

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

604B



FROM: TLMA - Code Enforcement Department

SUBMITTAL DATE:
May 9, 2013

SUBJECT: Abatement of Public Nuisance [Grading Without Permits and Failure to Implement and Maintain Erosion and Sediment Control Measures]
Case No.: CV12-02296 [GAYDICK]
Subject Property: 32829 Galleano Ave., Winchester; APN: 964-020-027
District: 3/3

RECOMMENDED MOTION: Move that:

1. The grading without permits and failure to implement and maintain erosion and sediment control measures on the real property located at 32829 Galleano Ave., Winchester, Riverside County, California, APN: 964-020-027 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which prohibits grading of more than fifty (50) cubic yards without a permit and Riverside County Ordinance No. 754 which regulates the discharge of pollutants into the county storm drain system.
2. That a five (5) year hold on the issuance of building permits and land use approvals be placed on the property.

(Continued)

[Signature]

TRACEY TOWNER, Division Manager for
JUAN PEREZ, TLMA Director

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: *[Signature]*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Date: ~~5/10~~ ~~NY~~ ~~May 21~~ 2013
xc: Co. Co./CED
GREEN APPROVED BY SUPERVISOR KECIA HARPER-IHEM
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.: | District: 3/3 | Agenda Number:

9-1

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 5/9/13
 DATE: PATRICIA MUNROE
 Departmental Concurrence
 Consent
 Policy
 Consent
 Policy
 Dept's Recomm.:
 Per Exec. Ofc.:

Abatement of Public Nuisance

Case No. : CV12-02296 [Gaydick]

Address: 32829 Galleano Ave., Winchester

APN# 964-020-027

District: 3/3

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3. The owner or whoever has possession and control of the subject real property, be directed to restore the unpermitted grading and implement and maintain erosion and sediment control measures so as to prevent offsite drainage and slope erosion on the property within ninety (90) days.
4. If the owner or whoever has possession or control of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
5. 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 Ordinance No. 725.
6. That upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement cost assessed against the property, the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
7. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that grading without permit and failure to implement and maintain erosion and sediment control measures on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 754 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made of the subject property by the Code Enforcement Officer Jeremy Wagner on April 9, 2012. Research revealed that grading permit number BGR070687 had expired. The inspection revealed that there were additional down drains and approximately five hundred (500) cubic yards of soil that was imported contrary to the approved grading plan. Furthermore, owner failed to implement and maintain erosion and sediment control measures. A search of Riverside County records indicates that no permit for the grading has been obtained.
2. Follow-up inspections on May 15, 2012, July 31, 2012 and October 17, 2012, revealed that the property continues to be in violation of Riverside County Ordinances Nos. 457 and 754.

Abatement of Public Nuisance

Case No. : CV12-02296 [Gaydick]

Address: 32829 Galleano Ave., Winchester

APN# 964-020-027

District: 3/3

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3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for grading without permit and failure to implement and maintain erosion and sediment control measures.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE)
4 [UNAPPROVED GRADING AND FAILURE TO)
5 IMPLEMENT AND MAINTAIN EROSION AND)
6 SEDIMENT CONTROL MEASURES]; APN: 964-)
7 020-027, 32829 GALLEANO AVE.,)
8 WINCHESTER, COUNTY OF RIVERSIDE,)
9 STATE OF CALIFORNIA; ALAN GAYDICK,)
10 OWNER.)

CASE NO. CV 12-02296
DECLARATION OF CODE
ENFORCEMENT OFFICER
MICHAEL SANDERS
[RCO Nos. 457 & 754]

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

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

18 2. I am informed and believe and thereon allege that in April 12, 2012, Code Officer Jeremy
19 Wagner conducted an initial inspection of the real property described as 32829 Galleano Ave.,
20 Winchester, Riverside County, California and further described as Assessor's Parcel Number 964-020-
21 027 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map
22 page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference
23 as Exhibit "A."

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by
25 Alan Gaydick (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
26 Assessment Roll for the year 2012-2013 and a copy of the County Geographic Information System
27 ("GIS") are attached hereto and incorporated herein by reference as Exhibit "B."

28 4. Based on the Lot Book Report from RZ Title Service dated November 27, 2102, it is
determined that no other parties potentially hold a legal interest in THE PROPERTY. A true and correct
copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

1 5. I am informed and believe and based thereon allege that on April 9, 2012, Officer Wagner
2 drove to THE PROPERTY to conduct an initial inspection pursuant to a citizen complaint. Prior to
3 inspection, a record search from the Department of Building and Safety found that grading permit number
4 BGR070687 was expired. The inspection revealed that the site was not graded as per the approved
5 grading plan for BGR070687. There were down drains and approximately five hundred (500) cubic yards
6 of soil was added onto the property. Furthermore, OWNER failed to implement and maintain erosion and
7 sediment control measures to prevent water runoff containing pollutants from leaving the property and
8 entering the County storm drain system. Officer Wagner determined that THE PROPERTY constituted a
9 public nuisance in violations of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 457
10 and 754. A Notice of Violation was posted on the property.

11 6. On April 23, 2012, a Notice of Violation for grading without valid permit and failure to
12 implement and maintain erosion and sediment control measures was mailed to OWNER via regular mail.
13 The notice advised that OWNER was required to provide completed restoration or remediation to THE
14 PROPERTY affected by the unapproved grading, implement and maintain erosion and sediment control
15 measures to prevent water runoff containing pollutants such as soil, yard waste, chemicals, animals waste,
16 etc from leaving THE PROPERTY and entering any waterway or storm drain system and obtain a Best
17 Management Permit (BMP) Verification Inspection from the Department of Building and Safety. The
18 notice further advise that failure to bring THE PROPERTY into compliance will result in criminal,
19 administrative, or civil action being brought against the owner including penalties, restoration, or
20 remediation of the illegal grading by the County. In addition, the notice states that RCO No. 457 allows
21 for a five (5) year hold on the issuance of building permits and land use approvals for property that has
22 been graded without approvals or permits.

23 7. I am informed and believe and based thereon allege that on May 15, 2012, Officer Wagner
24 spoke to OWNER and informed him about the expired grading permit and actions needed to correct
25 violations. OWNER responded that he understood and would contact the Department of Building and
26 Safety.

27 8. On May 15, 2102, July 31, 2102 and October 17, 2012, follow-up inspections of THE
28 PROPERTY were conducted. No new permits have been acquired for the grading and THE PROPERTY

1 remains in violation of RCO Nos. 457 and 754.

2 9. A site plan and photographs of the grading without permit and failure to implement and
3 maintain erosion and sediment control measures on THE PROPERTY are attached hereto and
4 incorporated herein by reference as Exhibit "D."

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

7 11. Based upon my experience, knowledge and visual observations, it is my determination that
8 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general
9 public and is a public nuisance.

10 12. Based upon my experience, knowledge and visual observations, it is my determination that
11 the grading on THE PROPERTY is in excess of fifty (50) cubic yards and was done without a permit and
12 is therefore in violation of RCO No. 457 and the failure to implement and maintain erosion and sediment
13 control measures is in violation of RCO No. 754.

14 13. Under RCO No. 725, any condition caused, maintained or permitted to exist in violation of
15 any provisions of county land use ordinances, including RCO Nos. 457 and 754 are declared unlawful and
16 a public nuisance that may be abated consistent with the procedures provided for in RCO No. 725, or in
17 any other manner provided by law.

18 14. A Notice of Pendency of Administrative Proceeding was recorded in the Office of the
19 County Recorders, County of Riverside, State of California, on October 31, 2012 as Instrument Number
20 2012-0522827, a true and correct copy of which is attached hereto and incorporated herein by reference as
21 Exhibit "F".

22 15. A review of County records revealed no application for an assessment permit, grading
23 permit, or BMP verification permit on file for THE PROPERTY.

24 16. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
25 notification of the Board of Supervisors' hearing was mailed to OWNER by U.S.P.S. and was posted on
26 THE PROPERTY. A true and correct copy of the notice, together with proof of service and the Affidavit
27 of Posting of Notice are attached hereto and incorporated herein by reference as Exhibit "G."

28 ///

1 17. The complete restoration or remediation of THE PROPERTY affected by the unapproved
2 grading is required to bring THE PROPERTY into compliance with RCO Nos. 457 and 754.

