

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS
 DATE: 9/15/14
 Department Concurrence

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

702B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 September 25, 2014

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
 Case No: CV11-01191 [FRANKE]
 Subject Property: 33168 Gillette Street, Lake Elsinore; APN: 383-041-048
 District: 1/1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 33168 Gillette Street, Lake Elsinore, Riverside County, California, APN: 383-041-048 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Christine F. Franke, the owner of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

[Signature]
 GREG FLANNERY
 Code Enforcement Official

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS

Budget Adjustment:
 For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE
 BY: *[Signature]*
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: October 7, 2014
 xc: Co. Co./TLMA-CED, Sheriff

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

Prev. Agn. Ref.: District: 1/1 Agenda Number:

- A-30
- Positions Added
- 4/5 Vote
- Change Order

9-1

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

FORM 11: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]

Case No: CV11-01191 [FRANKE]

Subject Property: 33168 Gillette Street, Lake Elsinore; APN: 383-041-048

District: 1/1

DATE: September 25, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owner or whoever has possession 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 excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.

4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. This case has been open since 2011 when Code Enforcement initially observed accumulated rubbish and excess outside storage on THE PROPERTY. Code Enforcement has attempted to resolve the ongoing code violations with OWNER but has been unsuccessful. Due to these unsuccessful attempts, Code Enforcement obtained an inspection warrant (MISC 2014-048).

2. On May 14, 2014, Officer Black executed Inspection Warrant MISC2014-048 which revealed additional excess outside storage of materials and an accumulation of rubbish on the subject property in Violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: refrigerators, auto parts, scrap metal, bottles, cartons, plastic, approximately 15 tires, wood, litter, household trash, boat, tractor and miscellaneous items, in excess of 2,700 square feet.

3. There have been approximately 13 subsequent follow up inspections, with the last inspection being July 9, 2014, which revealed that the property continues to be in violation of Riverside County Ordinance Nos. 348 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 the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

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

FORM 11: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]

Case No: CV11-01191 [FRANKE]

Subject Property: 33168 Gillette Street, Lake Elsinore; APN: 383-041-048

District: 1/1

DATE: September 25, 2014

PAGE: 3 of 3

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 11-01191
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN:383-041-048,) DECLARATION OF CODE
6 33168 GILLETTE STREET, LAKE ELSINORE,) ENFORCEMENT OFFICER
7 COUNTY OF RIVERSIDE, STATE OF) EDWARD TORRES
8 CALIFORNIA; CHRISTINE F. FRANKE, OWNER.)
9) [RCO Nos. 348 & 541]

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

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

16 2. I am informed and believe and thereon allege that on May 14, 2014, Officer Cynthia Black
17 conducted an inspection on the real property described as 33168 Gillette Street, Lake Elsinore, Riverside
18 County, California and further described as Assessor's Parcel Number 383-041-048, (hereinafter
19 described as "THE PROPERTY"). The inspection was conducted pursuant to Inspection Warrant MISC
20 2014-048. A true and correct copy of a Thomas Brothers map page indicating the location of THE
21 PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Christine F. Franke (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
24 Assessment Roll for 2014-2015 tax year and a copy of the report generated from the County Geographic
25 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." THE
26 PROPERTY is approximately 0.22 acres in size, is located within the R-1 (One Family Dwelling) zone
27 classification. This zone classification and size of the parcel does not allow any amount of outside
28 storage on THE PROPERTY. Accumulated rubbish is not permitted on any property within the County of
Riverside.

1 4. Based on the Lot Book Report from RZ Title Service dated August 28, 2013 and updated
2 on May 12, 2014, there appear to be no interested parties. True and correct copies of the Lot Book
3 Reports are attached hereto and incorporated herein by reference as Exhibit "C."

4 5. This case has been open since 2011 when Code Enforcement initially observed
5 accumulated rubbish and excess outside storage, including a dilapidated boat and tractor, on THE
6 PROPERTY. Code Enforcement has attempted to resolve the ongoing code violations with OWNER but
7 has been unsuccessful. Due to these unsuccessful attempts, Code Enforcement obtained an inspection
8 warrant (MISC 2014-048).

9 6. I am informed and believe and thereon allege that on May 14, 2014, Officer Black
10 executed Inspection Warrant MISC2014-048 on THE PROPERTY. This inspection revealed excess
11 outside storage of materials and an accumulation of rubbish, which included but were not limited to,
12 refrigerators, auto parts, scrap metal, bottles, cartons, plastic, approximately 15 tires, wood, liter,
13 household trash, and miscellaneous items, in excess of 2,700 square feet.

14 7. As a result of the excess outside storage of materials and accumulated rubbish, THE
15 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
16 Ordinance ("RCO") Nos. 348 and 541.

17 8. On June 12, 2012 and May 20, 2014, Notice of Violation for the excess outside storage of
18 materials and accumulated rubbish was posted on THE PROPERTY.

19 9. On June 14, 2012 and May 16, 2014, Notice of Violation was mailed to OWNER by first
20 class mail.

21 10. A site plan and photographs depicting the conditions of THE PROPERTY are attached
22 hereto and incorporated herein by reference as Exhibit "D."

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

25 12. There have been approximately 13 subsequent follow up inspections with the last
26 inspection being July 9, 2014, which revealed that THE PROPERTY remains unchanged and in violation
27 of RCO Nos. 348 and 541.

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2 13. Based upon my experience, knowledge and visual observations, it is my determination
3 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
4 general public.

5 14. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
6 Nos. 348 and 541.

7 15. I am informed and believe and, based upon said information and belief, allege that the
8 OWNER does have legal authority or permission to store or accumulate the above described materials
9 on THE PROPERTY.

10 16. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
11 County Recorder, County of Riverside, State of California, on July 2, 2012, as Instrument Number 2012-
12 0305920. A true and correct copy of is attached hereto and incorporated herein by reference as Exhibit
13 "F."

14 17. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
15 notice of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER, by first
16 class mail, and was posted on THE PROPERTY. A true and correct copy of the Notice, together with the
17 Proofs of Service, and the Affidavit of Posting of Notices are attached hereto and incorporated herein by
18 reference as Exhibit "G."

