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

4018



FROM: TLMA - Code Enforcement Department

SUBMITTAL DATE: February 5, 2014

SUBJECT: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]

Case No: CV12-03720 [MCPETERS]

Subject Property: 30885 Red Mountain Road, Hemet; APN: 569-140-006

District: 3/3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The two substandard structures (shed, accessory structure) on the real property located at 30885 Red Mountain Road, Hemet, Riverside County, California, APN: 569-140-006 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.

2. Boyce W. and Sandra G. McPeters, the owners of the subject real property, be directed to abate the substandard structures on the property by rehabilitating or by demolishing and removing the same from the real property within ninety (90) days.

(Continued)

Interim Gode Enforcement Official

FINANCIAL DATA	Current I	Fiscal Year:	Next Fisc	al Year:	Total Co	sti	On	igoing Cost:	POLICY/C	Control of the State of the Sta	
COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A	Concent 🗆	Dollar I	
NET COUNTY COST	\$.	· N/A	\$	N/A	\$	N/A	\$	N/A	Consent D Policy [Policy uz	
SOURCE OF FUNDS								Budget Adjustment:			
						For Fiscal Year:					
C.E.O. RECOMME	ENDAT	ION:		APPR	POVE						

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit 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

Kecia Harper-Ihem

Absent:

None

Clerk of the Board

Date:

February 25, 2014

BU: MILLE

XC:

TLMA/Code Enforcement

Deputy

□ A-30 □ 4/5 Vote

Positions Added

Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

9 - 3

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

FORM 11: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]

Case No: 12-03720 [MCPETERS]

Subject Property: 30885 Red Mountain Road, Hemet; APN: 569-140-006

District: 3/3

DATE: February 5, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

- 3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with 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 (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- 4. The accumulation of rubbish on the real property located at 30885 Red Mountain Road, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- 5. Boyce W. and Sandra G. McPeters, the owners of the property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- 6. If the owner or whoever has possession or control of the real property does not take the above described action 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 or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the accumulation of rubbish by removing and disposing of the same from the real property.
- 7. 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 Riverside County Ordinance No. 725.
- 8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

- 1. An initial inspection was made on the subject property by Code Enforcement Officer Roy Ryder on June 25, 2012. The Inspection revealed three (3) substandard structures on the subject real property in violation of Riverside County Ordinance No. 457. One of the substandard structures was subsequently removed. The substandard conditions on the 2 remaining structures included, but were not limited to the following: faulty weather protection, general dilapidation or improper maintenance, fire hazard and public and attractive nuisance abandoned/vacant.
- 2. The inspection also revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: scrap metal, scrap wood, house hold items, trash, furniture, tires, scrap wood structures and windows.

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

FORM 11: Abatement of Public Nulsance [Substandard Structures and Accumulated Rubbish]

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Subject Property: 30885 Red Mountain Road, Hemet; APN: 569-140-006

District: 3/3

DATE:

February 5, 2014

PAGE:

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- 3. There have been approximately 6 subsequent follow-up inspections, with the last inspection being October 30, 2013, which revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
- 4. 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 the removal of substandard structures and accumulation of rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or business due to health and safety hazards, nuisance, and potential impact on real estate values.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

BOARD OF SUPERVISORS COUNTY OF RIVERSIDE

IN RE ABATEMENT OF PUBLIC NUISANCE
[SUBSTANDARD STRUCTURES AND
ACCUMULATED RUBBISH]; APN: 569-140-006,
30885 RED MOUNTAIN ROAD, HEMET,
COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA; BOYCE W. AND SANDRA G.
MCPETERS, OWNER.

CASE NO. CV 12-03720

DECLARATION OF CODE ENFORCEMENT OFFICER BRETT POLLARD

[RCO Nos. 457 & 541]

- I, Brett Pollard declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true, and if called as a witness, I could and would competently testify thereof under oath:
- 1. I am currently employed by the Riverside County Code Enforcement Department as a Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.
- 2. I am informed and believe and thereon allege that on June 25, 2012, Officer Ryder conducted an initial inspection of the real property described as 30885 Red Mountain Road, Hemet, Riverside County, California, and further described as Assessor's Parcel Number 569-140-006 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."
- 3. A review of County records and documents disclosed that THE PROPERTY is owned by Boyce W. and Sandra G. McPeters (hereinafter referred to as "OWNERS"). A certified copy of the County Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."
- 4. Based on the Lot Book Report from RZ Title Service dated April 23, 2013 and updated on October 21, 2013, there appear to be no interested parties. True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

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OFFICER DECLARATION

I am informed and believe and thereon allege that on June 25, 2012, Officer Ryder 5. conducted an initial inspection of the open and accessible property. Officer Ryder observed accumulated rubbish on THE PROPERTY including, but not limited to: scrap metal, scrap wood, house hold items, trash, furniture, tires, scrap wood structure, and windows. These conditions cause THE PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance ("RCO") No. 541. Officer Ryder also observed three (3) substandard structures in a state of general dilapidation. The first substandard structure was a mobile home addition which was subsequently removed from THE PROPERTY. The following conditions as described below cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 457.

Substandard Structure #2 - Shed:

- Faulty weather protection; 1)
- General dilapidation or improper maintenance; 2)
- 3) Fire Hazard:
- 4) Public and attractive nuisance-abandoned/vacant.

Substandard Structure #3 – Accessory Structure:

- Faulty weather protection; 1)
- General dilapidation or improper maintenance; 2)
- Fire Hazard; 3)
- Public and attractive nuisance-abandoned/vacant. 4)
- On June 25, 2012, a Notice of Violation, Notice of Defects and a "Danger Do Not Enter" 6. sign were posted on THE PROPERTY.
- On June 26, 2012, June 10, 2013, November 5, 2013 and November 7, 2013, a Notice of 7. Violation and Notice of Defects were mailed to OWNERS by first class mail. On June 10, 2013, a Notice of Violation and Notice of Defects were mailed to OWNERS by certified mail with return receipt requested.
- A site plan and photographs depicting the conditions of THE PROPERTY are attached 8. hereto and incorporated herein by reference as Exhibit "D."
- True and correct copies of each Notice issued in this matter and other supporting 9. documentation are attached hereto and incorporated herein by reference as Exhibit "E."
 - Since the initial inspection, there have been approximately six additional inspections the 10.

last being October 30, 2013. All inspections revealed that THE PROPERTY remained and in violation of RCO Nos. 457 and 541.

- 11. I am informed and believe, and based upon said information and belief, allege that OWNERS do not have legal authority or permission to accumulate the above described materials on the property.
- 12. Based upon my experience, knowledge and visual observations, it is my determination that the substandard structures on THE PROPERTY create an extreme health, safety, fire and structural hazard to the neighbors and general public and constitute a public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.
- 13. A recent inspection showed THE PROPERTY remained in violation of RCO Nos. 457 and 541.
- 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the County Recorder, County of Riverside, State of California, on January 30, 2013, as Instrument Number 2013-0052475, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F."
- 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing notification of the Board of Supervisors' hearing was mailed to OWNERS by first class mail and was posted on THE PROPERTY. A true and correct copy of the Notices together with Proofs of Service and the Affidavit of Posting of Notice are attached hereto and incorporated herein as Exhibit "G."
- 16. Significant rehabilitation, removal and/or demolition of the substandard structures and removal and disposal of all structural materials, rubbish and debris are required to abate the public nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and disposal of all accumulated rubbish on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO No. 541 and the Health and Safety Code.
 - 17. Accordingly, the following findings and conclusions are recommended:
- (a) the structures (shed and accessory structure) be condemned as substandard buildings, public and attractive nuisances;

- the OWNERS, or whoever has possession or control of THE PROPERTY, be (b) required to rehabilitate or demolish said structures, including the removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;
- the OWNERS, or whoever has possession or control of THE PROPERTY, be (c) ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD Rule No. 1403;
- if the substandard structures are not razed, removed and disposed of, or (d) reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to RCO No. 457, within ninety (90) days of the date of the Board's Order to Abate, the substandard structures and contents therein may be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order where necessary under applicable law authorizing entry onto THE PROPERTY; and
- The accumulated rubbish on THE PROPERTY be deemed and declared a public (e) nuisance:
- THE OWNERS, or whoever has possession of control of THE PROPERTY, be (f) required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of RCO No. 541.

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- (g) If the materials are not removed and disposed of in strict accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 457 and 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the rubbish may be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff' Department upon receipt of an owner's consent or a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and
- (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 541 and 725.

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

Executed this $\sqrt{10^{17}}$ day of ___

, 2014, at Myrieta

California

BRETT POLLARD

Code Enforcement Officer

Code Enforcement Department

Abatement Exhibit List

Exhibit A – Thomas Bros Map with arrow to situs

Exhibit B – Assessors Roll and GIS report

Exhibit C – Lot Book Report(s) (current on top)

Exhibit D – Site Plan and Photographs

Exhibit E – Notice of Violation, AOP, POS and green cards

Exhibit F – Notice of Noncompliance / Notice of Pendency of Administrative Proceedings

Exhibit G - Notice of BOS hearing, Notice List, POS and AOP

EXHIBIT "A"

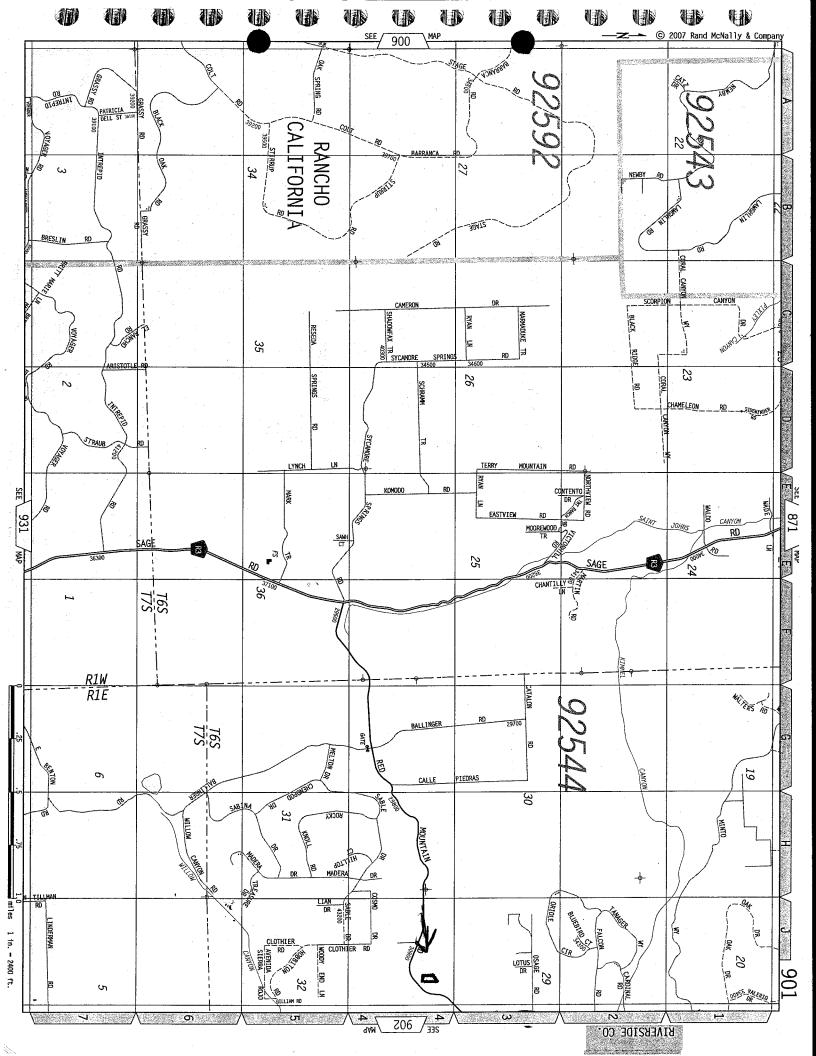


EXHIBIT "B"