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

4 (a) the grading without permits and failure to implement and maintain erosion and
5 sediment control measures on THE PROPERTY be deemed and declared a public nuisance; and

6 (b) that a five year hold on the issuance of building permits and land use approvals be
7 placed on THE PROPERTY;

8 (c) the OWNER or whoever has possession or control of THE PROPERTY be
9 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and
10 slope erosion in accordance with the provisions of all applicable County ordinances, including but not
11 limited to RCO Nos. 457 and 754 within ninety (90) days of the Board's Order to Abate Nuisance;


12 (d) that if THE PROPERTY is not restored so as to prevent offsite drainage and slope
13 erosion within ninety (90) days of the Board's Order to Abate Nuisance, the County will retain a county
14 approved contractor to reclaim THE PROPERTY so as to prevent offsite drainage and slope erosion;

15 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and
16 slope erosion, and payment of all abatement costs, the five (5) year hold on the issuance of building
17 permits and land use approval will be released; and

18 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
19 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
20 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 754 and 725.

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

23 Executed this 8 day of MAY, 2013, at MURRIETA, California.

24
25 
26 MICHAEL SANDERS
27 Senior Code Enforcement Officer
28 Code Enforcement Department

1 17. The complete restoration or remediation of THE PROPERTY affected by the unapproved
2 grading is required to bring THE PROPERTY into compliance with RCO Nos. 457 and 754.

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

4 (a) the grading without permits and failure to implement and maintain erosion and
5 sediment control measures on THE PROPERTY be deemed and declared a public nuisance; and

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16 slope erosion, and payment of all abatement costs, the five (5) year hold on the issuance of building
17 permits and land use approval will be released; and

18 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
19 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
20 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 754 and 725.

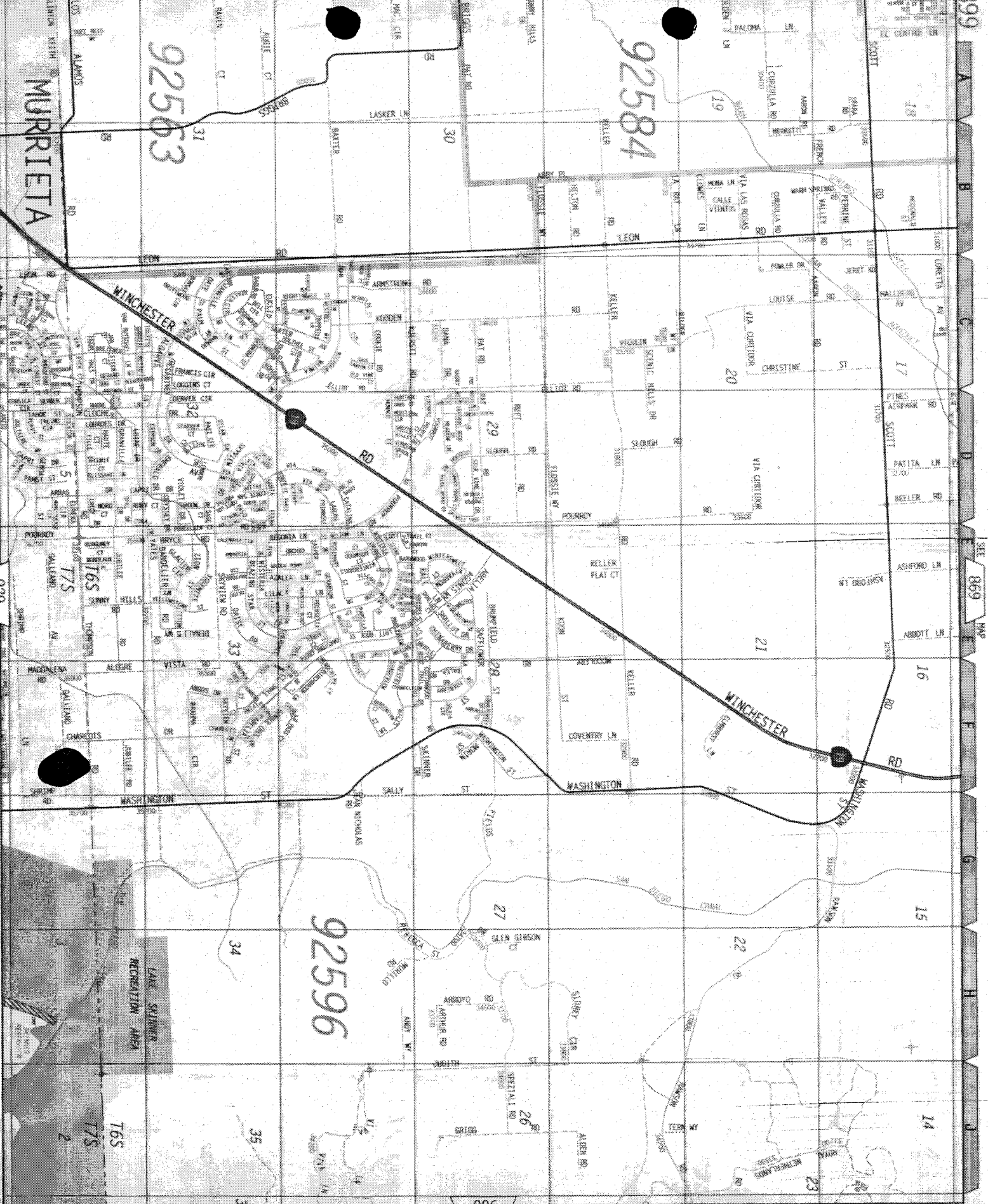
21 I declare under penalty of perjury under the laws of the State of California that the
22 foregoing is true and correct.

23 Executed this ____ day of _____, 2013, at _____, California.

24
25
26
27
28

MICHAEL SANDERS
Senior Code Enforcement Officer
Code Enforcement Department

EXHIBIT “A”



MURRIETA

92563

92584

92596

LAKE SWINER
RECREATION AREA

EXHIBIT “B”

Assessment Roll For the 2012-2013 Tax Year as of January 1, 2012

Assessment #964020027-2		Parcel # 964020027-2	
Assessee:	GAYDICK ALAN	Land	112,617
Mail Address:	P O BOX 1311	Full Value	112,617
City, State Zip:	TEMECULA, CA 92593	Total Net	112,617
Real Property Use Code:	YR		
Base Year	1993		
Conveyance Number:	0172988	View Parcel Map	
Conveyance (mm/yy):	1/2005		
PUI:	R070000		
TRA:	94-177		
Taxability Code:	0-00		
ID Data:	Lot 16 MB 122/060 TR 8400		
Situs Address:	32829 GALLEANO AVE WINCHESTER CA 92596		

RIVERSIDE COUNTY GIS



Selected parcel(s):
964-020-027

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

964-020-027-2

OWNER NAME / ADDRESS

ALAN GAYDICK
32829 GALLEANO AVE
WINCHESTER, CA. 92596

MAILING ADDRESS

(SEE OWNER)
P O BOX 1311
TEMECULA CA. 92593

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 122/60
SUBDIVISION NAME: TR 8400
LOT/PARCEL: 16, BLOCK: NOT AVAILABLE
TRACT NUMBER: 8400

LOT SIZE

RECORDED LOT SIZE IS 2.32 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 899 GRID: F7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: TEMECULA
ANNEXATION DATE: JUL. 12, 2007
LAFCO CASE #: 2006-20-1&3
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 4

ELEVATION RANGE

1412/1440 FEET

PREVIOUS APN

958-030-027

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-T-R-2 1/2

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

SOUTHWEST AREA D

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. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

125C

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS**SCHOOL DISTRICT**

TEMECULA VALLEY UNIFIED

COMMUNITIES

FRENCH VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 20.88 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

FARMLAND

OTHER LANDS

TAX RATE AREAS

094177

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1202296	NEIGHBORHOOD ENFORCEMENT	Apr. 9, 2012

BUILDING PERMITS

Case #	Description	Status
BGR070687	GRAD SF RES LOT	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CZ05932	CHANGE ZONE FROM A-1-10, R-A-2 1/2, TO SP	APPROVED
EA35588	EA FOR SP 286	DENIED
EIR00374	EIR FOR SP 286	APPROVED
GPA00306	AMEND OS&C MAP FROM ANDAOS & AG & SWAP FROM RESIDE	DUPLICAT
HANS00099	MODEL HOME COMPLEX	ABANDON
MT080497	TR8400 LOT 16	PAID
SP00286	1889.6 ACRES IN MIXED USES	APPROVED