19 18. The removal of all excess outside storage of materials and accumulated rubbish currently
20 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541,
21 and the Health and Safety Code. Given the size of the parcel and the zone classification, no amount of
22 outside storage is allowed on THE PROPERTY under RCO No. 348. Under RCO No. 541, no amount of
23 rubbish is allowed to be accumulated on THE PROPERTY.

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19. Accordingly, the following findings and conclusions are recommended:

(a) the excess outside storage of materials and accumulated rubbish on THE PROPERTY to be deemed and declared a public nuisance; and

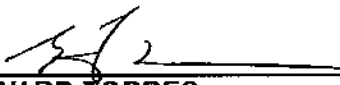
(b) the OWNER or whoever has possession or control of THE PROPERTY, be required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in strict accordance with the provisions of RCO Nos. 348 and 541;

(c) that if the materials and rubbish are not removed and disposed of in strict accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541, within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the outside storage of materials and accumulated rubbish may be abated and disposed of 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 when necessary under applicable law.

(d) that 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 No. 725.

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

Executed this 31st day of JULY, 2014, at RIVERSIDE COUNTY, California.



EDWARD TORRES
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”

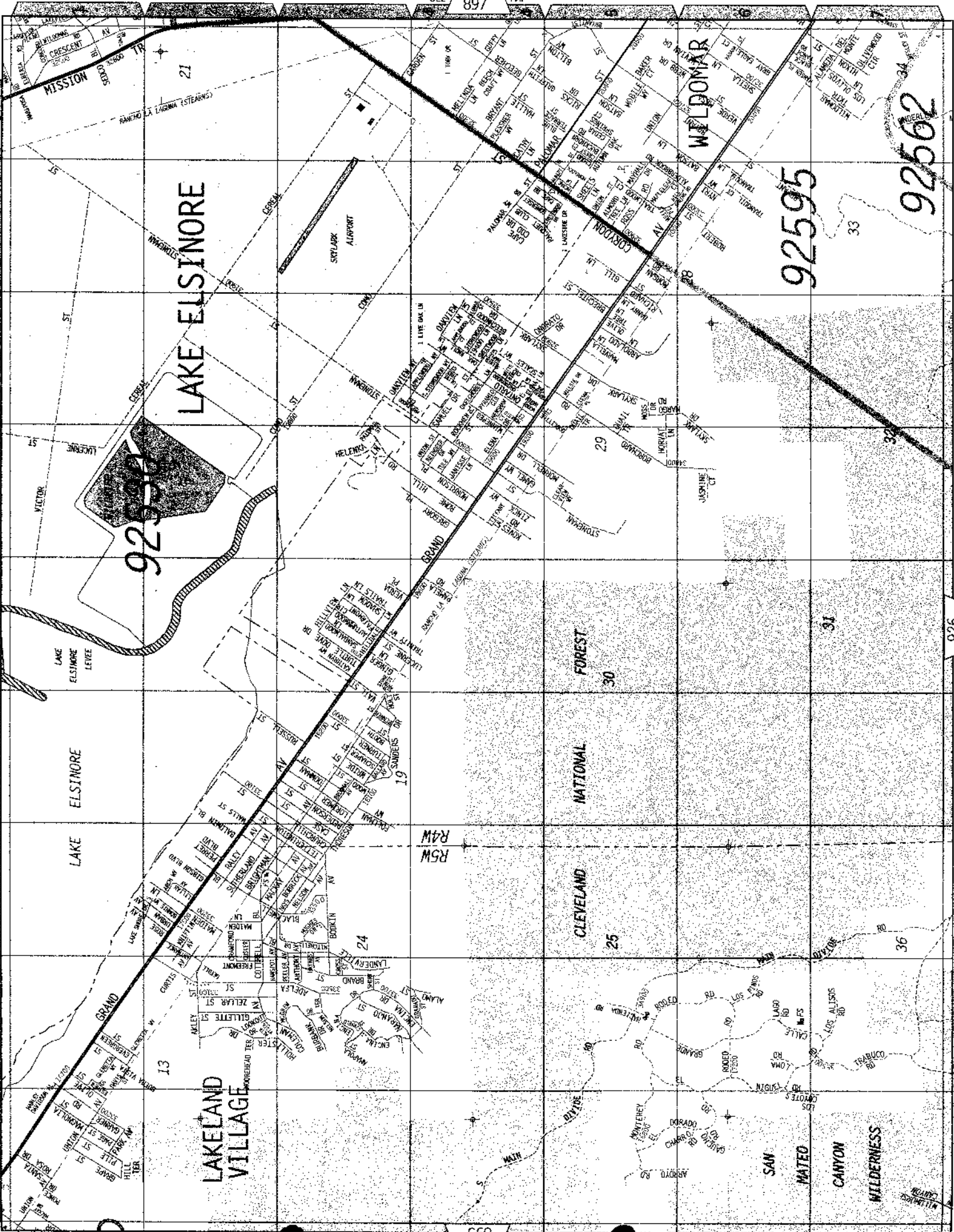
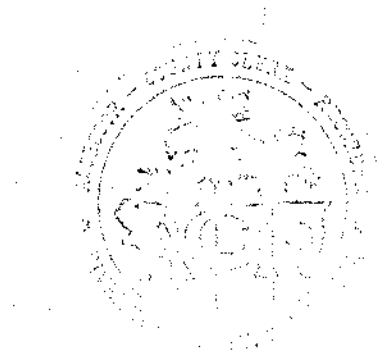


EXHIBIT “B”

Assessment Roll For the 2014-2015 Tax Year as of January 1,2014

Assessment #383041048-9		Parcel # 383041048-9	
Assessee:	FRANKE CHRISTINE F	Land	26,562
Mail Address:	33168 GILLETTE ST LAKE ELSINORE CA 92530	Structure	11,946
Real Property Use Code:	R1	Full Value	38,508
Base Year	1997	Total Net	38,508
Conveyance Number:	0072611	<div style="border: 1px solid black; padding: 10px; display: inline-block;"> View Parcel Map </div>	
Conveyance (mm/yy):	2/2000		
PUI:	R010000		
TRA:	65-053		
Taxability Code:	0-00		
ID Data:	Lot 207 MB 013/086 VISTA DEL LAGO TR UNIT 2		
Situs Address:	33168 GILLETTE ST LAKE ELSINORE CA 92530		