Assessment Roll For the 2013-2014 Tax Year as of January 1,2013

Assessment #569140006	5-5	Parcel # 569140006-5				
Assessee:	MCPETERS BOYCE W	Land	25,855			
Assessee:	MCPETERS SANDRA G	Structure	12,921			
Mail Address:	1040 DAVIS ST N	Full Value	38,776			
City, State Zip: SULPHUR SPRINGS TX 75482		Homeowners' Exemption	7,000			
Real Property Use Code:	MR	Total Net	31,776			
Base Year	1986					
Conveyance Number:	0031254	View Parcel Man				
Conveyance (mm/yy):	6/2002	View Parcel Map				
PUI:	M010000					
TRA:	71-109					
Taxability Code:	0-00					
ID Data:	SEE ASSESSOR MAPS					
Situs Address:	30885 RED MOUNTAIN RD HEMET CA 92544					

RIVERSIDE COUNTY GIS



Selected parcel(s): 569-140-006

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 REPORT

<u>APNs</u> 569-140-006-5

OWNER NAME / ADDRESS
BOYCE W MCPETERS
SANDRA G MCPETERS 30885 RED MOUNTAIN RD HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER) 1040 DAVIS ST N SULPHUR SPRINGS TX. 75482

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.01 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1344 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1975COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 901 GRID: J4

CITY BOUNDARY/SPHERE

CITY OF 1.0 CITY SPHERE: 1.0 ANNEXATION DATE: JAN. 1, 1970 LAFCO CASE #: 1.0 PROPOSALS: 1.0 FROM THE CITY OF 1.0

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

T6SR1E SEC 29

ELEVATION RANGE

3052/3068 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

REMAP

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

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY ZONES

NOT IN AN AIRPORT COMPATIBILTY 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

<u>WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP</u> NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

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

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBLITY AREA

STATE 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

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. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

REMAP

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

123C

TRANSPORTATION AGREEMENTS NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

DATA NOT AVAILABLE

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

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

HEMET UNIFIED

COMMUNITIES

SAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 18.04 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

043304

FARMLAND

OTHER LANDS

TAX RATE AREAS

071109

- **•COUNTY FREE LIBRARY**
- **•COUNTY STRUCTURE FIRE PROTECTION**
- **•COUNTY WASTE RESOURCE MGMT DIST**
- •CSA 152
- •FLOOD CONTROL ADMINISTRATION
- •FLOOD CONTROL ZONE 4
- •GENERAL

- •GENERAL PURPOSE
 •HEMET UNIFIED SCHOOL
 •MT SAN JACINTO JUNIOR COLLEGE
 •RIV CO REG PARK & OPEN SPACE
 •RIV. CO. OFFICE OF EDUCATION
 •SAN JACINTO BASIN RESOURCE CONS
 •VALLEY HEALTH SYSTEM HOSP DIST
 •VALLEY WIDE REC & PARK

SPECIAL NOTES NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Des	scription Start Date	Start Date		
CV1203720	ABATEMENT	Jun. 25, 2012			

REPORT PRINTED ON...Tue Jan 21 09:53:36 2014 Version 131127

EXHIBIT "C"



Updated Lot Book

Customer:

Order Number:

Order Date: 10/21/2013

Dated as of: 10/21/2013

County Name: Riverside

Report: \$60.00

FEE(s):

29755

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Reference: **Brent Steele**

IN RE:

CV12-03720/Regina Keyes

MCPETERS, BOYCE W.

Property Address: 30885 Red Mountain Rd

Hemet

CA 92544

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No.: 569-140-006-5

Assessments:

Land Value:

\$25,855.00

Improvement Value:

\$12,921.00

Exemption Value:

\$7,000.00

Total Value:

\$31,776.00

Property Taxes for the Fiscal Year

2013-2014

First Installment

\$179.57

Penalty

\$0.00

Status

OPEN NOT-PAID (DUE DATE 12/10/2013)

Second Installment

\$179.57

Penalty

\$0.00

Status

OPEN NOT-PAID (DUE DATE 04/10/2014)

Prior Delinquencies for tax defaulted year(s)

2012

Redemption Amount

\$479.95

If paid by

10/31/2013



Order Number: 29755

Reference: CV12-03720/Regi

NO OTHER EXCEPTIONS



Lot Book Report

Order Number:

28537

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV12-03720/E. Ross

IN RE:

AUGHENERS REYORNA

Property Address:



FEE(s):

Report: \$120.00

Order Date: 4/26/2013 Dated as of: 4/23/2013

County Name: Riverside

Assessor's Parcel No.: 569-140-006-5

Assessments:

Land Value:

\$25,349.00

Improvement Value:

\$12,668.00

Exemption Value:

\$7,000.00

Total Value:

\$31,017.00

Tax Information

Property Taxes for the Fiscal Year

2012-2013

First Installment

\$175.33

Penalty

\$17.53

Status

NOT PAID-DELINQUENT

Second Installment

\$175.33

Penalty

\$55.03

Status

φυυ.υυ

NOT PAID-DELINQUENT



Order Number: 28537

Reference: CV12-03720/E. R

Property Vesting

The last recorded document transferring title of said

property

Dated

01/04/2002

Recorded

01/18/2002

Document No.

2002-031254

D.T.T.

\$0.00

Grantor

Boyce W. McPeters, a married man as his sole and

separate property

Grantee

Boyce W. McPeters and Sandra G. McPeters, husband

and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the

City of

Hemet

County of

Riverside

Recorded

01/30/2013

Document No.

2013-0052475

Legal Description

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

THE WEST 275.00 FEET, AS MEASURED ON THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE EAST 661.97 FEET OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE



Order Number: 28537

Reference: CV12-03720/E. R

NORTH 88° 48' 14" WEST, ON THE SOUTH LINE OF SAID SECTION 29, AS SAID SOUTH LINE IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 37 AND 23 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, 661.97 FEET; THENCE NORTH 00° 01' 20" WEST 286.40 FEET; THENCE NORTH 74° 11' 40" EAST, 452.41 FEET; THENCE NORTH 53° 16' 08" EAST 282.74 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 00° 01' 16" EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, 592.56 FEET TO THE POINT OF BEGINNING.

100mm (1995년 1996년 - 1996년 - 1996년 19

EXCEPT THAT PORTION, IF ANY, LYING NORTH OF RED MOUNTAIN ROAD, AS DESCRIBED IN DEED TO ROBERT S. GOSSLEE AND WIFE, RECORDED DECEMBER 27, 1963 AS INSTRUMENT NO. 136698.

ALSO EXCEPT THE WEST 146.20 FEET AS MEASURED ON THE SOUTH LINE OF SAID PROPERTY.

RECORDING REQUESTED BY:

American Title Insurance Company

Williams WilsonsbyceniumWiSperiors #808@Anterpidentmetry Room Herrogramsons905444

DOC # 2002-031254

01/18/2002 08:00A Fee:9.00

Page 1 of 2 Recorded in Official Records

Recorded in Official Records County of Riverside



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ESCROW NO. 01-7257TB

INDIVIDUAL GRANT DEED

TITLE ORDER NO. 2296105

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ -0-

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [] City of , AND

SF

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

BOYCE W. McPETERS, a Married Man as his sole and separate property

hereby GRANT(s) to:

BOYCE W. MCPETERS and SANDRA G. MCPETERS, Husband and Wife as Joint Tenants

the real property in the , County of Riverside, State of California, described as:
The West 275.00 feet as measured on the South Line of the following described property.
A portion of the East 661.97 feet of the Southwest Quarter of Section 29. Township 6 South, Range 1
East, San Bernardino Meridian in the County of Riverside, State of California, according to the offical Plat thereof and more fully described on the attached Exhibit "A".

ALSO KNOWN AS: 30885 Red Mountain Road, Hemet, CA 92544 A.P. # 569-140-006-5

DATED January 4, 2002

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

before me, <u>OYAITHIA A DENSMORE</u>
a Notary Public in and for said State, personally appeared

Boyce W McPeters

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is not subscribed to the within instrument and acknowledged to me that hybrid have executed the same in his/her/their authorized capacitylies), 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.

WITNESS my hand and official seal.

