of electrical</i>	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" 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 type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input checked="" type="checkbox"/> Members of 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 type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms..... <i>broken window</i>	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input checked="" type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of..... exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input checked="" type="checkbox"/> Fire or explosion hazard.....	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"/> <i>Substandard/Illegal additions to mobile (enclosed patio, room additions)</i>		
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 #: unk Case No. CV1008357 Date 7/20/11  
 Officer Villanueva/Pollard Address 51919 Adele Ave Cabazon

EXHIBIT NO. D16



7010 1670 0001 7243 2537  
 7010 1670 0001 7243 2520  
 7010 1670 0001 7243 2513  
 7010 1670 0001 7243 2506  
 7010 1670 0001 7243 2490  
 7010 1670 0001 7243 2483

U.S. Postal Service  
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Dorothy J. Mastrangelo  
 Dominique J. Mastrangelo  
 1526 Palais Road  
 Anaheim, CA 92802  
 CV10-08357 / JH 528-032-012 (6) Set Free

PS Form 3800, August 2005 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 # 2011-0263126  
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.: CV10-08357

Dorothy J. Mastrangelo  
Dominique J. Mastrangelo, Trust )

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: 51919 Adele Avenue, Cabazon, CA 92230**  
**PARCEL #: 528-032-012**  
**LEGAL DESCRIPTION: LOT 138 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) - enclosed patio & room additions to mobile home.**

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: [Signature]  
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.

[Signature]  
Commission # 1767676 Comm. Expires Sep. 14, 2011

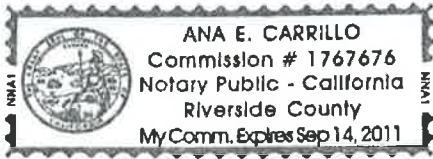


EXHIBIT NO. \_\_\_\_\_

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.: CV10-08357  
APN: 528-032-012; MASTRANGELO  
Property: 51919 Adele 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 **51919 Adele Ave., Cabazan, Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-032-012.

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, 1<sup>st</sup> 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 1<sup>st</sup> floor in front of the Human Resources Office to discuss the case.**

GLENN BAUDE  
DIRECTOR

WARD KOMERS  
Administrative Manager

EXHIBIT NO.     F

# NOTICE LIST

Subject Property: 51919 Adele Ave., Cabazon; Case No.: CV10-08357;  
APN: 528-032-012; District 5

DOROTHY J MASTRANGELO  
DOMINIQUE J MASTRANGELO  
TRUSTEES  
1526 PALAIS RD  
ANAHEIM CA 92230

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

HARRY L BORG  
GERTRUDE D BORG  
64625 PIERSON BLVD SPACE A4  
DESERT HOT SPRINGS CA 92240

EXHIBIT NO. \_\_\_\_\_

F2





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 8, 2011

RE CASE NO: CV1008357

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 12:30 pm, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

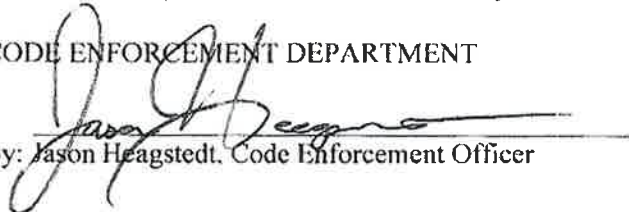
**Property Address:** 51919 ADELE AVE, CABAZON

**Assessor's Parcel Number:** 528-032-012

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: FRED MASTRANGELO  
FOR DAUGHTER MASTRANGELO JHERSON

Address: 1516 S. ZOLLIO ST  
(only if follow-up mail response requested)

City: Anaheim zip: 92802

Phone #: 714 948-6604

Date: 9-27-11 Agenda # 9.7

PLEASE STATE YOUR POSITION BELOW:

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

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

Support  Oppose  Neutral

I give my 3 minutes to: \_\_\_\_\_

Riverside County Board of Supervisors  
Request to Speak

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

SPEAKER'S NAME: Carole Baer

Address: 57847 Tada Ave, P.O.B. 130  
(only if follow-up mail response requested)

City: Calabarzon zip: 92230

Phone #: 951-769-5030

Date: 9/27/11 Agenda # 9.7

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. Sanderson

**Address:** P.O. <sup>Box</sup> 811  
(only if follow-up mail response requested)

**City:** Cabazon **Zip:** 92230

**Phone #:** (951) 922-1880

**Date:** 9/27/11 **Agenda #** 9.7

**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:** \_\_\_\_\_