RIVERSIDE COUNTY GIS



Selected parcel(s):
383-041-048

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

383-041-048-9

OWNER NAME / ADDRESS

CHRISTINE F FRANKE
33168 GILLETTE ST
LAKE ELSINORE, CA. 92530

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 13/86
SUBDIVISION NAME: VISTA DEL LAGO TR UNIT 2
LOT/PARCEL: 208, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.22 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 576 SQFT., 1 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(288 SQ. FT), CONST'D 1928COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: B2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: LAKE ELSINORE
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: 2005-18-1&5
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR5W SEC 24

ELEVATION RANGE

1408/1420 FEET

PREVIOUS APN

383-041-007

PLANNING

LAND USE DESIGNATIONS

MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

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)

R-1

ZONING DISTRICTS AND ZONING AREAS

LAKELAND VILLAGE DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

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

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

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. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

ELSINORE

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

42A

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

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

WILLARD FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

VERY LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED

VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED

COMMUNITIES

LAKELAND VILLAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 34.38 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

046402

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

065053

•COUNTY FREE LIBRARY

- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1101191	ABATEMENT	Feb. 16, 2011

BUILDING PERMITS

Case #	Description	Status
346235	REROOF DWELLING COMP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BPL000138	NEW SEPTIC INSTALLATION	FINAL
BZ368319	UP GRADE ELECTRIC SERVICE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ90246	REPAIR DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue May 27 08:24:32 2014
Version 131127

EXHIBIT “C”

TITLE
SERVICE

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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
Riverside

CA 92501

Attn: Brent Steele
Reference: CV11-01191/Rosa Morales
IN RE: FRANKE, CHRISTINE F.

Order Number: **31715**

Order Date: 5/15/2014

Dated as of: 5/12/2014

County Name: Riverside

FEE(s):
Report: \$60.00

Property Address: 33168 Gillette St.

Lake Elsinore

CA 92530

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. : 383-041-048-9

Assessments:	Land Value:	\$26,443.00
	Improvement Value:	\$11,893.00
	Exemption Value:	\$0.00
	Total Value:	\$38,336.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$203.86
Penalty	\$0.00
Status	PAID
Second Installment	\$2,672.10
Penalty	\$304.71
Status	NOT PAID-DELINQUENT
A Notice of Lien Recorded	03/13/2014
Document No.	2014-0094409
Amount	\$2,468.24
Owner	Christine F Franke

TITLE
SERVICE

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

Order Number: 31715

Reference: CV11-01191/Rosa

Claimant

County of Riverside Department of Code Enforcement

NO OTHER EXCEPTIONS

County of Riverside
 Code Enforcement Administration
 4080 Lemon St., 12th floor
 Riverside, CA. 92501
 ATTN: Liens / Releases Dept.

When recorded please mail to:
 Mail Stop# 1083

DOC # 2014-0094409

03/13/2014 11:47A Fee:NC

Page 1 of 1

Recorded in Official Records
 County of Riverside

Larry W. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
No Lien						T:	CTY	UNI	5/3

NOTICE OF LIEN

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 383-041-048
 OWNER OF RECORD: CHRISTINE F FRANKE
 SITUS ADDRESS: 33168 GILLETTE ST, LAKE ELSINORE CA
 LEGAL DESCRIPTION: .22 ACRES M/L IN POR LOT 207 AND LOT 208 MB 013/086 VISTA DEL LAGO TR UNIT 2



Case No.	Violation Description	Ordinance No. (RCC Code)
CV04-2838	Accumulated Rubbish Excessive outside storage	541 (RCC Chapter 8.120) 348 (RCC Title 17)

Pursuant to the Ordinance Nos. listed above and ordinance 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above; and that the abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on said property.

The actions taken to abate the subject condition were as follows: A Notice of Violation was issued and multiple site visits were conducted regarding the violation. Subsequently, the property was brought into compliance.

On February 27, 2014, the County Hearing Officer conducted a hearing and determined the reasonable costs of abatement to be \$2,468.24. The County Hearing Officer also ordered that a lien be imposed on the above-described real property for the abatement costs, and recorded with the Riverside County Recorder's Office.



COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: Valerie Lam
 Valerie Lam
 TLMA Administration

ACKNOWLEDGMENT

State of California)
 County of Riverside) SS.

On 3-13-14 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Angela Sarmiento (Seal of Notary)





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

Lot Book Report

Order Number: **29576**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
 4080 Lemon Street
 Riverside CA 92501

Order Date: 8/29/2013
 Dated as of: 8/28/2013
 County Name: Riverside

Attn: Brent Steele
 Reference: CV11-01191/Rosa Morales
 IN RE: FRANKE, CHRISTINE F.

FEE(s):
 Report: \$120.00

Property Address: 33168 Gillette Street
 Lake Elsinore CA 92530

Assessor's Parcel No. : 383-041-048-9

Assessments:

Land Value:	\$25,925.00
Improvement Value:	\$11,660.00
Exemption Value:	\$0.00
Total Value:	\$37,585.00

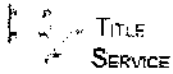
Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$400.18
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	02/28/2000
Recorded	02/29/2000



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

Order Number: 29576
 Reference: CV11-01191/Rosa

Document No. 2000-072611
 D.T.T. \$0.00
 Grantor Darlene White
 Grantee Christine F. Franke

Deeds of Trust

No Deeds of Trust of Record

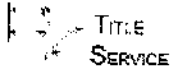
Additional Information

Notice of Non-Compliance filed by County of Riverside Department of Building and Safety
 In the matter of the property of Christine F. Franke
 Case No. CV04-2838
 Recorded 12/29/2004
 Document No. 2004-1028107

Notice of Non-Compliance filed by County of Riverside Code Enforcement Department
 In the matter of the property of Christine F Franke
 Case No. CV04-2838
 Recorded 03/27/2008
 Document No. 2008-0152671

Document Type Findings of Fact, Conclusions and Order to Abate Nuisance
 Document No. 2008-0648775
 Recorded 12/11/2008