Signature Worther A. Alusmore

CYNTHIA A. DENSMORE
Commission # 1251044
Notary Public - Colliants
San Diego County
My Comm. Expires Apr 17, 2004

(This area for official notarial seal)

Mail tax statements to: Mr. and Mrs. Boyce W. McPeters, 30885 Red Mountain Road, Hemet, CA 92544

Public Record

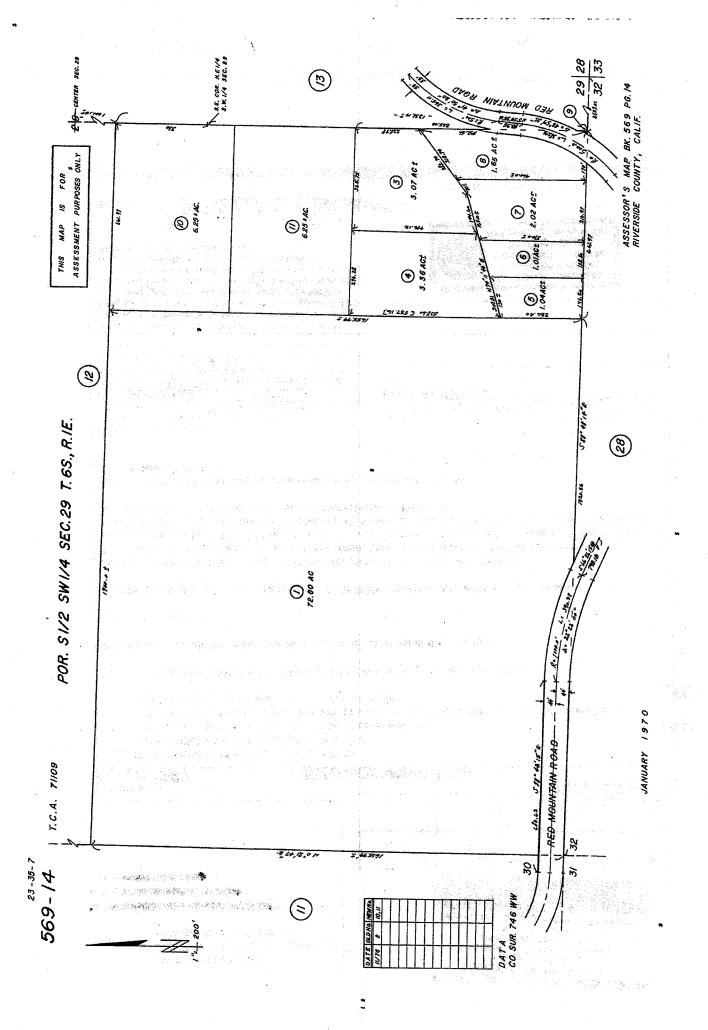


EXHIBIT "D"

SITE PLAN: Case # CV-1203720

OWNER(S): BOYCE W MCPETERS / SANDRA G MCPETERS

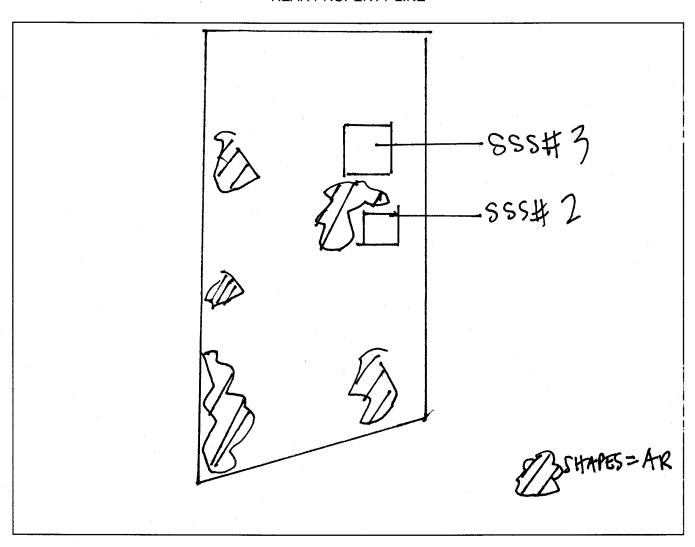
SITE ADDRESS: 30885 RED MOUNTAIN RD, HEMET

ASSESSOR'S PARCEL: 569-140-006

ACREAGE: 1.01000000000

NORTH ARROW:

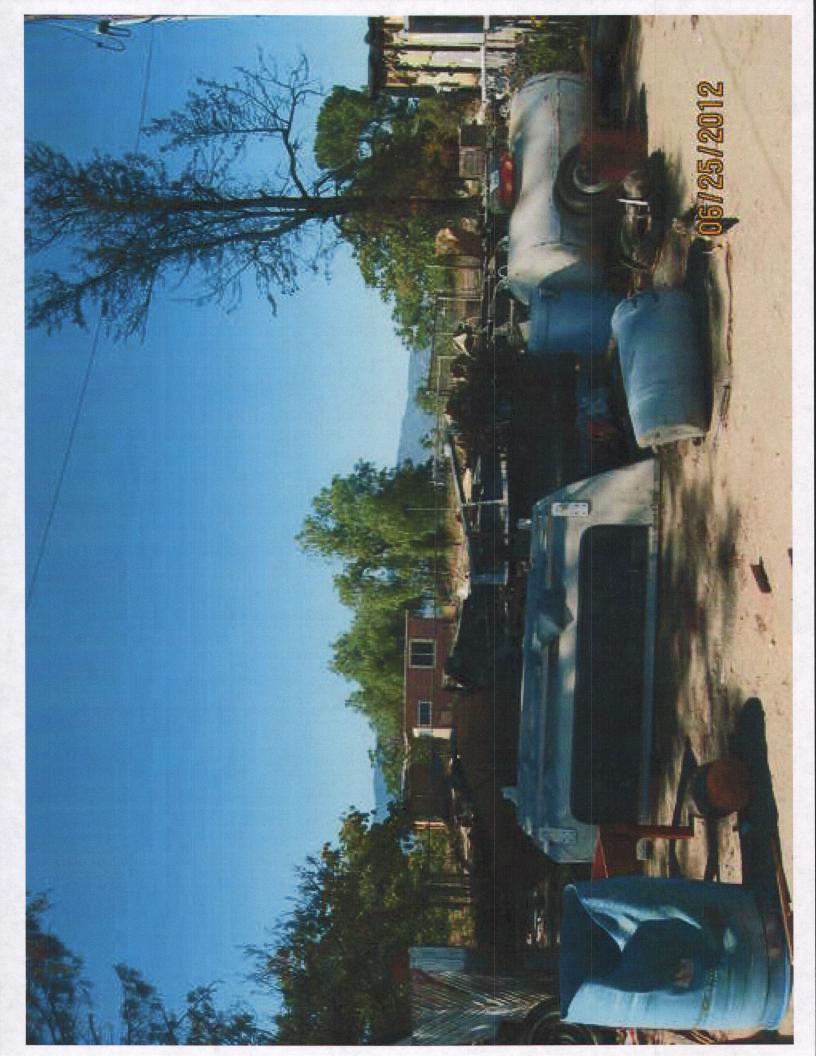
REAR PROPERTY LINE

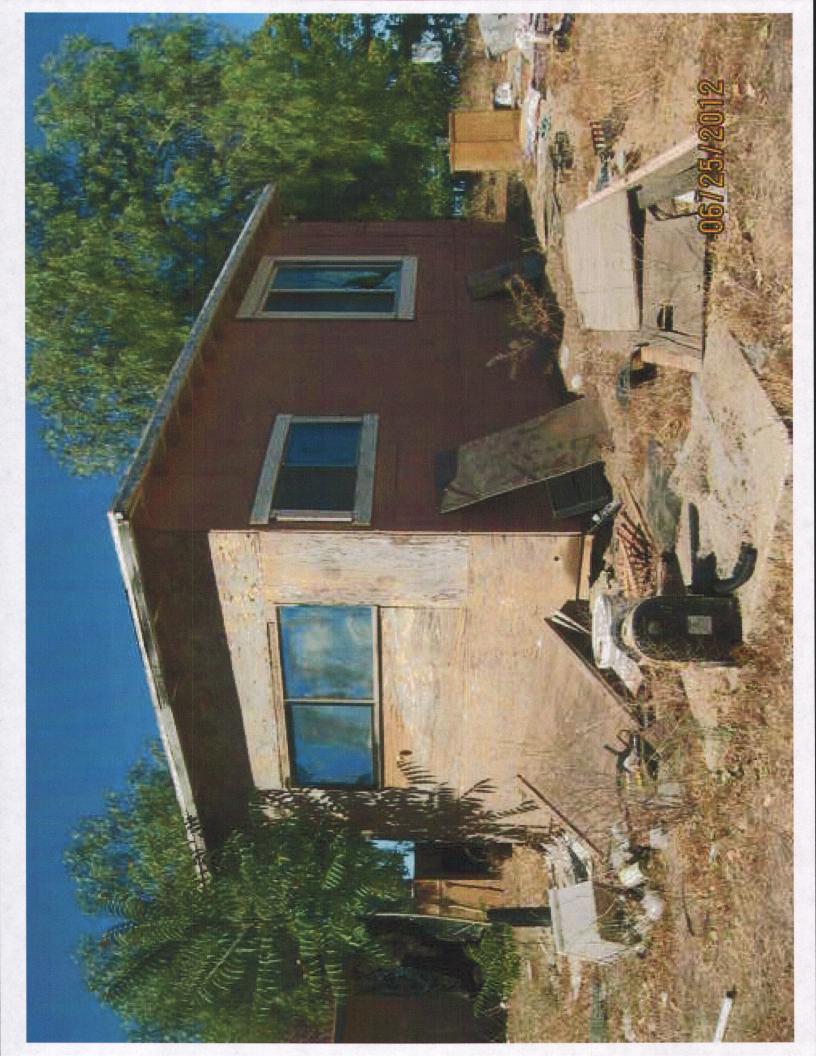


FRONT PROPERTY LINE: 30885 RED MOUNTAIN RD, HEMET

PREPARED BY: B 1/3/101



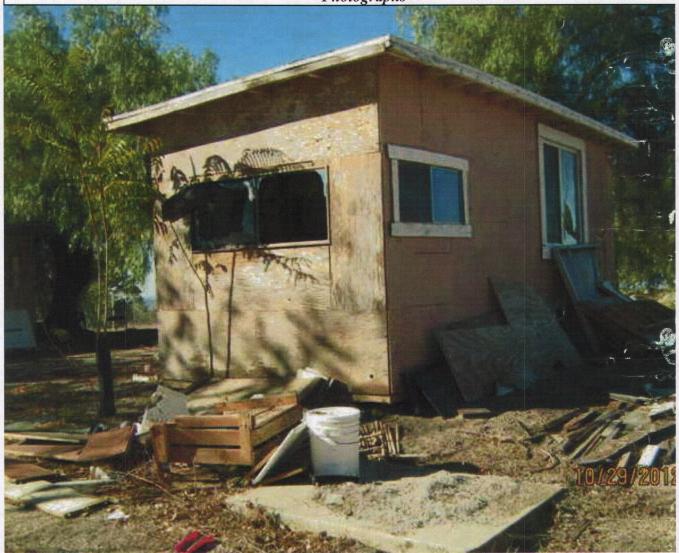




Code Enforcement Case: CV1203720

Printed on: 09/10/2013

Photographs



B POLLARD 102912 SSS#2 - 10/29/2012





B POLLARD 120612 AR - 12/06/2012

Strubbar #2 SUBSTAN

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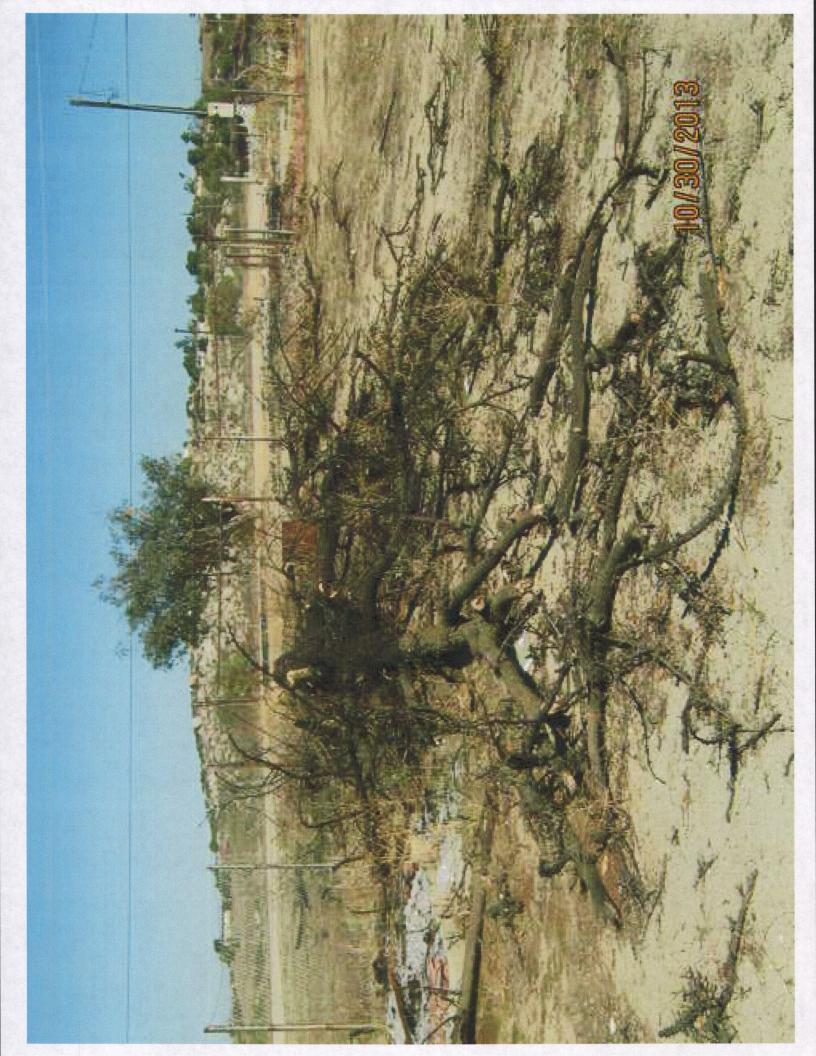




EXHIBIT "E"



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

TRA

					CASE No.: CV 12-03770
Τŀ	IE PROPERTY	AT: 30885 Red MOUNTAIN	1	22	APN#: 569. 140.006
		BY OFFICER: Pylar		ID#:][ON WITIL AT 947 ampm
Αì	ND FOUND TO	BE IN VIOLATION OF RIVERSIDE COUNTY O	OD	E(S) AS FOLLO	DWS:
0	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	0	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
0	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	O	17.172.205	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other
	8.120.010 (RCO 541)	Accumulated Rubbish -Remove all rubbish & dispose of in an approved legal landfill.		(RCO 348)	materials not typically used for the construction of fences Excessive Outside Storage: Storage of Unpermitted
0	15.08.010	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and		(RCO 348)	Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
	(RCO 457)	Planning Departments or demolish the		17	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
0	15.12.020(J)(2)	Unapproved Grading/Clearing - Cease grading/ clearing/stockpiling/importing fill. Obtain a Restoration	0	(RCO 348)	Excessive Animals - Remove or reduce the number of
		Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with		(RCO 348)	to less than
	(RCO 457)	the Restoration Assessment.	0	17	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept.
8	15.16.020	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or		(RCO 348)	approval prior to resuming business operations.
	(RCO 457)	demolish the structure.	0	17	Excessive Outside Storage - Remove or reduce all outside storage to less than square feet at
0	15.48.010	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. &		(RCO 348)	the rear of the property.
	(RCO 457)	Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	0		
\vee	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	0		
CO	MMENTS: Fo	Defects see Notice of Det	 }c }	For SS	STR # 2
SS	57E # 2 8	1' × 20'			•
IM RES VIO AD AB	PORTANT! CO SULT IN THE DLATION. YOU DITION, OTHE ATEMENT AN	ORRECTION(S) MUST BE COMPLETED BY: CISSUANCE OF AN ADMINISTRATIVE CITUS MAY BE CITED EACH DAY THAT THE VER ENFORCEMENT ACTION, PENALTIES AND ENFORCEMENT COSTS MAY RESULT IF CO	ATI VIOI D TI DMF	ON WITH FIN LATION(S) EX HE IMPOSITIC PLIANCE IS NO	NES UP TO \$500.00 PER DAY, FOR EACH IST BEYOND THE CORRECTION DATE. IN ON OF A LIEN ON THE PROPERTY FOR THE DT ACHIEVED BY THE CORRECTION DATE.
AD: \$ CH. DA:	MINISTRATIV OG AS ARGES BY FII YS OF SERVI	REBY GIVEN THAT AT THE CONCLUSION E COSTS ASSOCIATED WITH THE PROCEST DETERMINED BY THE BOARD OF SUPERVILLING A REQUEST FOR HEARING WITH THE COE OF THE SUMMARY OF CHARGES, PUTTY CODE 1.16.	SING SOF DE	G OF SUCH V RS. YOU WILL PARTMENT O	VIOLATION(S), AT AN HOURLY RATE OF L HAVE THE RIGHT TO OBJECT TO THESE OF CODE ENFORCEMENT WITHIN TEN (10)
	SIGNATU	RE PRINT NAME	_	DATE	O PROPERTY OWNER TENANT
	CDL/CID#	D.O.B.	-	TEL. NO	POSTED

					UNIFORM HOUSING	HEALTH & SAFETY
	TANDARD BUILDING CO					CODE SECTIONS
1. []	Lack of or improper water of	closet, lavatory, ba	thtub, shower or kitchen si	ink	1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO:	[]Repair Per Ap	plicable Building Codes	[]Demolish	n Or Rehabilitate	e Structure
2. []	Lack of hot and cold runnin	g water to plumbi	ng fixtures		1001(ъ)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO:	[]Repair Per Ap	plicable Building Codes	[]Demolish	n Or Rehabilitat	e Structure
3. []	Lack of connection to requi	red sewage system	***************************************		1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO:		plicable Building Codes		Or Rehabilitat	e Structure
4. []	Hazardous plumbing					17920.3(e)
	OBTAIN PERMIT TO:		plicable Building Codes		or Rehabilitat	e Structure
5. []	Lack of required electrical l			*************	1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO:		plicable Building Codes		Or Rehabilitat	e Structure
6. []	Hazardous Wiring		·		1001(e)	17920.3(d)
	OBTAIN PERMIT TO:		plicable Building Codes		or Rehabilitat	e Structure
7. []	Lack of adequate heating fa			* *		17920.3(a)6
	OBTAIN PERMIT TO:		plicable Building Codes		n Or Rehabilitat	e Structure
8. []	Deteriorated or inadequate					17920.3(b)1
o. []	OBTAIN PERMIT TO:		plicable Building Codes		n Or Rehabilitat	
61.0	Defective or deteriorated flo		•			17920.3(ъ)2
>. []	OBTAIN PERMIT TO:	-	plicable Building Codes		n Or Rehabilitat	
10 []	Members of walls, partitions				i Of Renaumat	c on actaic
10 []	due to defective material or				1001(-)4	17020 27534
	OBTAIN PERMIT TO:				1001(c)# n Or Rehabilitat	17920.3(b)4
11 []		• • • • • • • • • • • • • • • • • • • •	plicable Building Codes		i Of Renaumat	e Structure
11 []	Members of ceilings, roofs,	_				48000 00 14
	which sag, split, or buckle di					17920.3(ъ)6
10.73	OBTAIN PERMIT TO:		plicable Building Codes	• •		
	Dampness of habitable room					17920.3(a)11
_	OBTAIN PERMIT TO:	•• •	plicable Building Codes	• •		
	Faulty weather protection				1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffecti					
			f paint or other approved v			_
	OBTAIN PERMIT TO:		plicable Building Codes	* *	n Or Rehabilitat	
14 🕅	General dilapidation or imp	roper maintenanc	e			17920.3(a)13
•	OBTAIN PERMIT TO:	[]Repair Per Ap	plicable Building Codes		n Or Rehabilitat	e Structure
15 🕅	Fire hazard		***************************************		1001(i)	17920.3(h)
	OBTAIN PERMIT TO:	[]Repair Per Ap	olicable Building Codes		n Or Rehabilitat	e Structure
16 []	Extensive fire damage			ア ⁻ 	••••	
	OBTAIN PERMIT TO:		olicable Building Codes	[]Demolish	n Or Rehabilitat	e Structure
74	Public and attractive nuisand					
.4	OBTAIN PERMIT TO:		plicable Building Codes		n Or Rehabilitat	e Structure
18 []	Improper occupancy		· · · · · · · · · · · · · · · · · · ·			17920.3(n)
	OBTAIN PERMIT TO:		plicable Building Codes		n Or Rehabilitat	e Structure
	1 2 Day 1 - 1-14	A WW WY	· Develling	[]= 00		
-> W	OBTAIN PERMIT TO:	[]Renair Per An	plicable Building Todes	[JDemolis]	or Rehabilitat	e Structure
		[]rtopan I of Ap	photoic Dunding you	Mouni	. OI Itomboma	-
20 []						
	OBTAIN PERMIT TO:	[]Repair Per Ap	plicable Building Codes	[]Demolisl	n Or Rehabilitat	e Structure
***	YOU MUST CORRECT T	HE ABOVE CON	DITIONS WITHIN 30 D	AYS OF THE D	ATE OF THIS	NOTICE
				\sim .		
Case N	6. <u>W12</u>	Address _	30885 Red M	ountain Kel	·	
			$\overline{}$			
Date (142512	Officer_	Kida	(ss spc *2)	
			, YIO N		/	
			' Shid			