REPORT PRINTED ON...Wed Feb 20 09:26:31 2013
Version 121101

EXHIBIT “C”



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

Lot Book Report

Order Number: **28062**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV12-02296 / Jeremy Wagner

IN RE: GAYDICK, ALAN

Order Date: 11/27/2012

Dated as of: 11/27/2012

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 32829 Galleano Avenue

Winchester

CA 92596

Assessor's Parcel No. : 964-020-027-2

Assessments:

Land Value: \$112,617.00

Improvement Value: \$0.00

Exemption Value: \$0.00

Total Value: \$112,617.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$617.53
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2012)
Second Installment	\$617.53
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2013)



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

Order Number: 28062
Reference: CV12-02296 / Jer

Property Vesting

The last recorded document transferring title of said property

Dated	06/24/1992
Recorded	06/30/1992
Document No.	243020
D.T.T.	\$34.10
Grantor	Del Hughes, an unmarried man
Grantee	Alan Gaydick, a single man

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Document Type	Amendment to Notice of Assessment
Document No.	2004-0079701
Recorded	02/04/2004
Document Type	Notice Low Water Pressure Condition
Document No.	2008-0373026
Recorded	07/08/2008
A Notice of Administrative Proceedings by the	County of Riverside Department of Code Enforcement
City of	Winchester
County of	Riverside
Recorded	10/31/2012
Document No.	2012-0522827



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

Order Number: 28062

Reference: CV12-02296 / Jer

Legal Description

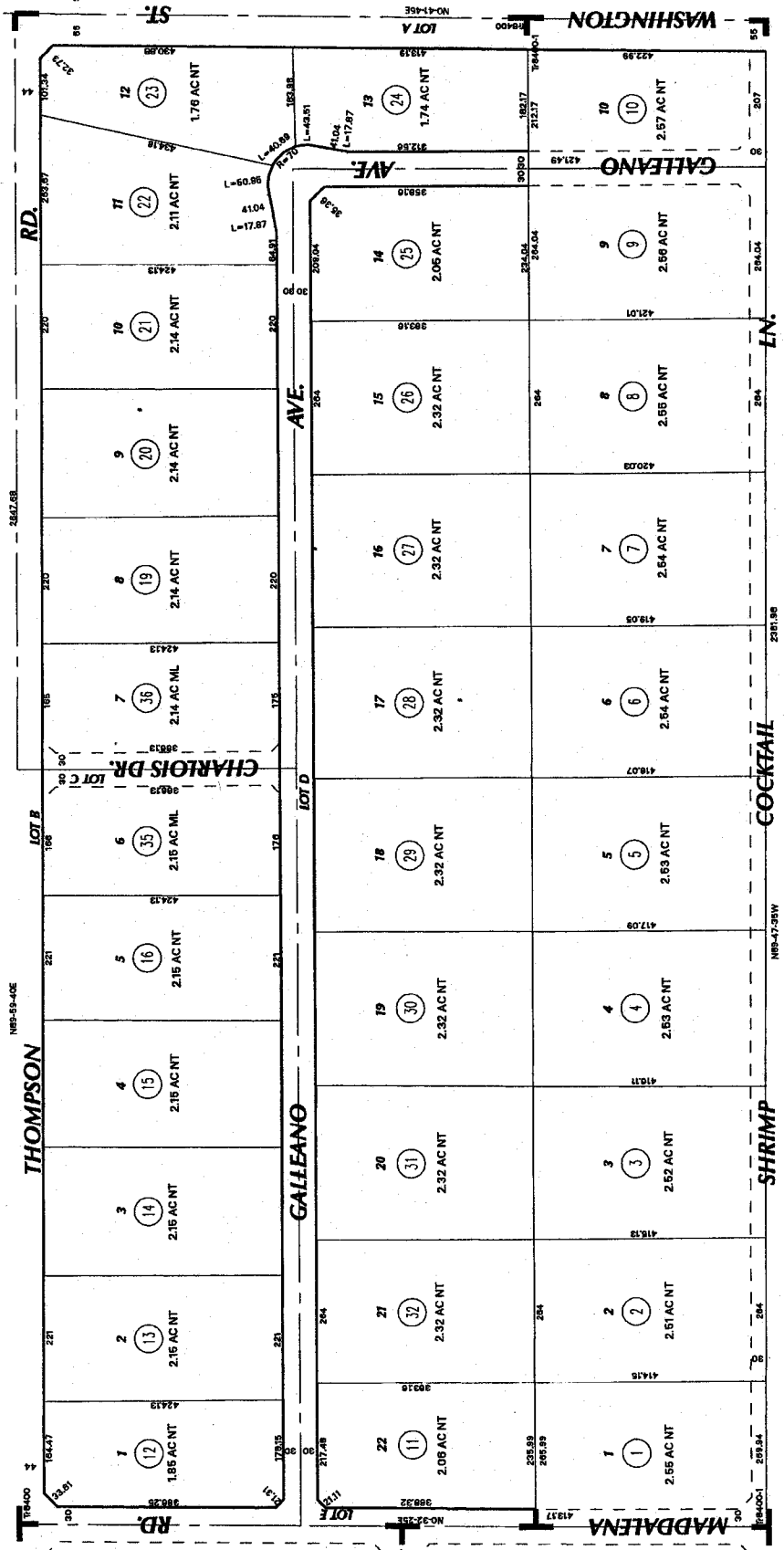
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 16 OF TRACT 8400 AS SHOWN BY MAP ON FILE IN BOOK 122, PAGES 60 AND 61, OF MAPS, RIVERSIDE COUNTY RECORDS.

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

MAR 8 0 2007

467
40



1" = 200'
ANGLE = 0

DATE	OLD NUMBER	NEW NUMBER
02/07	17.35	35
02/07	18.34	36

MB 122/60-61 TRACT NO. 8400
MB 108/58-59 TRACT NO. 8400-1

Mar 2007

03

9770

ASSESSOR'S MAP BK664 PG. 02
Riverside County, Calif.

01

AND WHEN RECEIVED MAIL THIS COPY AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENT TO:

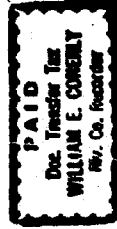
Name Alan Gaydick
P.O. Box 1311
Temecula, CA 92593

MAIL TAX STATEMENTS TO

SAME AS ABOVE

FILE NUMBER 207443

BOOK NO. 2426



RECEIVED FOR RECORD AT 2:00 O'CLOCK

JUN 30 1992

Present to Clerk of Superior Court
of Riverside County
William E. Conley, Recorder
Page 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX IS 34.10
- computed on full value of property conveyed, or
 - computed on full value less value of liens or encumbrances remaining at time of sale.
 - unincorporated area
 - city of _____, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DEL HUGHES, an unmarried man

hereby GRANT(s) to ALAN GAYDICK, a single man

the following described real property in the unincorporated area
County of Riverside, State of California:

Lot 16 of Tract 8400 as shown by Map on file in Book 122, Pages 60 and 61, of
Maps, Riverside County Records.

Dated June 24, 1992

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

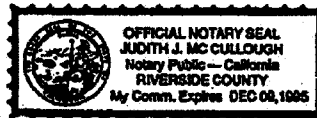
On this 24th day of June, in the year 19 92,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Del Hughes

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within
instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Signature: Judith J. McCullough
NOTARY PUBLIC IN AND FOR SAID STATE

Del Hughes
DEL HUGHES



(This area for official notarial seal)

207443 JUN 30 1992

207443

10

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506
ATTN: Leni Zarate

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					1			✓	LA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Amendment to Notice of Assessment
for
Assessment District No. 9
(East Pomroy Road)
Eastern Municipal Water District



Title of Document

Document to be rerecorded with Exhibit A. Original filing
did not include Exhibit A.