A Notice of Administrative Proceedings by the
 City of Lake Elsinore
 County of Riverside
 Recorded 07/02/2012
 Document No. 2012-0305920



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

Order Number: 29576

Reference: CV11-01191/Rosa

Legal Description

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

THE NORTH 25 FEET OF LOT 207 AND LOT 208 OF VISTA DEL LAGO TRACTS UNIT 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILE IN BOOK 13 PAGES 86 THRU 91 OF MAPS, RECORDS OF SAID COUNTY.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

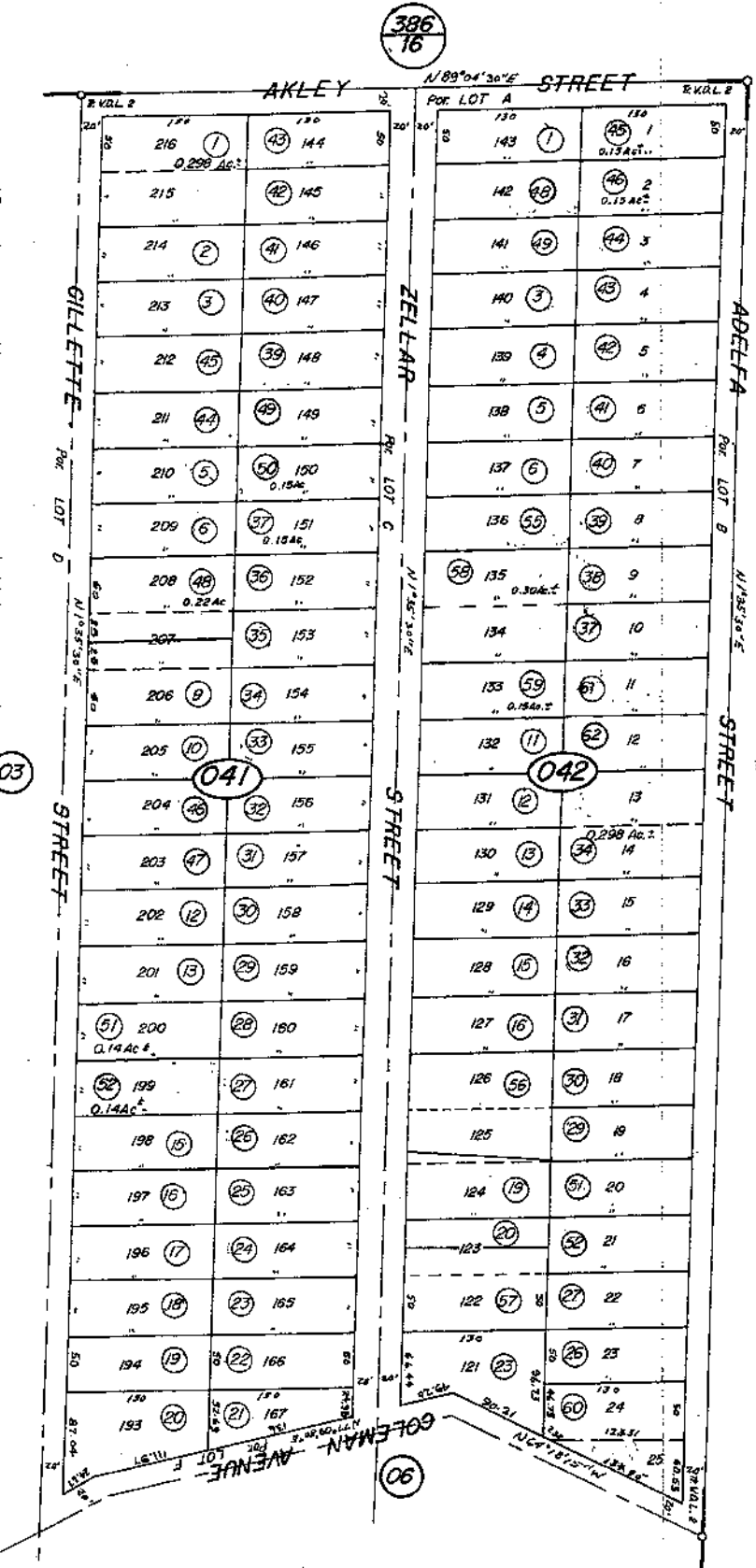


FEB 13 2007

DATE	OLD HOLDING NO.	NEW HOLDING NO.
11/29/04	24, 25	50, 51
11/03/04	24, 25	50, 51
1/01/07	47	61, 62
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JAN 1973

M.B. 13/86-91 VISTA DEL LAGO TRACTS UNIT 2



ASSESSOR'S MAP BK 383 PG 04
RIVERSIDE COUNTY, CALIF.
JK

RECORDING REQUESTED BY

DOC # 2000-072611

02/28/2000 03:00R Fee: 8.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Christine F. Franke
STREET ADDRESS 3126 Sharon Lane
CITY Costa Mesa, CA 92626
STATE CA
ZIP 92626

Title Order No. _____ Escrow No. _____

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TRA:005
GRANT DEED

DOCUMENTARY TRANSFER TAX
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent (Notary Public) _____
Notary Public

C
LC

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Dadene White

grant to Christine F. Franke

all that real property situated in the City of Lake Elsinore (for in an unincorporated area of)
Riverside County, State of California, described as follows (insert legal description):
.22 ACRES m/l IN POR LOT 207 AND LOT 208 MB 013/086
VISTA DEL LAGO TR UNIT 2

Assessor's parcel No. 383041048-9

Executed on 2-28, 2000, at Costa Mesa, Ca

STATE OF California _____
COUNTY OF Orange _____
Christine F. Franke

On Feb 28, 00 before me, Michelle Shelor, Notary Public
personally appeared Christine Frances Franke

personally known to me (or 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.

WITNESS my hand and official seal.

Michelle Shelor
Notary Public



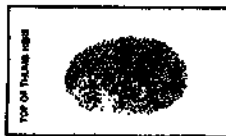
MAIL TAX STATEMENT TO: Christine F. Franke
3126 Sharon Ln. Costa Mesa, CA 92626

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular jurisdiction. Consult a lawyer if you doubt the form's fitness for your purposes and use. This code requires no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTT'S FORM 778 - rev. 7-99
GRANT DEED - (price class 3A)
© 1999 WOLCOTT'S FORMS, INC.