WHITE: VIOLATOR

GREEN: CASE FILE

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

	2004 2 EARCHA				CASE No.: CV 1 2 - 6 3 7 7 0
T	HE PROPERTY	AT: 30885 Red Mourtain Rd			APN#: 569, 140, 006
W	AS INSPECTED	D BY OFFICER: Replacement		ID#: <u></u>	ON 002511 AT 947 (amxpm
A	ND FOUND TO	BE IN VIOLATION OF RIVERSIDE COUNTY (COD	E(S) AS FOLLO	DWS:
0	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.		17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
0	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.		17.172.205	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other
P	8.120.010 (RCO 541)	Accumulated Rubbish -Remove all rubbish & dispose of in an approved legal landfill.		(RCO 348)	materials not typically used for the construction of fences Excessive Outside Storage: Storage of Unpermitted
0	15.08.010	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and		(RCO 348)	Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
	(RCO 457)	Planning Departments or demolish the		17	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
0	15.12.020(J)(2)	Unapproved Grading/Clearing - Cease grading/		(RCO 348)	an dunities to K v / Hanel.
		clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform	0	17	Excessive Animals - Remove or reduce the number of to less than
	complete restoration and remediation of the property affected by the unapproved grading in accordance with			(RCO 348)	to reso than
	(RCO 457)	the Restoration Assessment.		17	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept.
Ø	15.16.020	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or		(RCO 348)	approval prior to resuming business operations.
	(RCO 457)	demolish the structure.	0	17	Excessive Outside Storage - Remove or reduce all outside storage to less than square feet at
0	15.48.010	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. &		(RCO 348)	the rear of the property.
	(RCO 457)	Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	0		
0	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	0		
	mments: Fo str # 3	detects see Whice of De	ho	by For SS	5nc +3
RE VIO AE	SULT IN THE OLATION. YO ODITION, OTHI	ORRECTION(S) MUST BE COMPLETED BY: CE ISSUANCE OF AN ADMINISTRATIVE CITED MAY BE CITED EACH DAY THAT THE VER ENFORCEMENT ACTION, PENALTIES AND ENFORCEMENT COSTS MAY RESULT IF CO	AŤI /IOI D TI	ON WITH FIN LATION(S) EX HE IMPOSITIO	IST BEYOND THE CORRECTION DATE. IN IN OF A LIEN ON THE PROPERTY FOR THE
AD \$ CH DA	MINISTRATIV O AS ARGES BY FI YS OF SERV	REBY GIVEN THAT AT THE CONCLUSION TO COSTS ASSOCIATED WITH THE PROCES DETERMINED BY THE BOARD OF SUPERVILLING A REQUEST FOR HEARING WITH THE ICE OF THE SUMMARY OF CHARGES, PUNTY CODE 1.16.	SING SOF	G OF SUCH V RS. YOU WILI EPARTMENT C	TOLATION(S), AT AN HOURLY RATE OF L HAVE THE RIGHT TO OBJECT TO THESE OF CODE ENFORCEMENT WITHIN TEN (10)
	SIGNATU	RE PRINT NAME	-	DATE	O PROPERTY OWNER TENANT
	CDL/CID#	D.O.B.	-	TEL. NO.	POSTED

			UNIFORM HOUSING H	EALTH & SAFETY
SUBS	TANDARD BUILDING CONDITIONS:		CODE SECTIONS C	ODE SECTIONS
1. []	Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink		1001(b)1,2,3	17920.3(a)1,2,
			Or Rehabilitate	Structure
2. []	Lack of hot and cold running water to plumbing fixtures			17920.3(a)4,5
			Or Rehabilitate	
3. []	(1)		1001(ъ)14	17920.3(a)14
			Or Rehabilitate	
4. []	f1 i		1001(f)	17920.3(e)
			Or Rehabilitate	• • •
5. []	[]		1001(b)10	17920.3(a)10
[]			Or Rehabilitate	
6 []	TT I TT		1001(e)	17920.3(d)
o. []			Or Rehabilitate	
7 ()	[] from a second and a second a sec			
[]			1001(o)6	17920.3(a)6
0 []			Or Rehabilitate	
8. []	Deteriorated or inadequate foundation OBTAIN PERMIT TO: [17920.3(ъ)1
0 13			Or Rehabilitate	
9. []	Defective or deteriorated flooring or floor supports			17920.3(b)2
			Or Rehabilitate	Structure
10 []	Members of walls, partitions or other vertical supports that split, lean, list or buckle	B		
	due to defective material or deterioration.			17920.3(b)4
		molish	Or Rehabilitate	Structure
11 []	Members of ceilings, roofs, ceiling and roof supports or other horizontal members			
	which sag, split, or buckle due to defective material or deterioration		1001(c)6	17920.3(ъ)6
	OBTAIN PERMIT TO: []Repair Per Applicable Building Codes []De	molish	Or Rehabilitate	Structure
12 []	Dampness of habitable rooms		1001(b)11	17920.3(a)11
			Or Rehabilitate	Structure
13 KJ	Faulty weather protection			17920.3(g)1-4
75	A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors			
	including broken windows or doors, lack of paint or other approved wall coveris	ng.		
		_	Or Rehabilitate	Structure
14 💋	General dilapidation or improper maintenance			17920.3(a)13
- gu			Or Rehabilitate	
15 K/I	Fire hazard			
12 M				17920.3(h)
16 []	[]	monsn	Or Rehabilitate	Structure
	Extensive fire damage		 O D.J. J. 1124.4.4	6
			Or Rehabilitate	Structure
T\ M	Public and attractive nuisance - abandoned/vacant.			.
40 []			Or Rehabilitate	
18 []	Improper occupancy			17920.3(n)
	OBTAIN PERMIT TO: []Repair Per Applicable Building Codes []Der	molish	Or Rehabilitate	Structure
19 内	100 Pomit on tile, No Mary Dewelling			····
	OBTAIN PERMIT TO: []Repair Per Applicable Building Codes []Der	molish	Or Rehabilitate	Structure
20 []				
	OBTAIN PERMIT TO: []Repair Per Applicable Building Codes []Der	molish	Or Rehabilitate	Structure
	[]Delta []Delt	шопон	Of Renauman	Structure
***	VOLUMET CORRECT THE ABOUT CONTINUES.			i Omi Co
	YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF T	HEDA	ATE OF THIS N	OTICE
Case N	10. CV12 Address 30885 D. Manta	· ()	λ	
	Audios Journ VVICATA	12 1	· ·	
	7.1		2 2	
Date _	Ohr 17 Officer My (5.	<u>ر د</u>	rn #3)	
			•	



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

June 26, 2012

RE CASE NO: CV1203720

I, R Ryder, 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.

That on <u>062512</u> at <u>1000</u>, I securely and conspicuously posted Notice Of Vioaltion for AR and Substandarrd Strucures X 3 Notice of Defects X3 at the property described as:

Property Address: 30885 RED MOUNTAIN RD, HEMET

Assessor's Parcel Number: 569-140-006

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

Executed on June 26, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: R Ryder, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 26, 2012

BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS ST N SULPHUR SPGS, TX 95782

RE CASE NO: CV1203720 at 30885 RED MOUNTAIN RD, in the community of HEMET, California, Assessor's Parcel Number 569-140-006

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 30885 RED MOUNTAIN RD, in the community of HEMET California, Assessor's Parcel Number 569-140-006, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the <u>Revenue and Taxation Code</u>, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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NOTICE IS FURTHER GIVE that in accordance with Sections 17274 at 2436.5 of the <u>Revenue and Taxation</u> Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the <u>Revenue and Taxation</u> <u>Code</u>, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 1 Addon to Mobile home 10' X 10'
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 2 8' X 20'
- 4) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 3 25' X 35'

COMPLIANCE MUST BE COMPLETED BY July 25, 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.

CODE ENFORCEMENT DEPARTMENT

By: R Ryder, Code Enforcement Officer

SITES	TANDARD BUILDING CO	NDITIONS:		CODE SECTIONS C	ODE SECTIONS
1 []	Lack of or improper water of	loset, lavatory, bathtub, shower or kitchen sink		1001(b)1,2,3	17920.3(a)1,2,3
z. []	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	
2 []		g water to plumbing fixtures	~ -		17920.3(a)4,5
[]	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[IDemolish	Or Rehabilitate	Structure
3 []		red sewage system			17920.3(a)14
J. []	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	Structure
4 []	Hazardous plumbing	[]			17920.3(e)
11	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
5. []		ghting		1001(b)10	17920.3(a)10
.,	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
6. []	Hazardous Wiring	***************************************		1001(e)	17920.3(d)
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
7. []	Lack of adequate heating fac	cilities	****************	1001(0)6	17920.3(a)6
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	or Rehabilitate	Structure
8. []	Deteriorated or inadequate:	foundation		1001(c)1	1 7920_3 (b)1
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	
9. []	Defective or deteriorated flo	poring or floor supports	******	1001(c)2	17920.3(ъ)2
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		o Or Rehabilitate	e Structure
		s or other vertical supports that split, lean, list or			
	due to defective material or	deterioration		1001(c)4	17920.3(b)4
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		o Or Rehabilitate	e Structure
11 []	Members of ceilings, roofs,	ceiling and roof supports or other horizontal me	mbers		
	which sag, split, or buckle di	ne to defective material or deterioration		1001(c)6	17920.3(ь)6
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		n Or Rehabilitat	
12 []	Dampness of habitable room	ns			17920.3(a)11
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		n Or Rehabilitat	
13 🕅	Faulty weather protection			1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffecti	ve weather proofing of exterior walls, roof or flo	oors		
		vs or doors, lack of paint or other approved wall	covering.	0 D 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- 64
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	w	n Or Rehabilitat	
14 N	General dilapidation or imp	roper maintenance		1001(b)13	17920.3(a)13
		[]Repair Per Applicable Building Codes	4 3	n Or Rehabilitat	
15 X	Fire hazard			1001(i)	17920.3(h)
		[]Repair Per Applicable Building Codes	•	h Or Rehabilitat	e su acture
16 []			f 375 15-2	 L On Dahahilitat	a Structure
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitat	e Structure
17 KJ		ce - abandoned/vacant	مناه حدالتا	 h Or Rehabilitat	e Structure
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			17920.3(n)
18 []	Improper occupancy			h Or Rehabilitat	• • •
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demois	n Oi Rendoma.	00000000
19 W	No termit on tile	No MAIN Develling Todes	(IDemolis)	h Or Rehabilitat	e Structure
	OBTAIN PERMIT TO:	JRepair Per Applicable Building godes	Mischons	I OI Itolicollia.	
20 []					64
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolis	h Or Rehabilitat	e Structure
***	YOU MUST CORRECT T	HE ABOVE CONDITIONS WITHIN 30 DAY	S OF THE D	ATE OF THIS	NOTICE
	_		\sim 1		
Case N	10. <u>W 12</u>	Address 30885 Vect Moun			·
		Officer Ryder (5		`	
Date I	141517	Officer Lydy (S	5 STR #2)	
		Ichel		•	
		Silo			