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 02/2003)



Recording Requested By and
When Recorded mail To:

ALBERT A. WEBB ASSOCIATES
3788 McCray Street
Riverside, CA 92506
Attn: Leni Zarate

M	S	U	PAGE	SIZE	DA	PCOR	NOGOR	SMF	MISC
	1		2						
					2			✓	KW
A	R	L	CDPY	LONG	REFUND	NCHG	EXAM		

AMENDMENT TO NOTICE OF ASSESSMENT
FOR
ASSESSMENT DISTRICT NO. 9
(EAST POURROY ROAD)
EASTERN MUNICIPAL WATER DISTRICT

2 C
KW

Pursuant to the requirements of Section 3114 of the Streets and Highways Code, the undersigned Superintendent of Streets of the Eastern Municipal Water District, hereby gives notice that a diagram and assessment were recorded in the office of the Superintendent of Streets of said District as provided for in Section 3114 of the Streets and Highways Code, and relating to the following described real property:

The real property as described in the Amended assessment diagram for Assessment District No. 9 (East Pourroy Road) of the Eastern Municipal Water District on file in Book of Maps of Assessment Districts, Book 54, Pages 64, Official Records, County, Recorder, County of Riverside, California.

Riverside

Notice is further given that upon the recording of this notice in the office of the County Recorder, the several assessments assessed on the lots, pieces and parcels shown on the filed assessment diagram, plus annual assessments for administrative costs, shall become a lien upon the lots or portions of lots assessed, respectively, and that the assessment shall supercede and supplant the portion of the assessment securing the bonds previously issued, as such assessment was recorded on August 20, 2003 as Instrument No. 2003-661001.

Pursuant to Section 27288.1(a) of the California Government Code, the name or names of the assessed owners of the lots, pieces and parcels shown on said filed assessment diagram as they appear on the latest secured assessment roll are shown on Exhibit "A" attached and incorporated

herein.

Reference is made to the assessment diagram and assessment roll recorded in the office of the Superintendent of Streets of that District.

DATED: December 31, 2003



Superintendent of Streets
EASTERN MUNICIPAL WATER DISTRICT

C:\Documents and Settings\haskell\Local Settings\Temporary Internet Files\OLK7\Amendment to Notice.doc

ASSEESSEE	ASSESSMENT NUMBER AND ASSESSOR'S PARCEL NO.	ASSESSMENT
WAYNE M FLEMINGTON	958020004-6	17,932.90
GERALDINE MILKOVITS	958020005-7	13,932.90
FRANK TURLEY	958020006-8	0.00
PATRICK TURLEY	958020007-9	0.00
ANTONIO C MARTINEZ	958020008-0	0.00
RICHARD R COLBURN	958020009-1	17,932.90
RICARDO ALMEJO	958020010-1	17,932.90
EMIL ADAM NOWAK	958020011-2	17,932.90
KENNETH W THACKER	958020012-3	0.00
RICHARD CABRERA	958020013-4	17,932.90
MICHAEL D MAYFIELD	958020014-5	17,932.90
JACK D ARNOLD	958020015-6	0.00
MICHAEL JOHN LOPEZ	958020016-7	19,263.90
WYNONA R BUBBICO	958020017-8	17,932.90
DONALD W DOUGLAS	958020018-9	17,932.90
MARK J ORMAN	958020019-0	17,932.90
RAFAEL V SOLIZ	958020020-0	0.00
CHAD A MARQUETTE	958020021-1	19,263.90
CRAIG LARSON	958030001-4	17,932.90
WILLIAM MICHAEL CRAFT	958030002-5	17,932.90
MALCOM S ELVY	958030003-6	17,932.90
ISIDRO RODRIGUEZ	958030004-7	17,932.90
ERNEST DEGREGO	958030005-8	0.00
DONALD I WILLIAMS	958030006-9	17,932.90
JOSEPH D GUY	958030007-0	19,263.90
RALPH WADE ANDERSON	958030008-1	7,432.90
STEPHEN NIGHTINGALE	958030009-2	17,932.90
JEANNE P GARCIA	958030010-2	19,263.90
WILLIAM C LAFORGE	958030011-3	17,932.90
EMIL A NOWAK	958030012-4	17,932.90
FRED A WYATT	958030013-5	17,932.90
JOSEPH HERMAN GONZALEZ	958030014-6	17,932.90
JAMES F STRATTON	958030015-7	17,932.90

ASSEESSE	ASSESSMENT NUMBER AND ASSESSOR'S PARCEL NO.	ASSESSMENT
JAMES E LEIVAN	958030016-8	17,932.90
EDWARD DAY	958030017-9	0.00
RAYMOND LEE MARQUETTE	958030018-0	17,932.90
LAWRENCE W ELLSWORTH	958030019-1	17,932.90
LAWRENCE W ELLSWORTH	958030020-1	17,932.90
CHESTER M MASON	958030021-2	17,932.90
JERRY WAYNE HANKINS	958030022-3	17,932.90
RICHARD H BJELLAND	958030023-4	17,932.90
THERESA M KREWER	958030024-5	0.00
ALAN GAYDICK	958030025-6	17,932.90
WILBUR D ENDERUD	958030026-7	19,263.90
ALAN GAYDICK	958030027-8	17,932.90
TOM CINDRIC	958030028-9	19,263.90
MARION E COWING	958030029-0	19,263.90
DAVID L BRANT	958030030-0	0.00
ANTONIUS F TENMOORN	958030031-1	17,932.90
KEITH B FRESORKE	958030032-2	17,932.90



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

NO RECORDING FEE REQUIRED
PURSUANT TO GOVERNMENT
CODE SECTION 27383

EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92570-8300

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 023
							T:	CTY	UNI

NOTICE

LOW WATER PRESSURE CONDITION

THIS NOTICE is made this 12 day of June, 20 08, by EASTERN MUNICIPAL WATER DISTRICT (hereinafter referred to as "District"), a public agency organized, existing and operating under the Municipal Water District Law of 1911, ("Municipal Water District Law") California Water Code §71000, et seq., and ALAN GAYDICK, (hereinafter referred to as the "Declarant").



RECITALS

- A. Pursuant to the authority cited above, District provides water and/or sewer service in portions of Riverside County, California.
- B. The Declarant of Property, County of Riverside, legally described as follows:

**PSN#2290622, APN: 964-020-027
32829 GALLEANO AVE., WINCHESTER
2.32 ACRES NET IN LOT 16 MB 122/060 TR 8400**

is requesting that District provide water service to the above real property. Said property is situated in a location which could result in pressure problems.

The water pressure available to Lot Number(s) 16 has been determined to be below normal pressures Declarant is responsible to install, at his cost, a booster system that includes a flow/pressure protection switch. The booster system will be owned, operated and maintained by the Declarant, his successors and assigns.

Declarant, his successors and assigns, hereby agrees to hold the District harmless from or on account of any damages arising from low pressure on the above described property.

DECLARANT HEREBY DECLARES:

- 1. The foregoing Recitals are hereby incorporated into this Agreement.

Document ID: 3180085

2. This Notice shall inure to the benefit of, be binding upon and become a covenant that runs with the real property. Every person who now or hereafter owns or acquires any right, title or interest in or to any portions of the real property is and shall, by recordation of this Notice in the Office of the County Recorder, Riverside County, California, be conclusively deemed to have notice of the stated water pressure condition, whether or not any reference to this Notice is contained in the instrument by which such person acquires an interest in the real property.
3. Declarant hereby subjects the real property (and all portions thereof) to this notice and declares that it is its specific intent that this Notice set forth herein shall be deemed a covenant running with the land and shall pass to and be binding upon the Declarant's successors entitled to the real property (or any portions thereof).
4. Each and every contract, deed or other instrument hereafter executed covering or conveying the real property (or any portion thereof) shall conclusively be deemed to have been executed, delivered and accepted subject to this Notice by recordation of this Notice in the Office of the County Recorder, Riverside County, California. Declarant affirms that the circumstances of the water pressure condition, and the installation, operation and maintenance of a booster system, touch and concern the land in that they relate to and affect the use of the property. Declarant also acknowledges that the Notice benefits the property, in that it allows for the provision of water service to the property.
5. The terms of this Notice may be enforced by District or its successors or assigns. In the event of any controversy, claim or dispute relating to this Notice or the breach thereof, which District is or shall attempt to enforce, District shall be entitled to recover from said party reasonable expenses, attorney's fees and costs, if the District prevails in such controversy.

IN WITNESS WHEREOF, the undersigned have executed this Notice on the date first hereinabove written.