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICERS _____
 PARTNER(S) TRUSTEE(S)
 ATTORNEY IN FACT LIMITED
 GUARDIAN/CONSERVATOR GENERAL
 OTHER

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(ES))

1987 BY SECURITY UNION TITLE
INSURANCE COMPANY
MICROGRAPHICS DIVISION

RIVERSIDE

Public Record

When recorded please mail to:
Mail Stop# 5155

DOC # 2004-1028107

12/29/2004 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of

Christine F. Franke

Case No.: CV04-2838



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541 (RCC Title 8.120) described as dumping on vacant land. Such proceedings are based upon the noncompliance of such real property, located at 33168 Gillette St., Lake Elsinore, CA 92530 and more particularly described as Assessment Parcel No. 383-041-048 and having a legal description of Vista Del Lago Tr Unit 2, Lot 208, Map Book 13, Page 86, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Rd., Murrieta, CA 92563, Attention Code Enforcement Officer George Eliseo.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

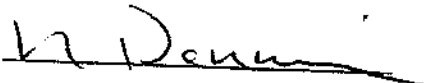
By 
Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

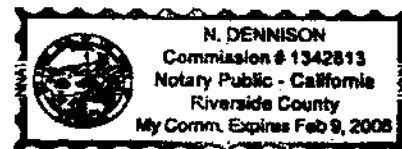
State of California
County of Riverside

On 11-30-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(Seal of Notary)



When recorded please mail to:
5144

DOC # 2008-0152671
03/27/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
CHRISTINE F FRANKE

Case No. CV04-2838

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NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.24.010) described as **EXCESSIVE OUTSIDE STORAGE**. Such Proceedings are based upon the noncompliance of such real property, located at 33168 GILLETTE STREET LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 383-041-048 and having a legal description of .22 ACRES M/L IN POR LOT 207 AND LOT 208 MB 013/086 VISTA DEL LAGO TR UNIT 2, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.24.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 South Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer Jeremy Wagner.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Greg Flannery
Greg Flannery
Code Enforcement Department

ACKNOWLEDGMENT

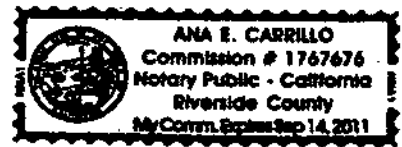
State of California)
County of Riverside)

On 03/14/08 before me, Ana E. Carrillo, Notary Public, personally appeared Greg Flannery, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



DOC # 2008-0648775

12/11/2008 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



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WHEN RECORDED PLEASE MAIL TO:
Julie A.K. Jarvi, Deputy County Counsel
County of Riverside
OFFICE OF COUNTY COUNSEL
3535 Tenth Street, Suite 300 (Stop #1350)
Riverside, CA 92501

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EXEMPT 6103

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

C
517

IN RE ABATEMENT OF PUBLIC NUISANCE: [EXCESSIVE OUTSIDE STORAGE AND ACCUMULATION OF RUBBISH]; APN 383-041-048, 33168 GILLETTE STREET, LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA; CHRISTINE F. FRANKE, OWNER.) CASE NO. CV 04-2838) FINDINGS OF FACT,) CONCLUSIONS AND ORDER TO) ABATE NUISANCE) [R.C.O. Nos. 348 (RCC Chapter 17.24),) 541 (RCC Chapter 8.120) and 725) (RCC Title 1)]
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The above-captioned matter came on regularly for hearing on November 18, 2008, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 33168 Gillette Street, Lake Elsinore, Riverside County, California and further described as Assessor's Parcel Number 383-041-048 and referred to hereinafter as "THE PROPERTY."

Alexandra Fong, Deputy County Counsel, appeared along with Jim Monroe, Code Enforcement Division Manager, on behalf of the Director of the Code Enforcement Department.

No one appeared on behalf of Owner.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1

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1 County Code Chapter 17.24) and 541 (Riverside County Code Chapter 8.120) and as a public
2 nuisance.

3 **SUMMARY OF EVIDENCE**

4 1. Documents of record in the Riverside County Recorder's Office identify the owner of
5 THE PROPERTY as Christine F. Franke, ("OWNER").

6 2. Documents of title indicate that other parties potentially hold a legal interest in THE
7 PROPERTY, to wit: Mary Davis, Darlene White, District Attorney Child Support Division,
8 Franchise Tax Board, Riverside County Department of Child Support Services and Unifund CCR
9 Partners.

10 3. THE PROPERTY was inspected by Code Enforcement Officers on July 14, 2004, September
11 14, 2004, January 6, 2005, February 21, 2008, April 21, 2008, May 21, 2008, August 14, 2008 and
12 November 17, 2008.

13 4. During each inspection, the outside storage of materials and accumulation of rubbish
14 were observed on THE PROPERTY. The materials and rubbish were intermingled and included but
15 were not limited to: scrap wood, metal, tires, vehicle parts, hoses, gardening supplies, household
16 items, furniture, broken construction equipment, wood and debris. The officer visually estimated
17 the amount of accumulated rubbish and excess outside storage of materials was approximately four
18 thousand five hundred (4,500) square feet. Given the size of the parcel (.22 acres) and the zoning
19 classification (R-1, One Family Dwelling), no amount of outside storage or rubbish is allowed on
20 THE PROPERTY.

21 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
22 Nos. 348 (RCC Chapter 17.24) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

23 6. Notices of Noncompliance were recorded on December 29, 2004 as Document
24 Number 2004-1028107 and March 27, 2008 as Document Number 2008-0152671 in the Office of
25 the County Recorder, County of Riverside.

26 7. On July 14, 2004 and February 21, 2008 Notices of Violation for violation of
27 Riverside County Ordinance Nos. 348 and 541 were posted on THE PROPERTY. On March 21,
28 2008; April 23, 2008 and July 29, 2008 Notice of Violations was mailed to OWNER and

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2008-064875
12/11/2008 02:00PM
2 of 6



1 INTERESTED PARTIES.

2 8. On October 9, 2008, the "Notice To Correct County Ordinance Violations and Abate
3 Public Nuisance" providing notice of the public hearing before the Board of Supervisors scheduled
4 for November 18, 2008, was mailed by certified mail, return receipt requested, to OWNER and
5 INTERESTED PARTIES and was posted on THE PROPERTY on October 4, 2008.

6 **FINDINGS AND CONCLUSIONS**

7 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
8 regular session assembled on November 18, 2008 finds and concludes that:

9 1. WHEREAS, the excess outside storage of materials and accumulation of rubbish on
10 the real property located at 33168 Gillette Street, Lake Elsinore, Riverside County, California and
11 also identified as Assessor's Parcel Number 383-041-048 violates Riverside County Ordinance Nos.
12 348 (RCC Chapter 17.24) and 541 (RCC Chapter 8.120) and constitutes a public nuisance. Under
13 Riverside County Ordinance No. 348, given the size of the parcel, no amount of outside storage of
14 materials is allowed to be stored on THE PROPERTY. Under Riverside County Ordinance No. 541,
15 no amount of rubbish is allowed to be accumulated on THE PROPERTY.

16 2. WHEREAS, THE OWNER, occupants or any person having possession or control of
17 the premises should abate the condition by removal of all outside storage of materials and removing
18 and disposing of all accumulated rubbish from the subject real property in strict accordance with all
19 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348
20 (RCC Chapter 17.24) and 541 (RCC Chapter 8.120) within ninety (90) days.

21 3. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that the time within
22 which judicial review of the administrative determinations made herein must be sought is ninety (90)
23 days from the posting and mailing of the Findings of Fact, Conclusions and Order To Abate
24 Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

25 **ORDER TO ABATE NUISANCE**

26 IT IS THEREFORE ORDERED that the excess outside storage of materials and
27 accumulation of rubbish on THE PROPERTY be abated by the OWNER, specifically Christine F.
28 Franke, or anyone having possession or control of THE PROPERTY, by removing all of the outside

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2008-0648775
12/11/2008 08:08 AM
3 of 6



2008-0648775
12/11/2008 08:06A
4 of 6



1 storage of materials and removing and disposing of all accumulated rubbish from the subject real
2 property in strict accordance with all Riverside County Ordinances, including but not limited to
3 Riverside County Ordinance Nos. 348 (RCC Chapter 17.24) and 541 (RCC Chapter 8.120) within
4 ninety (90) days of the date of this Order to Abate Nuisance.

5 IT IS FURTHER ORDERED that if the materials and rubbish are not removed and disposed
6 of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside
7 County Ordinance Nos. 348 (RCC Chapter 17.24) and 541 (RCC Chapter 8.120) within ninety (90)
8 days of the date of this Order to Abate Nuisance, the excess outside storage of materials and
9 accumulation of rubbish shall be abated and disposed of by representatives of the Riverside County
10 Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's
11 consent or a Court Order when necessary under applicable law.

12 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity
13 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
14 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside
15 County Ordinance Nos. 348 (RCC Title 17), 541 (RCC Title 8), and 725 (RCC Chapter 1.16).
16 Under Riverside County Ordinance No. 725, "abatement costs" means "any costs or expenses
17 reasonably related to the abatement of conditions which violate County Land Use Ordinances, and
18 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,
19 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable
20 abatement costs accrued by the Code Enforcement Department will be recoverable from the property

21 ///
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FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1 owner(s) even if THE PROPERTY is brought into compliance within ninety (90) days of the date of
2 this Order to Abate Nuisance.

4 Dated: December 9, 2008

COUNTY OF RIVERSIDE

By Roy Wilson
Roy Wilson
Chairman, Board of Supervisors

7 ATTEST:
8 NANCY ROMERO
9 Clerk to the Board



11 By [Signature]
Deputy

12 Deputy
13 (SEAL)

FORM APPROVED COUNTY COUNSEL
BY [Signature] 11/19/08
JULIE A. KOONS JARVI DATE

2008-0648775
12/11/2008 09:56H
5 of 6



28 L:\DOCS\6000\CV042838A38016.DOC

12.09.08 2.9

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE



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

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

<http://riverside.asrccltrcc.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date: 12-9-08

Signature: *C. Foley*

Print Name: C. Foley, Board Assistant, Riverside County Clerk of the Board

ACR 601P-AS4RE0 (Rev. 01/2005)

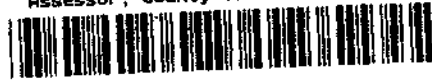
Public Record

2008-0648775
12/11/2008 09:09A
6 of 6



When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
227 NORTH D STREET SUITE B PERRIS, CA. 92570
Mail Stop No. # 5161

DOC # 2012-0305920
07/02/2012 02:16P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-01191

CHRISTINE F. FRANKE)

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: 33168 GILLETTE ST. LAKE ELSINORE, CA. 92530
PARCEL #: 383-041-048
LEGAL DESCRIPTION: LOT/PARCEL: 208, VISTA DEL LAGO TR UNIT 2, T6SR5W SEC 24, MB 13/86

VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.12.040 - ACCUMULATED RUBBISH & ACCUMULATED RUBBISH.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: JUNE 14, 2012

By: MARR CHRISTIAN
MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 6-21-12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN 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.