SUB	STANDARD BUILDING C	ONDITIONS.			HEALTH & SAFETY
		closet, lavatory, bathtub, shower or kitchen sink		CODE SECTIONS C	CODE SECTIONS
L.	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			17920.3(a)1,2,3
2. [I propant to Applicable Building Codes	[]Demonso	Or Rehabilitate	
- 1.	OBTAIN PERMIT TO:	ng water to plumbing fixtures	ما ما ما ما ما ال	1001(b)4,5 Dababilisass	17920.3(a)4,5
3. []		[]Repair Per Applicable Building Codes ired sewage system	[]Demonsh	Or Rehabilitate	
1	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Domolich	1W1(0)14 Or Dobobilitata	17920.3(a)14
4. []		[]Acpail Fel Applicable Building Codes		Or Rehabilitate	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	17920.3(e)
5. []		lighting		OI REMADINIAN	
()	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolich	Or Rehabilitate	17920.3(a)10
6. []		[Nopul 1 of Application Building Codes	[JECHOUSH	1001(a)	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	17920.3(d)
7. []		cilities	()DCMORSI	1001 C-16	
[]	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	17920.3(a)6
8. []		foundation	[]Demonsi	OI NCHAUILLIAIC	
[]	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			17920.3(b)1
9. []		ooring or floor supports	[]Demonsh	Or Rehabilitate	
[]	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	17920.3(b)2
10 []		s or other vertical supports that split, lean, list or	l legenousu	Of Kenaoimaie	Structure
[]	due to defective material or	deterioration	buckte	1001/34	
	OBTAIN PERMIT TO:				17920.3(ъ)4
11 []		[]Repair Per Applicable Building Codes ceiling and roof supports or other horizontal me		Or Rehabilitate	Structure
[]	which san enlit or buckle d	ue to defective material or deterioration	moers	4004	
	OBTAIN PERMIT TO:				17920.3(ъ)6
12 []		[]Repair Per Applicable Building Codes	[]Demonsn	Or Rehabilitate	
42 ()	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			17920.3(a)11
13 (/i		[] Repair Fer Applicable Building Codes			
- N		ive weather proofing of exterior walls, roof or flo		1001(n)1-4	17920.3(g)1-4
		ws or doors, lack of paint or other approved wall			
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Dahahilitata	Steriotrica
14 💋		roper maintenance	Miremonsu	Or Rehabilitate	
M	ORTAIN PERMIT TO.	f ID and Ban Analisakia Dulidia a Cadaa			17920.3(a)13
15 4 /1	CDIAMVIERWIII 10:	[]Repair Per Applicable Building Codes		Or Rehabilitate	
TO M				1001(i)	17920.3(h)
16 []	Contain Fermi 10:	[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
10 []		***************************************			_
17 8/1	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	Structure
17 K	OBTAIN PERMIT TO:	ce - abandoned/vacant		 O D. 1. 1. 22	04
10 []		[]Repair Per Applicable Building Codes		Or Rehabilitate	
10 []	Improper occupancy				17920.3(n)
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19 [7]		The No MAN Develling			
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	Structure
20 []					
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
			.,		
***	YOU MUST CORRECT TO	HE ABOVE CONDITIONS WITHIN 30 DAYS	OF THE DA	TE OF THIS N	OTICE
			1	1	-
Case N	10. <u>CV12</u>	Address 30885 12.1 Ma	ntain K	Λ	
		$\overline{\gamma}$ /			
Date	Oh25 12	Officer MA	(55.59	TR # 3)	
			\		



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1203720

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Elizabeth Ross</u>, 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 June 26, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation and Notice of Defects

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

BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS ST N, SULPHUR SPGS, TX 95782

- 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 June 26, 2012, in the County of Riverside, California.

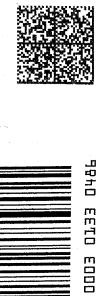
CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

37600 Sky Canyon Dr. Ste G #507 District 3 French Valley Office COUNTY OF RIVERSIDE Code Enforcement Dept. Murrieta, CA 92563









6-30KA BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS of M

NIXIE SULPHUR (

RETURN UNCL / UNCL / UNABLE 92563269232

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U.S. Postal Service™ CERTIFIED MAIL RECEIPT 0486 (Domestic Mail Only; No Insurance Coverage Provided) 0133 Postage E000 Certified Fee Return Receipt Fee (Endorsement Required) Postmark Here Restricted Delivery Fee (Endorsement Required) 7011 0470

Dr.

BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS ST N SULPHUR SPGS, TX 95782 CV12-03720 APN: 569-140

S Form 3800, August 200

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CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 10, 2013

BOYCE W MCPETERS / SANDRA G MCPETERS 30885 RED MOUNTAIN RD HEMET, CA 92544

RE CASE NO: CV1203720 at 30885 RED MOUNTAIN RD, in the community of HEMET, California, Assessor's Parcel Number 569-140-006

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 30885 RED MOUNTAIN RD, in the community of HEMET California, Assessor's Parcel Number 569-140-006, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects." which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the <u>Revenue and Taxation Code</u>, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVE that in accordance with Sections 17274 at 2436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 2 8' X 20'
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 3 25' X 35'

COMPLIANCE MUST BE COMPLETED BY June 25, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

SUE	357	TANDARD BUILDING CO	NDITIONS:		CODE SECTIONS C	ODE SECTIONS
	_		loset, lavatory, bathtub, shower or kitchen sink		1001(ъ)1,2,3	17920.3(a)1,2,
1		OBTAIN PERMIT TO:			Or Rehabilitate	
2 [1		g water to plumbing fixtures			17920.3(a)4,5
[OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	
3 [1		ed sewage system			17920.3(a)14
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4 r	3		[]Kepan Tel Applicable bunding codes			17920.3(e)
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7 [1		cilities			17920.3(a)6
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o. [OBTAIN PERMIT TO:			Or Rehabilitate	
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		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
TO [or other vertical supports that split, lean, list or		1001/ \4	17000 76 \4
			deterioration			17920.3(ъ)4
				~ ~	Or Rehabilitate	Structure
11 [ceiling and roof supports or other horizontal mer			
			ne to defective material or deterioration			17920.3(ъ)6
			[]Repair Per Applicable Building Codes		Or Rehabilitate	
12 [-	-	25			17920.3(a)11
_		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
13 🕽			***************************************		1001(h)1-4	17920.3(g)1-4
			ve weather proofing of exterior walls, roof or flo			
			s or doors, lack of paint or other approved wall o			_
				• •	Or Rehabilitate	
14 D	Ŋ	General dilapidation or imp	roper maintenance		1001(ь)13	17920.3(a)13
	•	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[Demolish	Or Rehabilitate	Structure
15	1	Fire hazard			1001(i)	17920.3(h)
	-	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	MDemolish.	Or Rehabilitate	Structure
16 [****	
•	_	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
17 N	đ	Public and attractive nuisand	æ - abandoned/vacant		••••	
•	Y	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	MDemolish	Or Rehabilitate	Structure
18 [1	Improper occupancy	***************************************		1001(n)	17920.3(n)
•	•	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
19 K	a	No Permit on tile	& no Main Develling			
y		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	MDemolish	Or Rehabilitate	Structure
 20. E			()	W.		
20 [O. D.L.Liliana	. C4
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demonsi	Or Rehabilitate	Structure
***	•	YOU MUST CORRECT T	HE ABOVE CONDITIONS WITHIN 30 DAYS	OF THE D	ATE OF THIS I	NOTICE
_			2000 DIM	1. D.1		
Case	N	10. CV 12	Address 30885 Vect Mount	tain Fol		
Date	: [142517	Officer Kydy (SS	STR #2)	
			Tahil			
			JIHA.			

					UNIFORM HOUSING	HEALTH & SAFETY
SUBS	TANDARD BUILDING CO	NDITIONS:				CODE SECTIONS
1. []	Lack of or improper water c	loset, lavatory, ba	thtub, shower or kitchen sink		1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO:		plicable Building Codes		h Or Rehabilitat	• • • •
2. []	Lack of hot and cold running					17920.3(a)4,5
	OBTAIN PERMIT TO:	I IRenair Per An	plicable Building Codes	[]Demolish	h Or Rehabilitat	
3. []	Lack of connection to requir	eq sewage system	photoic Danaing Codes	()Demons		17920.3(a)14
- 13			plicable Building Codes		h Or Rehabilitat	• •
4. []	Hazardous plumbing	f licohan i ei wh	pheatic building codes	()Demons	1001/6	17920.3(e)
[]			plicable Building Codes		n Or Rehabilitat	` '
5 []	Lack of required electrical li					
o. []			plicable Building Codes		h Or Rehabilitat	17920.3(a)10
6 []						
0. []	Hazardous WiringOBTAIN PERMIT TO:					17920.3(d)
7 (1			plicable Building Codes		n Or Rehabilitat	
[]	Lack of adequate heating fac					17920.3(a)6
0 [3			plicable Building Codes		h Or Rehabilitat	e Structure
8. []	Deteriorated or inadequate f					17920.3(ъ)1
			plicable Building Codes		h Or Rehabilitat	e Structure
9. []	Defective or deteriorated flo				1001(c)2	17920.3(ь)2
			plicable Building Codes		n Or Rehabilitat	e Structure
10 []	Members of walls, partitions	or other vertical	supports that split, lean, list o	r buckle		
	due to defective material or o	leterioration			1001(c)4	17920.3(b)4
			plicable Building Codes			e Structure
11 []	Members of ceilings, roofs, c					
	which sag, split, or buckle du				1001(c)6	17920.3(ъ)6
			plicable Building Codes			
12 []	Dampness of habitable room	S		[]	1001Љ)11	17920.3(a)11
.,	OBTAIN PERMIT TO:	Repair Per An	plicable Building Codes	[]Demolish	Or Rehabilitat	
13 K j	Faulty weather protection	[]PP]		[]=011101151	1001/b)1-4	17920.3(g)1-4
7	A. Deteriorated or ineffective	e weather proofi	ng of exterior walls, roof or f	oors	2002(11)2 .	1,720.0(6)1 (
			f paint or other approved wal			
			plicable Building Codes		or Rehabilitat	e Structure
14 []	General dilapidation or impr					
W	ORTAIN PEDMITTO.	Oper mannenanc	-liaskia Darildina Cadaa			17920.3(a)13
1 <i>E</i> 3ħ	OBTAIN PERMIT TO:				Or Rehabilitat	
15 X	Fire hazard					
	OBTAIN PERMIT TO:				Or Rehabilitat	e Structure
16 []	Extensive fire damage				****	
4			plicable Building Codes	[]Demolish	ı Or Rehabilitat	e Structure
17 🔘	Public and attractive nuisance					
			plicable Building Codes	MDemolish [MDemolish]	or Rehabilitate	e Structure
18 []	Improper occupancy	***************************************	***************************************	*****************	1001(n)	17920.3(n)
	OBTAIN PERMIT TO:	Repair Per App	olicable Building Codes	[]Demolish	Or Rehabilitate	e Structure
19 内	No Point on F	ile. No	MAN Develling			
·	OBTAIN PERMIT TO:	Repair Per App	olicable Building Codes	[Demolish	Or Rehabilitate	e Structure
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20 []	ORTAIN REDICETO	117			0.01.135	
	OBTAIN PERMIT TO:	I Jicepair Per App	olicable Building Codes	[]Demonsn	Or Rehabilitate	e Structure
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case N	6. <u>CV12</u>	Address _	30895 12.1 M	entain K	_1	
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Date	0625 17	Officer	Kyla	(53.5	TR # 3)	
_						'