ACCEPTED BY:
EASTERN MUNICIPAL WATER DISTRICT

By Ronni Haworth
Ronni Haworth, Executive Assistant

DECLARANT Property Owner(s)

By Alan Gaydick
ALAN GAYDICK

By _____

Print Name Alan Gaydick

For _____
Company Name

Document ID: 3180085

ACKNOWLEDGMENT

State of California)
County of RIVERSIDE)

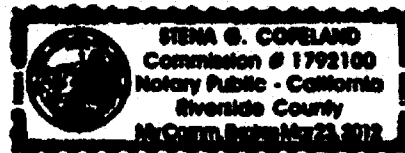
On 06/12/2008 before me, STENA G. COPELAND, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared ALAN GAYDICK

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 Stena G. Copeland

(Seal)

ACKNOWLEDGMENT

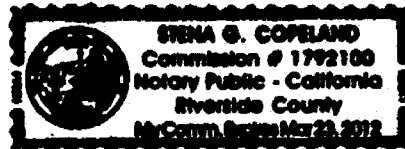
State of California)
County of RIVERSIDE)

On 06/12/2008 before me, STENA G. COPELAND, NOTARY PUBLIC
(here insert name and title of the officer)
personally appeared RONNI HAWORTH

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 Stena G. Copeland

(Seal)



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: STENA G. COPELAND

Commission #: 1792100

Place of Execution: RIVERSIDE

Date Commission Expires: 03/23/2012

Date: 06/12/2008

Signature: *Stena G. Copeland*

Print Name: STENA G. COPELAND

When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 French Valley Office)
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0522827

10/31/2012 04:02P 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.: CV12-02296

Alan Gaydick)

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: 32829 GALLEANO AVE WINCHESTER, CA 92596

PARCEL #: 964-020-027

LEGAL DESCRIPTION: 2.32 ACRES NET IN LOT 16 MB 122/060 TR 8400

VIOLATIONS: RCO457 - RCC Title 15.12.020 (J)(2) Grading without Permit-Expired Permit #BGR070687
RCO 754 - RCCTitle 13.12.060 - NPDES

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

Date: October 18, 2012

By: 
Brian Black, Code Enforcement Department

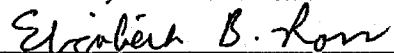
ACKNOWLEDGEMENT

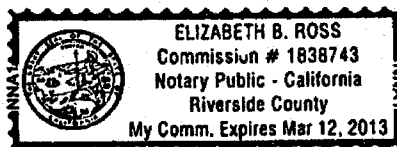
State of California)
County of Riverside)

On 10/24/2012 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black 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 # 1838743 Comm. Expires March 12, 2013



THIS INSTRUMENT MUST BE FILED AND RECORDED WITHIN 90 DAYS OF THE DATE OF EXECUTION OF THIS INSTRUMENT.

TO: ALAN Gaydick
P.O. Box 1311
Temeacula, Ch 92593

MAIL TO BENEFICIARY TO

SAME AS ABOVE

TRACER NO. 207443

BOOK NO. 2426

SPACE ABOVE THIS LINE FOR RECORDER'S USE



RECEIVED FOR RECORD AT 8:50 O'CLOCK

JUN 30 1992

RECORDS SECTION

William E. Connolly
Rev. Ch. Recorder

207443

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX IS 34.10
- computed on full value of property conveyed, or
 - computed on full value less value of liens or encumbrances remaining at time of sale.
 - unincorporated area
 - city of _____, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

DEL HUGHES, an unmarried man

hereby GRANT(s) to ALAN GAYDICK, a single man

the following described real property in the unincorporated area
County of Riverside, State of California:

Lot 16 of Tract 8400 as shown by Map on file in Book 122, Pages 60 and 61, of
Maps, Riverside County Records.

Dated June 24, 1992

Del Hughes
DEL HUGHES

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On this 24th day of JUNE, in the year 1992,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Del Hughes

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within
instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Judith J. McCullough

NOTARY PUBLIC IN AND FOR CALIFORNIA



(This area for official record use)

RECORDED

JUN 30 1992

EXHIBIT “D”



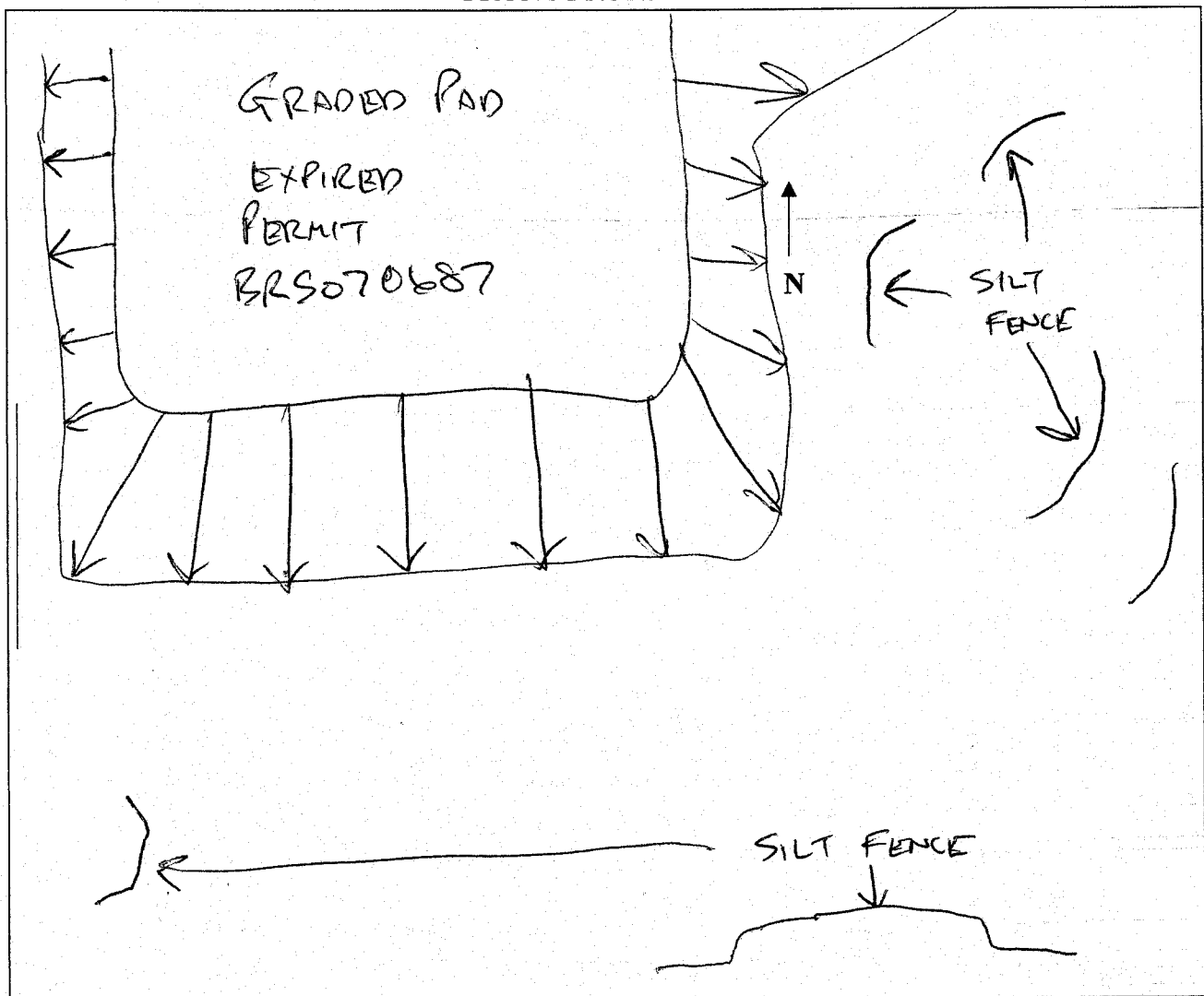
Code Enforcement Department
County Of Riverside

Juan Perez
DIRECTOR

SITE PLAN CV12-02296

OWNER: Alan Larsen PHONE:
ADDRESS: PO Box 1311 Temecula Ca. 92593
ASSESSOR'S PARCEL: 964-020-027

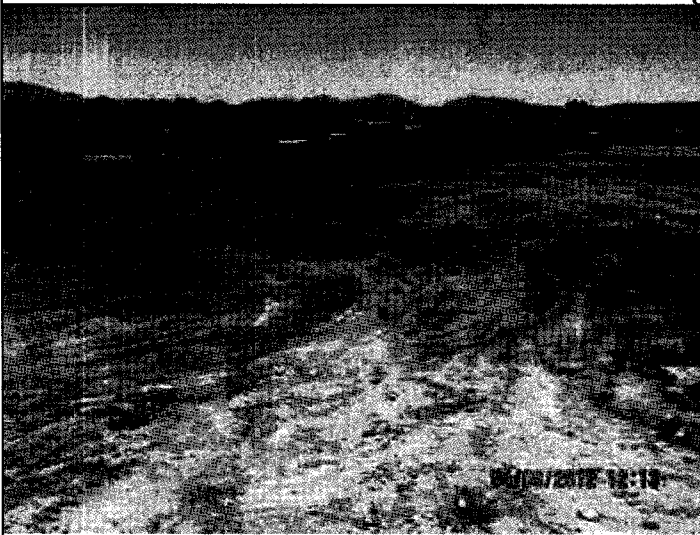
FRONT PROPERTY LINE



REAR PROPERTY LINE

32829 Galleano Ave. Winchester ACREAGE: 2.32
PREPARED BY: J.Wagner DATE: 10/30/2012

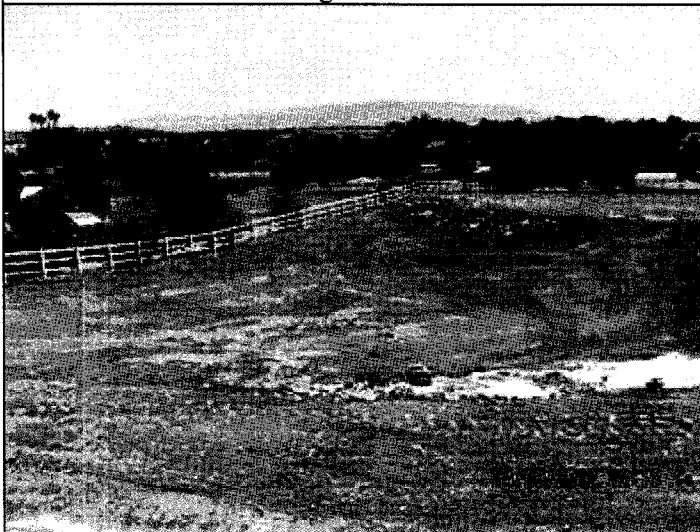
Photographs



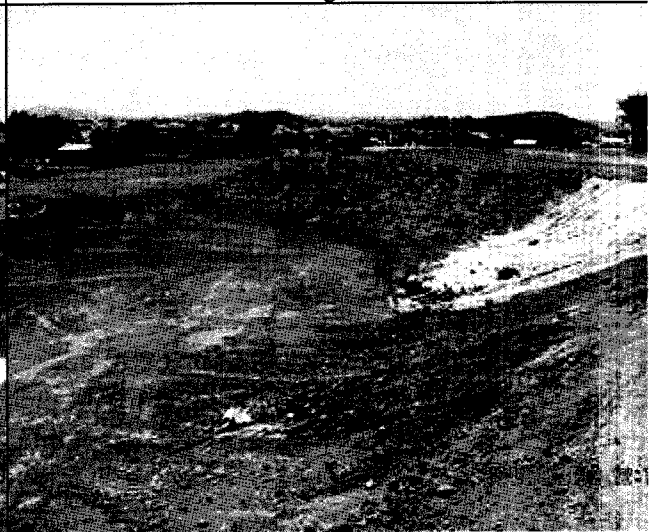
Wagner 80 -



Wagner 80 -



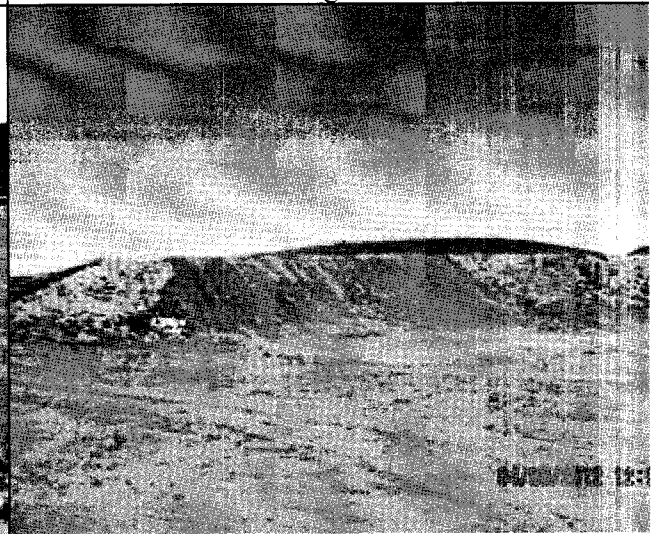
Wagner 80 -



Wagner 80 -



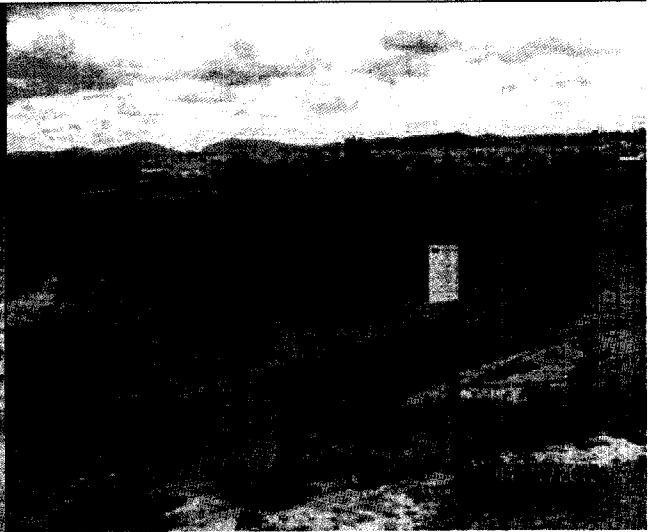
Wagner 80 -



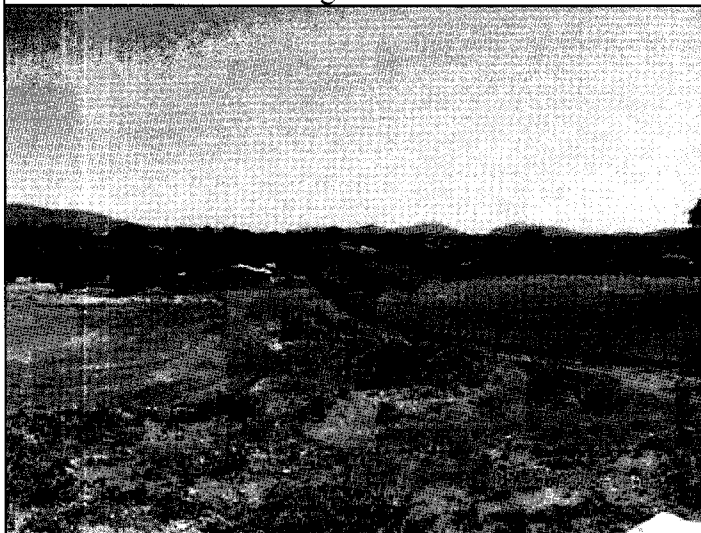
Wagner 80 -



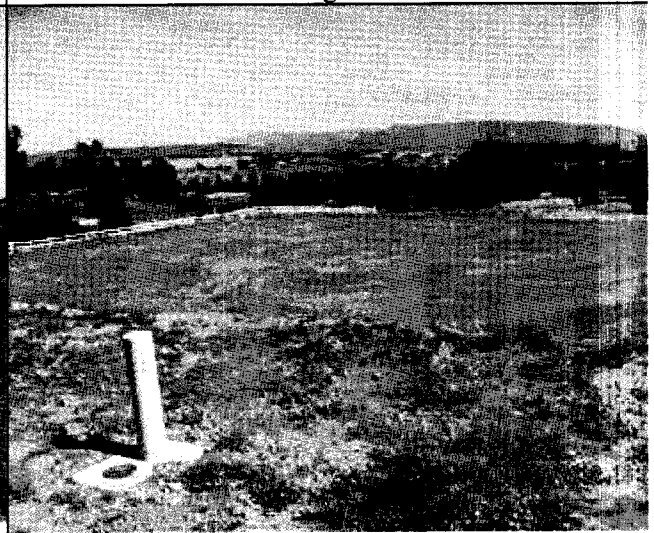
Wagner 80 -



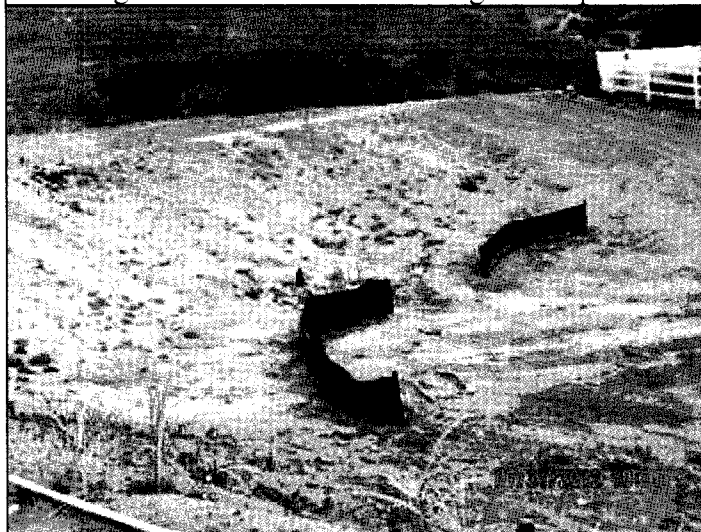
Wagner 80 -



Wagner 80 - No BMPs. Grading still expired



Wagner 80 - No BMPs. Grading still expired



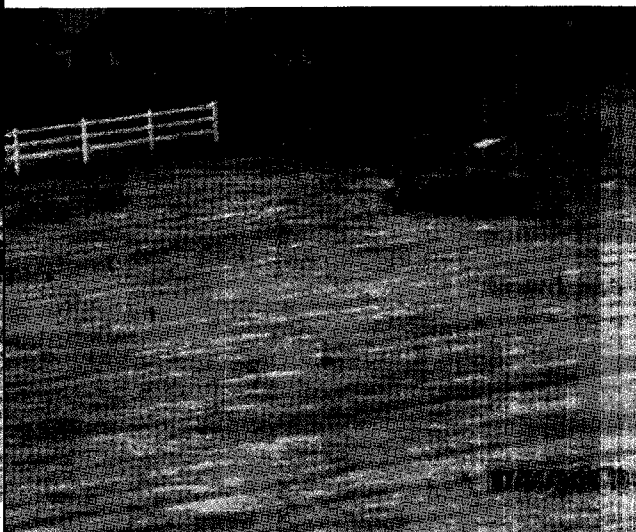
Wagner 80 - Silt fence



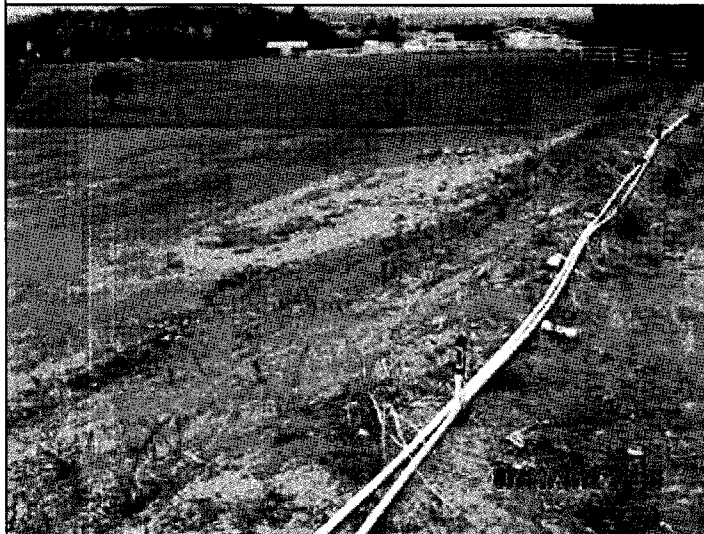
Wagner 80 - Silt fence in segments



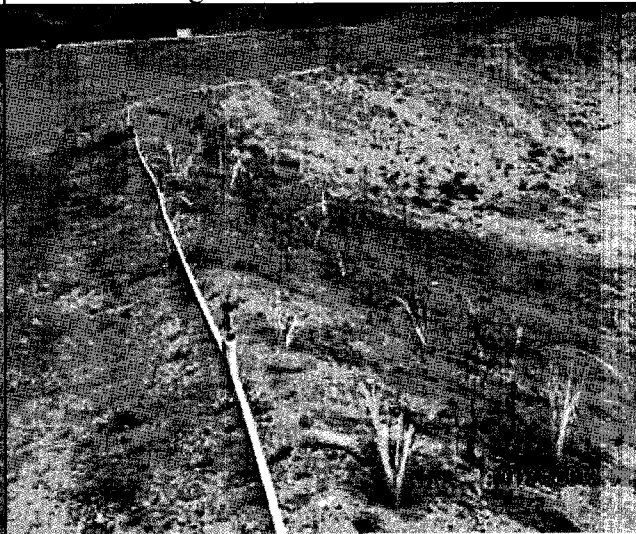
Wagner 80 - Section of silt fence along south property line.