Rosalva H. Morales
Commission # 1902709 Comm. Expires September 3, 2014

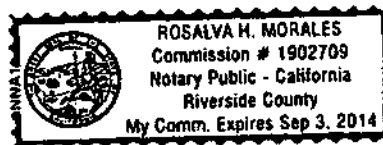


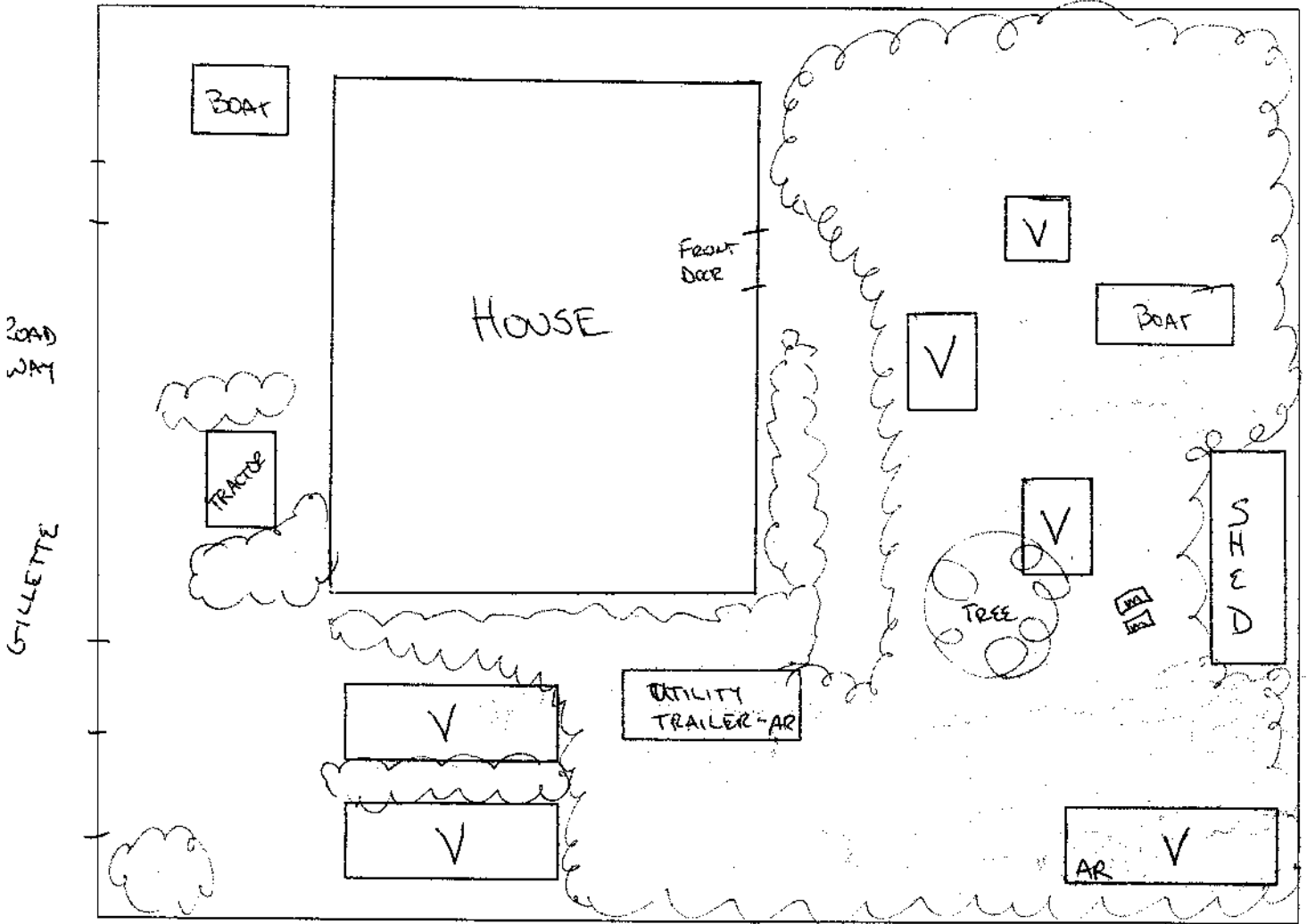
EXHIBIT “D”

SITE PLAN: Case # CV-1101191

OWNER(S): CHRISTINE F FRANKE
SITE ADDRESS: 33168 GILLETTE ST, LAKE ELSINORE
ASSESSOR'S PARCEL: 383-041-048
ACREAGE: 0.220000000000


NORTH ARROW: ↑

REAR PROPERTY LINE



FRONT PROPERTY LINE: 33168 GILLETTE ST, LAKE ELSINORE

PREPARED BY: C BLACK DATE: 5/14/14

-  AR = RUBBISH & STORAGE
- V = VEHICLE
- B = BOAT
- M = MOTORCYCLES

Photographs



Photo #2 - front of location with boat and tractor



Photo #3 - yard with storage - tractor and plywood



Photo #4 - swap cooler in front of vehicle and tire



Photo #5 - water heater, broken fan, scrap metal boxes etc



Photo #6 - items stored and discarded in rear yard



#1 - some change along property line



#3 - storage and trash



Photo #1 - Swap cooler still out front



Photo #2 - wood and tractor still out front - no change



Photo #3 - dilapidated boat and trailer in yard



Photo #5 - close up of side yard now with boxes, pallets, & other items



Photo #1 - storage and trash



Photo #2 - storage and trash



Photo #1 - storage and trash



Photo #2 - storage and trash



Photo #4 - storage and trash



Photo #5 - storage and trash



Photo #1 - storage and trash



Photo #2 - storage and trash



Photo #1 - storage and trash



Photo #2 - storage and trash



Photo #1 - storage and trash



Photo #1 - storage and trash



Photo #1 - storage and trash



Photo #2 - storage and trash



Photo #5 - storage and trash



Photo #6 - storage and trash



Photo #14 - storage and trash



Photo #15 - storage and trash



Photo #1 - storage and trash



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS

EXHIBIT “E”

**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 111-01197

THE PROPERTY AT: 33168 Gillette St, Lake Elsinore APN#: 383-041-048
 WAS INSPECTED BY OFFICER: C. BLACK ID#: 12 ON 4/12/12 AT 11:00 am

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

<input type="checkbox"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="checkbox"/>	8.120.010 (RCO 341)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the	<input type="checkbox"/>	17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/>	17. (RCO 348)	Excessive Animals - Remove or reduce the number of to less than
<input type="checkbox"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. (RCO 348)	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="checkbox"/>	17. <u>12.040</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>10</u> square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 6/27/12 FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT
 CDL/CID# _____ D.O.B. _____ TEL. NO. _____ POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 14, 2012

RE CASE NO: CV1101191

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 227 North D Street Suite B Perris, California 92570 .

That on 06/12/2012 at 11 a.m., I securely and conspicuously posted Notice of Intention to Inspect and Notice of Violation at the property described as:


Property Address: 33168 GILLETTE ST, LAKE ELSINORE

Assessor's Parcel Number: 383-041-048

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

Executed on June 14, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 14, 2012

CHRISTINE F FRANKE
33168 GILLETTE ST
LAKE ELSINORE, CA 92530

RE CASE NO: CV1101191 at 33168 GILLETTE ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-041-048

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33168 GILLETTE ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-041-048, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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) Remove all outside storage

COMPLIANCE MUST BE COMPLETED BY June 29, 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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 14, 2012

CHRISTINE WHITE
33168 GILLETTE ST
LAKE ELSINORE, CA 92530

RE CASE NO: CV1101191 at 33168 GILLETTE ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-041-048

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33168 GILLETTE ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-041-048, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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) Remove all outside storage

COMPLIANCE MUST BE COMPLETED BY June 29, 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

CM for.

By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1101191

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Rosalva Morales, 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 14, 2012, I served the following document(s):

Notice of Violation

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

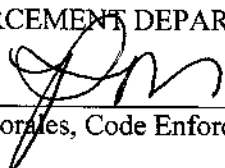
CHRISTINE F FRANKE 33168 GILLETTE ST, LAKE ELSINORE, CA 92530
CHRISTINE F. WHITE 33168 GILLETTE ST, LAKE ELSINORE, CA 92530

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 14, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

May 16, 2014

CHRISTINE F FRANKE
33168 GILLETTE ST
LAKE ELSINORE, CA 92530

RE CASE NO: CV1101191 at 33168 GILLETTE ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-041-048

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33168 GILLETTE ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-041-048, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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) Remove all outside storage - zero allowed per zoning

COMPLIANCE MUST BE COMPLETED BY June 19, 2014. 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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

May 16, 2014

CHRISTINE F. WHITE
aka: CHRISTINE F. FRANKE
33168 GILLETTE ST
LAKE ELSINORE, CA 92530

RE CASE NO: CV1101191 at 33168 GILLETTE ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-041-048

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33168 GILLETTE ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-041-048, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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) Remove all outside storage - zero allowed per zoning

COMPLIANCE MUST BE COMPLETED BY June 19, 2014. 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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

May 16, 2014

Christine F. Franke
3126 Sharon Lane
Costa Mesa, CA 92626

RE CASE NO: CV1101191 at 33168 GILLETTE ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-041-048

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33168 GILLETTE ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-041-048, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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) Remove all outside storage - zero allowed per zoning

COMPLIANCE MUST BE COMPLETED BY June 19, 2014. 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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1101191

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Rosalva Morales, 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 May 16, 2014, I served the following document(s):

Notice of Violation

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


CHRISTINE F FRANKE 33168 GILLETTE ST, LAKE ELSINORE, CA 92530
CHRISTINE F. WHITE aka: CHRISTINE F. FRANKE 33168 GILLETTE ST, LAKE ELSINORE, CA 92530
Christine F. Franke 3126 Sharon Lane, Costa Mesa, CA 92626

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 May 16, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 21, 2014

RE CASE NO: CV1101191

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004.

That on 05/20/2014 at 11:05 am, I securely and conspicuously posted Notice of Violation at the property described as:

Property Address: 33168 GILLETTE ST, LAKE ELSINORE

Assessor's Parcel Number: 383-041-048

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

Executed on May 21, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

C Black

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT “F”

When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
227 NORTH D STREET SUITE B PERRIS, CA. 92570
Mail Stop No. # 5161

DOC # 2012-0305920

07/02/2012 02:16P Fee:NC

Page 1 of 1
Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-01191

CHRISTINE F. FRANKE)

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: 33168 GILLETTE ST. LAKE ELSINORE, CA. 92530

PARCEL #: 383-041-048

LEGAL DESCRIPTION: LOT/PARCEL: 208, VISTA DEL LAGO TR UNIT 2, T6SR5W SEC 24, MB 13/86

VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.12.040 - ACCUMULATED RUBBISH & ACCUMULATED RUBBISH.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: JUNE 14, 2012

By: MARR CHRISTIAN
MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 6-21-12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN 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/het/their authorized capacity(ies), and that by his/het/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.

Rosalva H. Morales

Commission # 1902709 Comm. Expires September 3, 2014

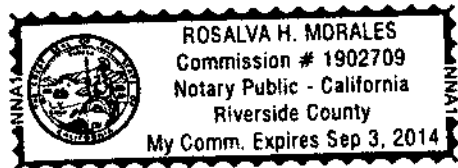


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

September 2, 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 No.: CV11-01191
APN: 383-041-048
Property: 33168 Gillette Street, Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348, 541 and 725 to consider the abatement of the excess outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 33168 Gillette Street, Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Number 383-041-048.

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 declared a public nuisance and be abated by removing the violation from the real property.

SAID HEARING will be held on **Tuesday, October 7, 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
CODE ENFORCEMENT OFFICIAL

Mary Ortiz for:
MARY ORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 33168 Gillette Street, Lake Elsinore; Case No.: CV11-01191
APN: 383-041-048; District 1/1

CHRISTINE F. FRANKE
33168 GILLETTE STREET
LAKE ELSINORE, CA 92530

1 **PROOF OF SERVICE**

2 Case No. CV11-01191

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on September 5, 2014 I served the following document(s):

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

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

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

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

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

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

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

24 EXECUTED ON September 5, 2014, at Riverside, California.

25
26
27
28


STACY BAUMGARTNER



Greg Flannery
Director

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE
17650 Cajalco Road.
Perris, California 92570
(951) 776-3243 – Fax (951) 780-5426

PROOF OF PERSONAL SERVICE

Case No.: CV1101191

I, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement and that my business address is:

County of Riverside
Code Enforcement Department
17650 Cajalco Road.
Perris, California 92570

2. That on 09/11/14, at 12:03 PM, I served the following document a Notice to Correct County Ordinance Violations and Abate Public Nuisance, Notice List, Proof of Service, by placing a true copy thereof in the hand of Christine F. Franke.

Property Address: 33168 Gillette Street, Lake Elsinore, California, 92530
Assessor's Parcel Number: 383-041-048

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

Executed on September 11, 2014, at County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Erita Fohe, Code Enforcement Officer