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1203720

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Elizabeth Ross</u>, 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 June 10, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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

BOYCE W MCPETERS / SANDRA G MCPETERS 30885 RED MOUNTAIN RD, HEMET, CA 92544

- 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 June 10, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

November 5, 2013

BOYCE W MCPETERS / SANDRA G MCPETERS 30885 RED MOUNTAIN RD HEMET, CA 92544

RE CASE NO: CV1203720 at 30885 RED MOUNTAIN RD, in the community of HEMET, California, Assessor's Parcel Number 569-140-006

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 30885 RED MOUNTAIN RD, in the community of HEMET California, Assessor's Parcel Number 569-140-006, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 8.120.010 (Ord. 541) No person or entity shall permit the accumulation of rubbish or other material, dangerous or
 injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of
 Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the <u>Revenue and Taxation Code</u>, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 2 8' X 20'
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure #3 25' X 35'

COMPLIANCE MUST BE COMPLETED BY November 19, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

					•	UNIFORM HOUSING H	EALTH & SAFETY
	TANDARD BUILDING CO						ODE SECTIONS
1. []	Lack of or improper water of	•					17920.3(a)1,2,
	OBTAIN PERMIT TO:		Applicable Buil	_	• -	Or Rehabilitate	
2. []	Lack of hot and cold runnin						17920.3(a)4,5
	OBTAIN PERMIT TO:		Applicable Buil			Or Rehabilitate	
3. []	Lack of connection to requi						17920.3(a)14
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	
4. []	Hazardous plumbing	******************					17920.3(e)
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	Structure
5. []	Lack of required electrical l				**************	1001(ь)10	17920.3(a)10
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	Structure
6. []	Hazardous Wiring	***************************************					17920.3(d)
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	Structure
7. []	Lack of adequate heating fa	cilities				1001(o)6	17920.3(a)6
	OBTAIN PERMIT TO:	I Repair Per	Applicable Buil	ding Codes	Demolish	Or Rehabilitate	Structure
8. []	Deteriorated or inadequate			•	~ -		17920.3(Ъ)1
	OBTAIN PERMIT TO:					Or Rehabilitate	Structure
9. []	Defective or deteriorated flo			_			17920.3(ъ)2
~ £1	OBTAIN PERMIT TO:					Or Rehabilitate	
10 []	Members of walls, partitions			_			
10 []	due to defective material or			-		1001/6)/	17920.3(ъ)4
	OBTAIN PERMIT TO:			ding Codes			
11 []		••		_		Of Renadificate	Structure
17 []	Members of ceilings, roofs,	_				1001/->6	17070 27536
	which sag, split, or buckle di						17920.3(b)6
	OBTAIN PERMIT TO:			ding Codes			
12 []	Dampness of habitable room	ns	A 1° 5 1 75 . *1	31		1W1(b)11	17920.3(a)11
				ding Codes			
13 M	Faulty weather protection					1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffecti	_	-				
	including broken windov		-				.
	OBTAIN PERMIT TO:		Applicable Buil	_	* -	Or Rehabilitate	
14 🕅	General dilapidation or imp						17920.3(a)13
	OBTAIN PERMIT TO:	[]Repair Per.	Applicable Buil	ding Codes	MDemolish	Or Rehabilitate	Structure
15 X	Fire hazard					1001(i)	17920.3(h)
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	MDemolish	Or Rehabilitate	Structure
16 []	Extensive fire damage					•••	
	OBTAIN PERMIT TO:	[]Repair Per .	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	Structure
17 M	Public and attractive nuisand					•••	
-4	OBTAIN PERMIT TO:		Applicable Buil		MDemolish	Or Rehabilitate	Structure
18 []	Improper occupancy		······································				17920.3(n)
	OBTAIN PERMIT TO:		Applicable Buil			Or Rehabilitate	Structure
19 KI	No Permit on file	2	AIN Devic		LJ		
-> 1/3	OBTAIN PERMIT TO:		Applicable Buil		MDemolish	Or Rehabilitate	Structure
	ODIIII (I DIGGIII I O.	[]rtopan r or z	applicable Dan	amg you co	Monorpu		
20 []							
	OBTAIN PERMIT TO:	[]Repair Per	Applicable Buil	ding Codes	[]Demolish	Or Rehabilitate	Structure
***	YOU MUST CORRECT T	HE ABOVE C	ONDITIONS V	VITHIN 30 DAYS	OF THE DA	ATE OF THIS I	NOTICE
	> >0		2000	D 1 11 .	16.		
Case N	10. <u>W 12</u>	Addre	ss <u>50885</u>	Red Mound			
Date /	142512	Office	r Kulin	Shed:	STR #7)	
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			7	Shed			

c	T TDG	TANDADD BLIE DBIC CO	)			UNIFORM HOUSING F	HEALTH & SAFETY
		TANDARD BUILDING CO					CODE SECTIONS
1	· []	OPTAIN PEDMET TO		thtub, shower or kitchen sink			17920.3(a)1,2,
2	, rı	OBTAIN PERMIT TO:	[ ]Kepair Per Ap	plicable Building Codes	[ ]Demolish	Or Rehabilitate	
2	- []	Lack of not and cold running	ig water to plumbin	ng fixtures		1001(ъ)4,5	17920.3(a)4,5
_		OBTAIN PERMIT TO:	[ ]Repair Per Ap	plicable Building Codes	[]Demolish	Or Rehabilitate	Structure
3	. []	Lack of connection to requi		······································			17920.3(a)14
		OBTAIN PERMIT TO:	[]Repair Per Ap	plicable Building Codes	[]Demolish	Or Rehabilitate	Structure
4	- []	Hazardous plumbing				1001(f)	17920.3(e)
_		OBTAIN PERMIT TO:		plicable Building Codes	[]Demolish	Or Rehabilitate	Structure
5	. []	Lack of required electrical l		***************************************		1001(ъ)10	17920.3(a)10
		OBTAIN PERMIT TO:		olicable Building Codes		Or Rehabilitate	Structure
6	. []	Hazardous Wiring	**********************		***************************************	1001(e)	17920.3(d)
		OBTAIN PERMIT TO:	[]Repair Per App	olicable Building Codes	[]Demolish	Or Rehabilitate	Structure
7.	. []	Lack of adequate heating fa	cilities		*************	1001(6)6	17920.3(a)6
		OBTAIN PERMIT TO:		olicable Building Codes		Or Rehabilitate	Structure
8.	. []	Deteriorated or inadequate					17920.3(Ъ)1
		OBTAIN PERMIT TO:		olicable Building Codes		Or Rehabilitate	` '
9.	. []	Defective or deteriorated flo		ports			17920.3(b)2
		OBTAIN PERMIT TO:		plicable Building Codes			• • •
10	11			supports that split, lean, list or			
						1001(c)4	17920.3(ъ)4
		OBTAIN PERMIT TO:		olicable Building Codes			, ,
11	П			pports or other horizontal me		Or Remadinate	Structure
••	. []			erial or deterioration		30017.37	17000 20 \
		OBTAIN PERMIT TO:					17920.3(ъ)6
12	: 11		( lychan yet ybi	licable Building Codes	[ ]Demotisn	Of Kenabilitate	
12	. []	OBTAIN PERMIT TO:	[]D			1001(b)11	17920.3(a)11
12	ξÅ		[ ]Kepair Per App	olicable Building Codes	[ ]Demonsn	Or Kenabilitate	
13	K	A Description of a single-size	***************************************	~ · · · · · · · · · · · · · · · · · · ·	**************	1001(h)1-4	17920.3(g)1-4
				ng of exterior walls, roof or flo			
				paint or other approved wall			
	- 6	OBTAIN PERMIT TO:		licable Building Codes		Or Rehabilitate	
14	M	General dilapidation or imp	roper maintenance	} ************************************			17920.3(a)13
_	. 2	OBTAIN PERMIT TO:			<b>MDemolish</b>	Or Rehabilitate	Structure
15	M				***************************************	1001(i)	17920.3(h)
	•	OBTAIN PERMIT TO:	[]Repair Per App	licable Building Codes	<b>MDemolish</b>	Or Rehabilitate	Structure
16		Extensive fire damage	***************************************	***************************************		•••	
		OBTAIN PERMIT TO:		licable Building Codes		Or Rehabilitate	Structure
17	M	Public and attractive nuisand			••••••••	•••	
		OBTAIN PERMIT TO:	[ ]Repair Per App	licable Building Codes	<b>MDemolish</b>	Or Rehabilitate	Structure
18	$\Pi$	Improper occupancy			* -	1001(n)	17920.3(n)
		OBTAIN PERMIT TO:	I IRepair Per App	licable Building Codes		Or Rehabilitate	
19	A		The state of the s	MAN Dewelling	[]		
		OBTAIN PERMIT TO:	I Repair Per App	licable Building Codes	<b>NDemolish</b>	Or Rehabilitate	Structure
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		OBTAIN PERMIT TO:	[ ]Repair Per App	licable Building Codes	[]Demolish	Or Rehabilitate	Structure
**	**	YOU MUST CORRECT TO	HE ABOVE CON	DITIONS WITHIN 30 DAYS	OF THE DA	ATE OF THIS N	OTICE
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Ca	se N	To. <u>CV12</u>	Address _	30885 12.1 Ma	ntan K	<u> </u>	
		_		7/			
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	_						
				•			



### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

#### PROOF OF SERVICE

Case No. CV1203720

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Elizabeth Ross</u>, 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 November 5, 2013, I served the following documents(s):

#### **Notice of Violation**

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

BOYCE W MCPETERS / SANDRA G MCPETERS 30885 RED MOUNTAIN RD, HEMET, CA 72544

- 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 November 5, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

#### NOTICE OF VIOLATION

November 7, 2013

BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS ST N SULPHUR SPRINGS, TX 75482

RE CASE NO: CV1203720 at 30885 RED MOUNTAIN RD, in the community of HEMET, California, Assessor's Parcel Number 569-140-006

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 30885 RED MOUNTAIN RD, in the community of HEMET California, Assessor's Parcel Number 569-140-006, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541),15.16.020 (Ord. 457),15.16.020 (Ord. 457), of the Riverside County Code.