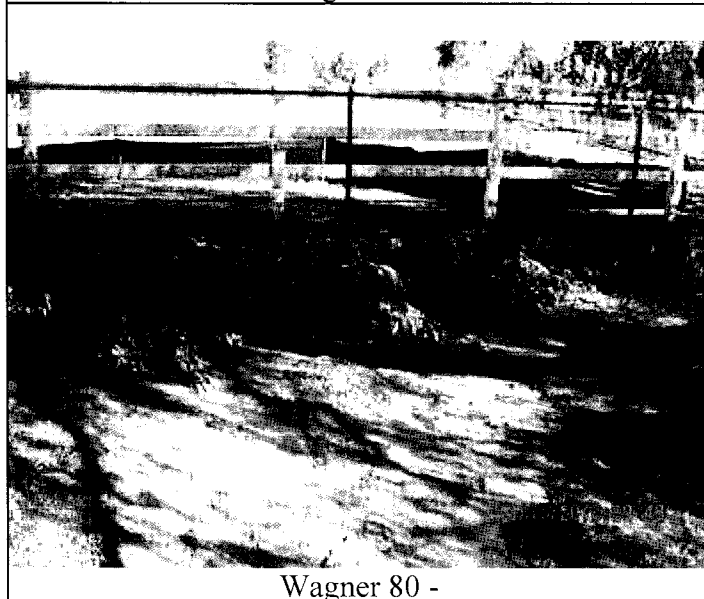
Wagner 80 - Section of silt fence



Wagner 80 -



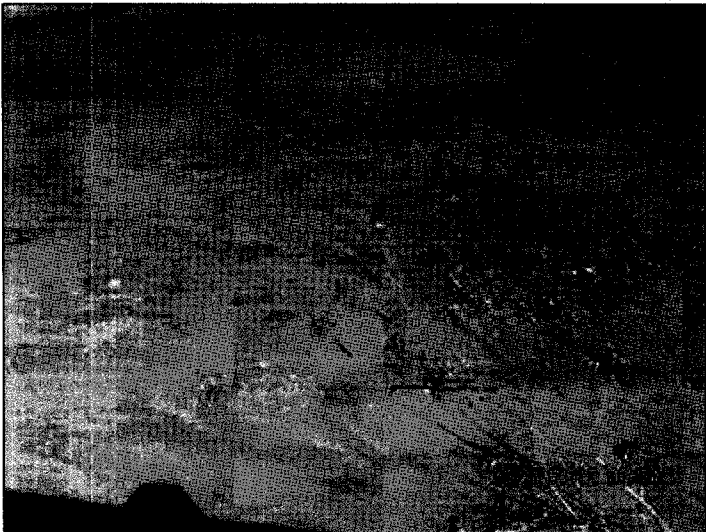
Wagner 80 -



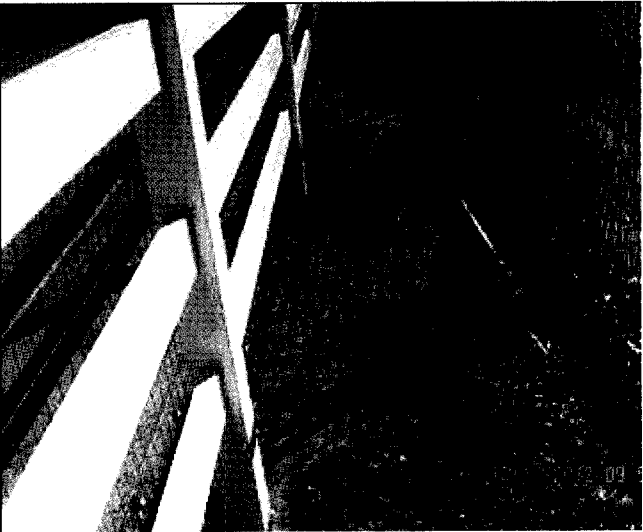
Wagner 80 -



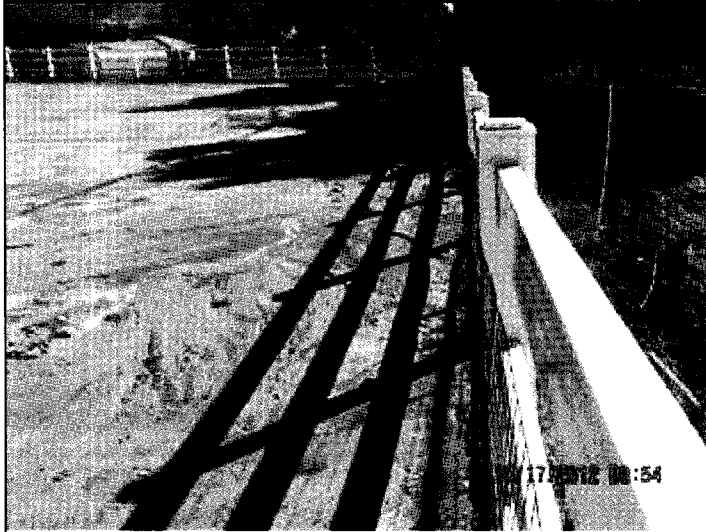
Wagner 80 - Sediment mobilization onto neighbor property.



Wagner 80 - Depicting sediment mobilization toward south property line.



Wagner 80 - Sediment leaving property and entering neighboring property to the south.



Wagner 80 -

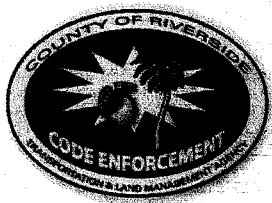


Wagner 80 -



Wagner 80 - Admin cite posted to the property.

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

FIELD NOTICE OF VIOLATION

April 12, 2012

ALAN GAYDICK
P O BOX 1311
TEMECULA, CA 92593

RE CASE NO: CV1202296 at 32829 GALLEANO AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 964-020-027

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 32829 GALLEANO AVE, in the community of WINCHESTER California, Assessor's Parcel Number 964-020-027, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) , 13.12.060 (Ord. 754), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 13.12.060 (Ord. 754) - It is a violation to throw, deposit, leave, maintain, keep, or permit to be thrown, deposited, placed, left, or maintained any pollutant in or upon any street, alley, sidewalk, storm drain, inlet, catch basin, conduit, or other drainage. This includes any water runoff containing pollutants, such as soil, sand and dirt from leaving your property and entering any waterway or storm drain system.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions. **** Expired Permit #BGR070687 ***
- 2) Implement and maintain Best Management Practices (BMP) to prevent water runoff containing pollutants such as soil, yard waste, chemicals, animal waste, etc. from leaving your property and entering any waterway or storm drain system and obtain a BMP Verification Inspection from the Dept. of Building & Safety. A BHR may be required from the Dept of Building & Safety.

COMPLIANCE MUST BE COMPLETED BY April 27, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

Service By: Posted Property or Tenant
Signed: _____ Print: _____ Date: _____

(Please SIGN your name here)

(Please PRINT your name here)

CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

By: Jeremy Wagner, Code Enforcement Officer III



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1202296

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 23, 2012, I served the following document(s):

NOTICE RE: Notice of Violation

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

ALAN GAYDICK P O BOX 1311, TEMECULA, CA 92593

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

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

EXECUTED ON April 23, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
37600 SKY CANYON DR, SUITE G
MURRIETA, CA 92563

ALAN GAYDICK
P O BOX 1311
TEMECULA, CA 92593
CV12-02296 JW 964-020-027

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIMEV BOWES
02 1R
0002004340
MAILED FROM ZIP CODE 92501
APR 24 2012
\$00.404

RECEIVED
MAY 15 2012
BY

NIXIE 923 DE 1
RETURN TO SENDER 00 05/11/12
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
RC: 92553750139 51977-04154111-12

CV 92553750139

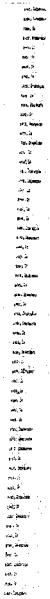


EXHIBIT “F”

When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 French Valley Office)
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0522827

10/31/2012 04:02P 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)

Alan Gaydick)

Case No.: CV12-02296

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: 32829 GALLEANO AVE WINCHESTER, CA 92596

PARCEL #: 964-020-027

LEGAL DESCRIPTION: 2.32 ACRES NET IN LOT 16 MB 122/060 TR 8400

VIOLATIONS: RCO457 - RCC Title 15.12.020 (J)(2) Grading without Permit-Expired Permit #BGR070687
RCO 754 - RCCTitle 13.12.060 - NPDES

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

Date: October 18, 2012

By: 
Brian Black, Code Enforcement Department

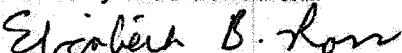
ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 10/24/2012 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black 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 # 1838743 Comm. Expires March 12, 2013

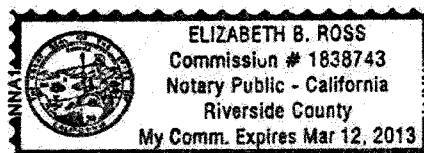
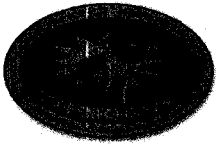


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

April 30, 2013

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

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

Case Nos.: CV12-02296
APN: 964-020-027
Property: 32829 GALLEANO AVE., WINCHESTER

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, and 725 (RCC Title 1) to consider the abatement of the grading without permits and located on the SUBJECT PROPERTY described as 32829 GALLEANO AVE., WINCHESTER, Riverside County, California, and more particularly described as Assessor's Parcel Number 964-020-027.


YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, May 21, 2013, 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.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

JUAN C. PEREZ
INTERIM DIRECTOR


MARY OVERHOLT
Supervising Code Enforcement Officer

RESPONSIBLE PARTIES LIST

Subject Property: 32829 Galleano Ave., Winchester; Case No.: CV12-02296

APN: 964-020-027; District 3/3

**ALAN GAYDICK
P.O. BOX 1311
TEMECULA, CA 92593**

**ALAN GAYDICK
32829 GALLEANO AVE.
WINCHESTER, CA 92596**

1 **PROOF OF SERVICE**

2 Case No. CV12-02296

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am
5 employed in the County of Riverside, over the age of 18 years and not a party to the within action or
6 proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

7 That on April 30, 2013, I served the following document(s):

- 8
- 9 • **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
 - 10 • **NOTICE LIST**

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

12 **OWNERS OR INTERESTED PARTIES
(SEE ATTACHED NOTICE LIST)**

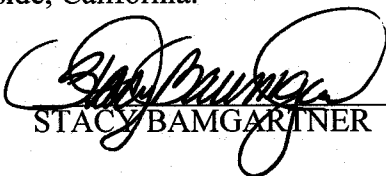
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the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

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

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

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

22 EXECUTED ON April 30, 2013, at Riverside, California.

23 
24 _____
25 STACY BAMGARTNER
26
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 29, 2013

RE CASE NO: CV1202296

I, Jacob Dietrich, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
French Valley, California 92563
Mail Stop #5155.

That on 04/29/13 at 1054 hours, I securely and conspicuously posted 'Notice to Correct County Ordinance Violations and Abate Public Nuisance' & 'Notice List' at the property described as:

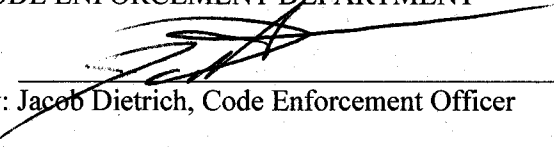
Property Address: 32829 GALLEANO AVE, WINCHESTER

Assessor's Parcel Number: 964-020-027

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

Executed on April 29, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Jacob Dietrich, Code Enforcement Officer

RECEIVED MAY 02 2013

**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
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dorothy L. Goy

Address: 32830 SHRIMP LN. WINCHESTER
(only if follow-up mail response requested)

City: Winchester **Zip:** 92596

Phone #: 951-926-3468

CV 12-02296

Date: 5-21-2013 **Agenda #** 9-1

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: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.