#### Said violation is described as:

- 1) 8.120.010 (Ord. 541) No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the <u>Revenue and Taxation</u> <u>Code</u>, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Structure # 2 8' X 20'
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COMPLIANCE MUST BE COMPLETED BY November 19, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

						EALIH & SAFEIT
		TANDARD BUILDING CO				ODE SECTIONS
1.			oset, lavatory, bathtub, shower or kitchen			17920.3(a)1,2,3
			[]Repair Per Applicable Building Codes		Or Rehabilitate	
2.	[]		water to plumbing fixtures			17920.3(a)4,5
			[]Repair Per Applicable Building Codes		or Rehabilitate	Structure
3.		-	ed sewage system			17920.3(a)14
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
4.	[]		***************************************			17920.3(e)
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	n Or Rehabilitate	Structure
5.	[]	Lack of required electrical li	ghting			17920.3(a)10
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	o Or Rehabilitate	
6.	[]	Hazardous Wiring	***************************************			17920.3(d)
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	n Or Rehabilitate	Structure
7.	[]	Lack of adequate heating fac	ilities	************	1001(o)6	17920.3(a)6
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	n Or Rehabilitate	Structure
8.	$\Pi$	Deteriorated or inadequate i	oundation	*************	1001(c)1	17920.3(Ъ)1
		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[]Demolish	n Or Rehabilitate	Structure
9.		Defective or deteriorated flo	oring or floor supports	***************************************	1001(c)2	17920.3(ъ)2
			[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
10			or other vertical supports that split, lean,			
			leterioration		1001(c)4	17920.3(ъ)4
			Repair Per Applicable Building Codes		Or Rehabilitate	Structure
11			ciling and roof supports or other horizon			
			e to defective material or deterioration		1001(c)6	17920.3(ъ)6
			Repair Per Applicable Building Codes		Or Rehabilitate	• • •
12			S	• •		17920.3(a)11
12			Repair Per Applicable Building Codes			
13 '	_					17920.3(g)1-4
13 ,			e weather proofing of exterior walls, roof		1001(11)1 7	11,2112(8)1
			s or doors, lack of paint or other approved			
			Repair Per Applicable Building Codes		o Or Rehabilitate	Structure
1.4				* *		17920.3(a)13
14			oper maintenance		n Or Rehabilitate	• •
15			[]Repair Per Applicable Building Codes	V 3		
12 '					1001(1) - O-Dababilitat	17920.3(h)
			[]Repair Per Applicable Building Codes		n Or Rehabilitate	Structure
16		<del>_</del>			 O Deleteritari	. 64
3			[]Repair Per Applicable Building Codes		o Or Rehabilitate	Structure
17			e - abandoned/vacant		 	· Camandana
			[]Repair Per Applicable Building Codes	* *	n Or Rehabilitate	
18		Improper occupancy				17920.3(n)
		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[ ]Demolisi	n Or Rehabilitate	Structure
19`	W.	No Permit on tile	No MAIN Develling			
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Todes	MDemolis!	n Or Rehabilitate	Structure
20	n					
		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[ ]Demolis	n Or Rehabilitate	Structure
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		TOU MUST CORRECT IT	TE ABOVE CONDITIONS WITHIN 30	DAISOF INED	ALE OF HIST	TOTICE
Cas	e N	0.012	Address 30885 Red A	Moundain Ked		
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					UNIFORM HOUSING H	EALTH & SAFETY
SUBS	TANDARD BUILDING COND	ITIONS:				ODE SECTIONS
1. []	Lack of or improper water close	t, lavatory, bat	htub, shower or kitchen sink.			17920.3(a)1,2,
			olicable Building Codes		Or Rehabilitate	
2. []	Lack of hot and cold running wa	ter to plumbir	ng fixtures		1001(ъ)4,5	17920.3(a)4,5
			plicable Building Codes		Or Rehabilitate	
3. []	Lack of connection to required s	ewage system.				17920.3(a)14
,			licable Building Codes		Or Rehabilitate	
4. []	Hazardous plumbing		mason Danding Cook			17920.3(e)
			licable Building Codes		Or Rehabilitate	
5. []	Lack of required electrical lighting	ng				17920.3(a)10
	OBTAIN PERMIT TO:   IR	epair Per Apr	licable Building Codes		Or Rehabilitate	
6. []	Hazardous Wiring					17920.3(d)
			licable Building Codes		Or Rehabilitate	• • •
7. []	Lack of adequate heating facilities					17920.3(a)6
			licable Building Codes		Or Rehabilitate	
8. []	Deteriorated or inadequate foun					17920.3(ъ)1
[]			licable Building Codes		Or Rehabilitate	` '
9. []	Defective or deteriorated flooring					17920.3(ъ)2
٠. []			licable Building Codes		Or Rehabilitate	
10 []	Members of walls, partitions or o				Of Renaulitate	Structure
10 []	due to defective meterial or deter	mier verticals	upports that spirt, lean, list o	Duckie	4004734	48000 00 1
	due to defective material or deter OBTAIN PERMIT TO:     ] Re					17920.3(ъ)4
11 []			licable Building Codes		Or Rehabilitate	Structure
TT []	Members of ceilings, roofs, ceilings, roofs, ceilings					
	which sag, split, or buckle due to					17920.3(ъ)6
12 []			licable Building Codes		Or Rehabilitate	
12 []	Dampness of habitable rooms					17920.3(a)11
hz ct			licable Building Codes		Or Rehabilitate	
13 🙀	Faulty weather protection	.4			1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffective we					
	including broken windows or					<b>.</b> .
h			licable Building Codes		Or Rehabilitate	
14 📢	General dilapidation or improper	r maintenance	} ************************************		1001(b)13	17920.3(a)13
	OBTAIN PERMIT TO: []Re			<b>MDemolish</b>	Or Rehabilitate	Structure
15 💢	Fire hazard					17920.3(h)
			licable Building Codes		Or Rehabilitate	Structure
16 []	Extensive fire damage	******	***************************************		•••	
			licable Building Codes	[]Demolish	Or Rehabilitate	Structure
17 K	Public and attractive nuisance - a				•••	
	OBTAIN PERMIT TO: []Re	epair Per App	licable Building Codes	MDemolish [M]	Or Rehabilitate	Structure
18 []	Improper occupancy	***********	***************************************		1001(n)	17920.3(n)
	OBTAIN PERMIT TO: []Re	epair Per App	licable Building Codes	[]Demolish	Or Rehabilitate	Structure
19 🔥	No Point on File	. No	MAIN Dewelling			
	OBTAIN PERMIT TO:   ]Re	epair Per App	licable Building Codes	[Demolish	Or Rehabilitate	Structure
20 []				• •		
נו פס	OBTAIN PERMIT TO:   IRe	nacia Dan Ann	liantia Ballidia a Cadas	[ IDomalish	Or Bahahilitata	Standard
	OBTAINTERMIT TO: []RE	epair rer App	licable Building Codes	[ ]Demonsu	Or Rehabilitate	Structure
***	VOLLA GIORI CONNECTOR I					
	YOU MUST CORRECT THE A	ROVE CON	DITIONS WITHIN 30 DAY	S OF THE DA	TE OF THIS N	OTICE
Case N	o. CVIZ	Address	30885 D.J Ma	With D	λ	
				VI IAIN C		
_	101 05 12		77.7	1	~, u ~)	
Date_	Ohr 17	Officer	1yan	(52 51	116 5)	
			/			



### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

#### PROOF OF SERVICE

Case No. CV1203720

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Elizabeth Ross</u>, 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 November 7, 2013, I served the following documents(s):

#### **Notice of Violation**

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

BOYCE W MCPETERS / SANDRA G MCPETERS 1040 DAVIS ST N, SULPHUR SPRINGS, TX 75482

- 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 November 7, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

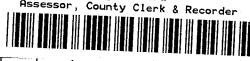
# EXHIBIT "F"

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 2013-0052475 01/30/2013 04:34P Fee:NC

Recorded in Official Records
County of Riverside

Larry W. Ward



S R U PAGE SIZE DA MISC LONG RFD COPY

M A L 465 426 PCOR NCOR SMF NCHG EXAM

T: CTY UNI

Case No.: CV12-03720

)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

MCPETERS, BOYCE W & SANDRA G

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: 30885 RED MOUNTAIN RD HEMET, CA 92544

PARCEL #: 569-140-006

LEGAL DESCRIPTION: 1.01 ACRES M/L IN POR SW 1/4 OF SEC 29 T6S R1E

VIOLATIONS: RCO 541-RCC Title 8.120.010- Accumulated Rubbish; RCO 457-RCC Title 15.16.020-Substandard Structure X3

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 <u>California Revenue and Taxation Code</u>, 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: January 17, 2013

Brian Black, Code Enforcement Department

**ACKNOWLEDGEMENT** 

State of California ) County of Riverside )

On 01/24/25/5 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

Greg Flannery Interim Code Enforcement Official

January 9, 2014

### NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

and Responsible Parties List)

Case Nos.: CV12-03720

APN: 569-140-006

Property: 30885 Red Mountain Road, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as 30885 Red Mountain Road, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 569-140-006.

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 violations from the real property.

SAID HEARING will be held on **Tuesday, February 25, 2014**, 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, 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.

**GREG FLANNERY** 

INTERIM CODE ENFORCEMENT OFFICIAL

Supervising Code Enforcement Officer

### **NOTICE LIST**

Subject Property: 30885 Red Mountain Road, Hemet; Case No.: CV12-03720 APN: 569-140-006; District 3/3 McPeters

BOYCE W. AND SANDRA G. MCPETERS 1040 DAVIS ST N. SULPHUR SPRINGS, TX 75482

BOYCE W. AND SANDRA G. MCPETERS 30885 RED MOUNTAIN RD, HEMET, CA 92544

PROOF OF SERVICE 1 Case No. CV12-03720 McPeters 2 3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am 4 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 4080 Lemon Street, 12th Floor, Riverside, California 92501. 5 That on January 10, 2014, I served the following document(s): 6 7 NOTICE TO CORRECT COUNTY ORIDNANCE VIOLATIONS AND ABATE PUBLIC NUISANCE 8 **NOTICE LIST** 9 10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows: 11 **OWNERS OR INTERESTED PARTIES** 12 (SEE ATTACHED NOTICE LIST) 13 XXBY 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 14 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business. 15 BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices 16 of the addressee(s). 17 STATE - I declare under penalty of perjury under the laws of the State of California that the XXabove is true and correct. 18 FEDERAL - I declare that I am employed in the office of a member of the bar of this court at 19 whose direction the service was made. 20 EXECUTED ON January 10, 2014, at Riverside, California. 21 22 23 24 25 26

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## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### **AFFIDAVIT OF POSTING OF NOTICES**

January 15, 2014

**RE CASE NO: CV1203720** 

I, Anita Bustillos, hereby declare:

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

That on <u>01/15/2014</u> at <u>10:42 a.m.</u>, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance, Notice List and Proof of Service at the property described as:

Property Address: 30885 RED MOUNTAIN RD, HEMET

Assessor's Parcel Number: 569-140-006

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

Executed on January 15, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician