

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

905B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
October 16, 2014

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case No: CV11-08508 [FOSTER]
Subject Property: Vacant lot on N/E Corner of Via Quito & Calle Cordova, Temecula;
APN: 915-190-010
District: 3/3 [\$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 described as Vacant lot on N/E Corner of Via Quito & Calle Cordova, Temecula, Riverside County, California, APN: 915-190-010 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Ronald Eugene Foster and Araceli Foster, the owners of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

GREG FLANNERY
Code Enforcement Official

(Continued)

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:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: October 28, 2014
xc: TLMA-CED, Co.Co. Sheriff

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

9-2

FORM APPROVED COUNTY COUNSEL
 BY:
 ANITA C. WILLIS
 DATE: 9-17-14
 Departmental Concurrence

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

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

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

Case No: CV11-08508 [FOSTER]

Subject Property: N/E Corner of Via Quito & Calle Cordova, Temecula;

APN: 915-190-010

District: 3/3

DATE: October 16, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owners or whoever has possession of the real property do 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. An initial inspection was made on the subject property by Code Enforcement Officer Jeremy Wagner on July 11, 2012. The Inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: used tires, lumber, paper, broken furniture and other miscellaneous items.
2. On July 17, 2013, Officer Pollard conducted a follow up inspection which revealed additional excess outside storage of materials and accumulated rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: cardboard, tires, furniture, cement, fiberglass boxes for in ground installations, fencing, wood, building supplies, tracks, large metal tank and miscellaneous items, in excess of 2,500 square feet.
3. There have been approximately 9 subsequent follow up inspections, with the last inspection being August 5, 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.

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

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

Case No: CV11-08508 [FOSTER]

Subject Property: N/E Corner of Via Quito & Calle Cordova, Temecula;

APN: 915-190-010

District: 3/3

DATE: October 16, 2014

PAGE: 3 of 3

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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3 **BOARD OF SUPERVISORS**
4 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 11-08508
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN: 915-190-010,) DECLARATION OF CODE
6 VACANT LOT ON N/E CORNER OF VIA QUITO) ENFORCEMENT OFFICER
7 AND CALLE CORDOVA, TEMECULA, COUNTY) BRETT POLLARD
8 OF RIVERSIDE, STATE OF CALIFORNIA;)
9 RONALD EUGENE FOSTER AND ARACELI)
10 FOSTER, OWNERS.) [RCO Nos. 348 & 541]

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

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

17 2. I am informed and believe and thereon allege that on July 11, 2012, Officer Wagner
18 conducted an inspection of the real property described as Vacant lot on N/E Corner of Via Quito and
19 Calle Cordova, Temecula, Riverside County, California and further described as Assessor's Parcel
20 Number 915-190-010 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
21 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
22 incorporated herein by reference as Exhibit "A."

23 3. A review of County records and documents disclosed that THE PROPERTY is owned by
24 Ronald Eugene Foster and Araceli Foster (hereinafter referred to as "OWNERS"). A certified copy of the
25 County Equalized Assessment Roll for 2014-2015 tax year and a copy of the report generated from the
26 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference
27 as Exhibit "B." The property is an unimproved lot approximately 10 acres in size and is located within the
28 R-A (Residential Agricultural) zone classification. The R-A zone allows for outside storage of material up
to two hundred square feet at a height of three feet on improved parcels that are in excess of one acre in
size. 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 April 2, 2014, there appear to
2 be no interested parties. A true and correct copy of the Look Book Report is attached hereto and
3 incorporated herein by reference as Exhibit "C."

4 5. I am informed and believe and thereon allege that on July 11, 2012, Officer Wagner drove
5 to THE PROPERTY to conduct an initial inspection. Officer Wagner observed excess outside storage
6 and accumulated rubbish on THE PROPERTY. The outside storage of material and accumulated rubbish
7 consisted of, but was not limited to: used tires, lumber, paper, broken furniture and other miscellaneous
8 items. This condition cause THE PROPERTY to constitute a public nuisance in violation of the provisions
9 set forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

10 6. On July 17, 2013, Officer Pollard conducted a follow up inspection and observed
11 additional excess outside storage and accumulated rubbish on THE PROPERTY. The items included but
12 were not limited to: cardboard, tires, furniture, cement, fiberglass boxes for in ground installation, fencing,
13 wood, building supplies, tracks, large metal tank and miscellaneous items, in excess of 2,500 square
14 feet.

15 7. On July 11, 2012 and July 17, 2013, Notice of Violation for the excess outside storage of
16 materials and accumulated rubbish was posted on THE PROPERTY.

17 8. On July 12, 2012, July 18, 2013 and April 16, 2014, a Notice of Violation was mailed to
18 OWNERS by first class mail.

19 9. A site plan and photographs depicting the conditions of THE PROPERTY are attached
20 hereto and incorporated herein by reference as Exhibit "D."

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

23 11. There have been approximately 9 subsequent follow up inspections, with the last
24 inspection being August 5, 2014. Each inspection revealed the accumulated rubbish and excess outside
25 storage remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

26 12. Based upon my experience, knowledge and visual observations, it is my determination
27 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
28 general public.

1 13. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
2 Nos. 348 and 541.

3 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on August 21, 2013, as Instrument Number
5 2013-0410765. A true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

7 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
8 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNERS,
9 by first class mail and was posted on THE PROPERTY. True and correct copies of the Notices, together
10 with the Proofs of Service, and the Affidavit of Posting of Notices are attached hereto and incorporated
11 herein by reference as Exhibit "G."

12 16. The removal of all accumulated rubbish and all excess outside storage of materials
13 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348
14 and 541, and the Health and Safety Code. Given that the parcel is unimproved and the zone
15 classification, no amount of outside storage is allowed on THE PROPERTY under RCO No. 348. Under
16 RCO No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

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

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

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

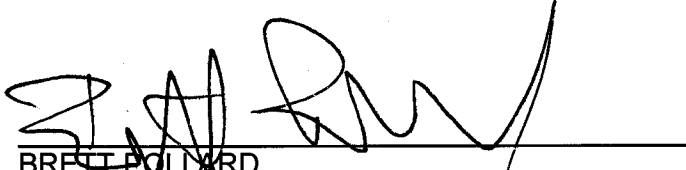
23 (c) that if the materials and rubbish are not removed and disposed of in strict
24 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,
25 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the
26 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives
27 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
28 receipt of owner's consent or a Court Order when necessary under applicable law.

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(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.

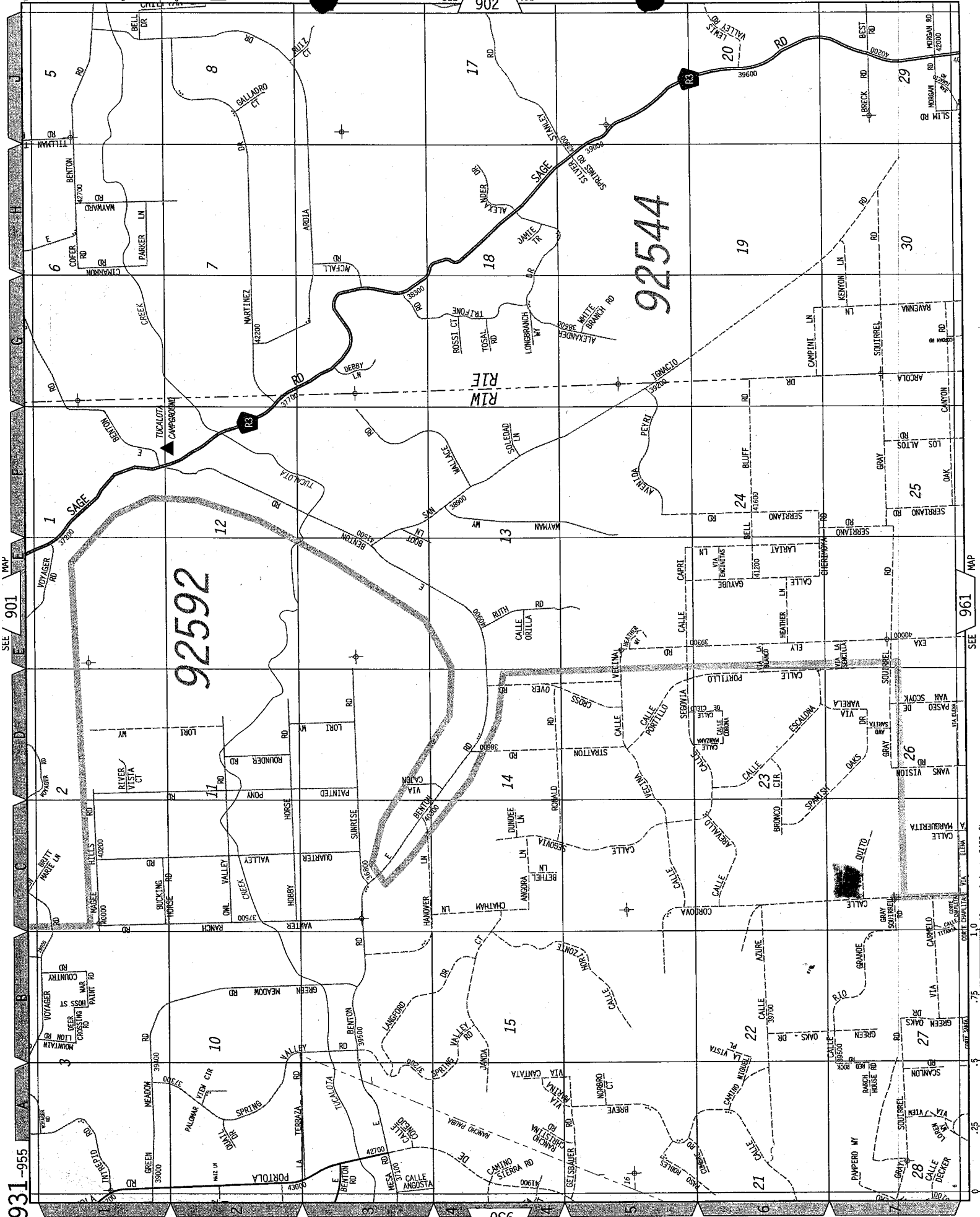
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 4th day of SEPTEMBER, 2014, at MURRIETA, California.



BRETT POLLARD
Code Enforcement Officer
Code Enforcement Department

EXHIBIT “A”



SEE 901 MAP

SEE 961 MAP

931-955

SEE 930 MAP

RIVERSIDE CO.

1 in. = 2400 ft.

0 0.25 0.5 0.75 1.0 miles

EXHIBIT “B”

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

Assessment #915190010-4		Parcel # 915190010-4	
Assessee:	FOSTER RONALD EUGENE	Land	70,000
Assessee:	FOSTER ARACELI	Full Value	70,000
Mail Address:	33281 EASTRIDGE PL	Total Net	70,000
City, State Zip:	TEMECULA CA 92592		
Real Property Use Code:	AY		
Base Year	2005		
Conveyance Number:	0810279		
Conveyance (mm/yy):	10/2004		
PUI:	Y040000		
TRA:	71-143		
Taxability Code:	0-00		
ID Data:	Lot 3 PM 014/091 PM 5314		

[View Parcel Map](#)



CV11-08508



Selected parcel(s):
915-190-010

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

915-190-010-4

OWNER NAME / ADDRESS

RONALD EUGENE FOSTER
ARACELI FOSTER
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
33281 EASTRIDGE PL
TEMECULA CA. 92592

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 14/91
SUBDIVISION NAME: PM 5314
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 10 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 931 GRID: C6, C7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR1W SEC 22
T7SR1W SEC 23

ELEVATION RANGE

2192/2280 FEET

PREVIOUS APN

915-190-002

PLANNING

LAND USE DESIGNATIONS

RR

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)

R-A-10

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

WRMSHCP CELL NUMBER
6375

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

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
WOODLAND AND FORESTS

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
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.SOUTHWEST

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**ROAD BOOK PAGE**

130

131

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
TEMECULA VALLEY UNIFIED**COMMUNITIES**
SAGE**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE A, 14.15 MILES FROM MT. PALOMAR OBSERVATORY**2010 CENSUS TRACT**
043239**FARMLAND**

OTHER LANDS

TAX RATE AREAS

- 071143
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1108508	ABATEMENT	Dec. 7, 2011

BUILDING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS043197	PLAN REVIEW	APPLIED

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed May 07 14:01:57 2014
Version 131127

EXHIBIT “C”



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

Lot Book Report

Order Number: **30960**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV11-08508 / E. Ross

IN RE: FOSTER, RONALD EUGENE AND FOSTER, AR

Order Date: 4/9/2014

Dated as of: 4/2/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 915-190-010-4

Assessments:

Land Value:	\$70,000.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$70,000.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$787.50
Status: Paid through	06/30/2014

Property Vesting

The last recorded document transferring title of said property

Dated 09/14/2004

Recorded 10/13/2004



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

Order Number: 30960
Reference: CV11-08508 / E.

Document No.	2004-0810279
D.T.T.	\$324.50
Grantor	Avery Belle, LLC, a California Limited Liability Company
Grantee	Ronald Eugene Foster Jr. and Araceli Foster, 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	Murrieta
County of	Riverside
Recorded	08/21/2013
Document No.	2013-0410765

Legal Description

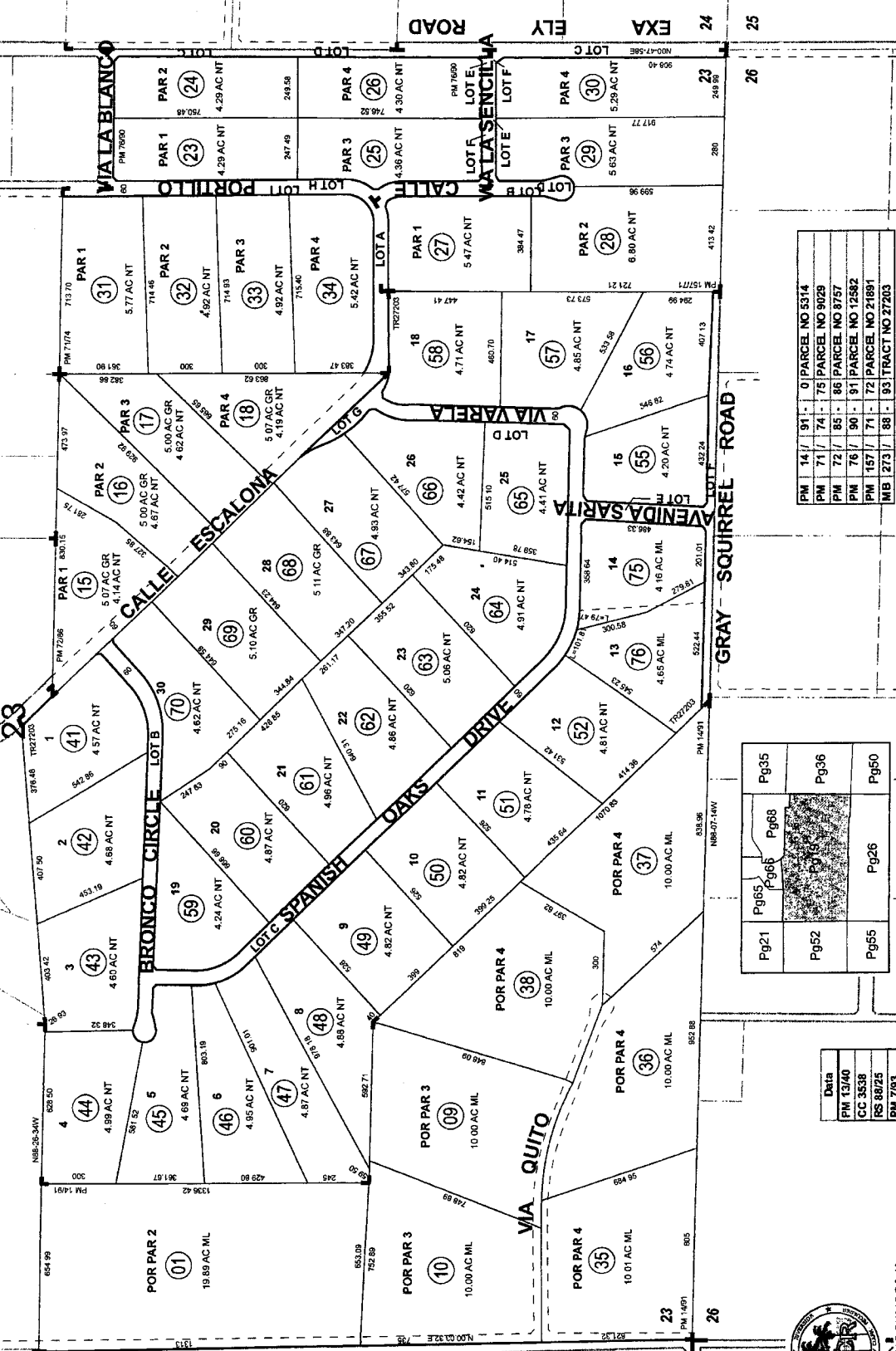
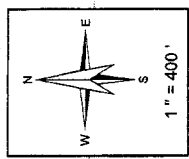
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 5314, RECORDED IN BOOK 14 PAGE 91 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 86 22' 57" EAST; ALONG THE NORTHERLY LINE OF SAID PARCEL 3, 653.09 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88 16' 56" EAST, 99.80 FEET; THENCE SOUTH 22 36' 50" WEST, 748.89 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3 THAT BEARS SOUTH 89 56' 14" EAST, 464.39 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89 56' 14" WEST, 464.39 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER; THENCE NORTH 0 03' 46" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 3, 735.00 FEET TO POINT OF BEGINNING.

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

APR 21 2009



Date	Old Number	New Number
4/1/1917	2	810
10/1/1919	6	1514
12/1/1919	5	1518
5/1/1989	7	1932
10/1/1989	8	2130
8/1/1988	19-22	23-26
2/1/1990	11-14	34-36, 67
4/1/1981	9	1823
10/1/1987	19-26	39
12/1/1988	4-39	49
12/1/1988	40	41-73
4/1/2009	53	71-72
4/1/2009	54	73-74
4/1/2009	71-73	75
4/1/2009	71-74	76

PM 14 / 91 - 0	PARCEL NO 5314
PM 71 / 74 - 75	PARCEL NO 9029
PM 72 / 85 - 86	PARCEL NO 8757
PM 76 / 90 - 91	PARCEL NO 12582
PM 157 / 71 - 72	PARCEL NO 21881
MB 273 / 88 - 93	TRACT NO 27203

Pg21	Pg65	Pg66	Pg68	Pg35
Pg52			Pg36	
Pg65			Pg26	Pg50

Data
PM 13140
CC 3538
RS 58725
PM 793



ASSESSOR'S MAP BK915 PG. 19
Riverside County, Calif.
R.C. Talbot

APRIL 2009

Recording Requested By
First American Title Company

AND WHEN RECORDED MAIL TO:
Ronald Eugene Foster, Jr.
Araceli Foster
11161 Cedar Avenue
Bloomington, CA

DOC # 2004-0810279

10/13/2004 08:00A Fee:26.00
Page 1 of 4 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

M	S	U	PAGE



M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MISC.
	1		4			<input checked="" type="checkbox"/>		1	
									<i>kw</i>
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

A.P.N.: 915-190-010 TRA #: 071-143

Order No.: 1592225

Escrow Number: 10957-PP

GRANT DEED

26



07-5000151

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$324.50

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; [] City of ~~_____~~ and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Avery Belle, LLC, a California Limited Liability Company

hereby GRANT(S) to Ronald Eugene Foster Jr. and Araceli Foster, husband and wife as joint tenants

the following described property in the ~~City of~~, County of Riverside State of California;

LEGAL DESCRIPTION TO FOLLOW

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

CONTINUATION OF GRANT DEED

Avery Belle, LLC, a California Limited Liability Company

By: John M Cramer
Authorized Agent

By: Genell S. Cramer
Authorized Agent

Document Date: September 14, 2004

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

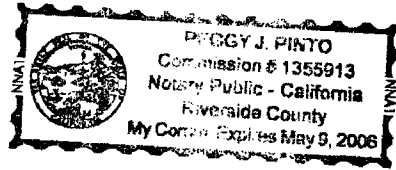
On 9/14/04 before me, Peggy J. Pinto
personally appeared JOHN M. CRAMER & GENELL S. CRAMER

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.

Signature Peggy J. Pinto

This area for official notarial seal.



Title Order Number:

File Number: 0625-1592225

Exhibit "A"

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 5314, RECORDED IN BOOK 14 PAGE 91 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 86° 22' 57" EAST; ALONG THE NORTHERLY LINE OF SAID PARCEL 3, 653.09 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88° 16' 56" EAST, 99.80 FEET; THENCE SOUTH 22° 36' 50" WEST, 748.89 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 3 THAT BEARS SOUTH 89° 56' 14" EAST, 464.39 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89° 56' 14" WEST, 464.39 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER; THENCE NORTH 0° 03' 46" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 3, 735.00 FEET TO POINT OF BEGINNING.

APN: 915-190-010-4

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

Name of notary: Peggy J. Pinto

Commission #: 1355913

Date commission expires: May 9, 2006

Place of Execution: Riverside

Date: 10-8-04 Signature: [Handwritten Signature]

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

DOC # 2013-0410765
08/21/2013 01:16P 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
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Case #: CV-1108568

In the matter of the public or other other code violation(s) on the property of:
RONALD EUGENE FOSTER / ARACELI FOSTER)
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: N/E Corner Via Quito & Calle Cordova, Temecula CA, 92592
PARCEL #: 915-190-010
LEGAL DESCRIPTION: 10 acres in LOT 3 of PM 5314, recorded in PM 14 page 91

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances)listed above; 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 Sections 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: *Hector Viray*
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS
On 08/14/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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/hers/their authorized capacity(ies), and that by his/hers/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 #:2015670 Expires: March 28, 2017

Signature: *Elizabeth B. Ross* (Seal)

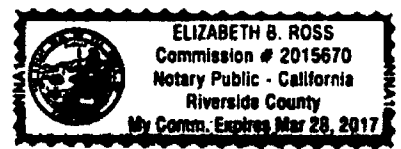


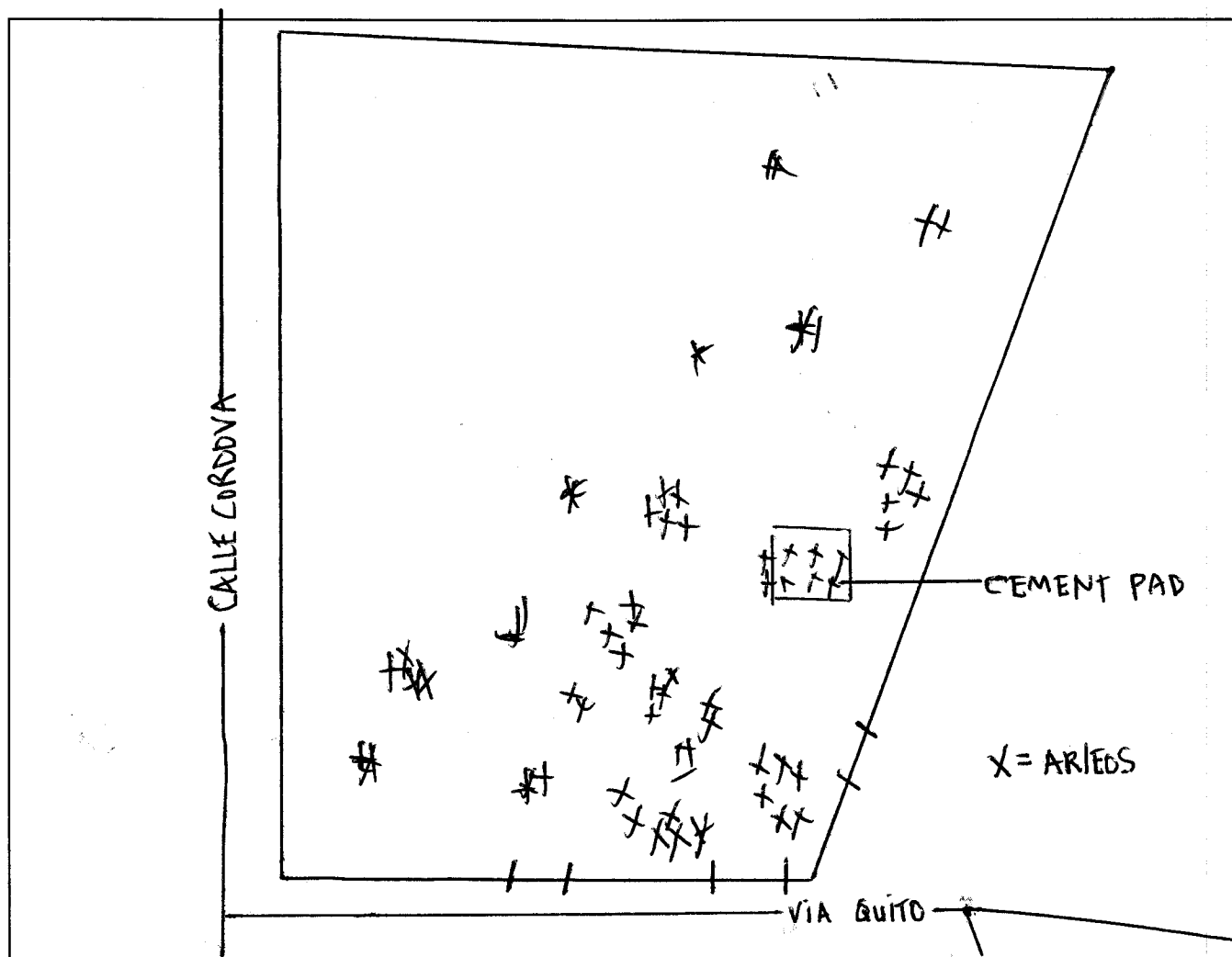
EXHIBIT “D”

SITE PLAN: Case # CV-1108508

OWNER(S): RONALD EUGENE FOSTER / ARACELI FOSTER
SITE ADDRESS: N/E Corner Via Quito & Calle Cordova, Temecula
ASSESSOR'S PARCEL: 915-190-010
ACREAGE: 10.000000000000

NORTH ARROW: 1

REAR PROPERTY LINE



FRONT PROPERTY LINE: N/E Corner Via Quito & Calle Cordova, Temecula

PREPARED BY: B. POLLARO DATE: 06/06/14

Code Enforcement Case: CV1108508

Printed on: 05/07/2014

Photographs



POLLARD 071713 AR/EOS - 07/17/2013

Photographs



B POLLARD 071713 AR/EOS



B POLLARD 071713 AR/EOS



B POLLARD 071713 AR/EOS



B POLLARD 071713 AR/EOS



POLLARD 071713 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 091113 AR/EOS



B POLLARD 101613 AR/EOS



B POLLARD 101613 AR/EOS



B POLLARD 101613 AR/EOS



B POLLARD 101613 AR/EOS



B POLLARD 120213 AR/EOS



B POLLARD 120213 AR/EOS



B POLLARD 120213 AR/EOS



B POLLARD 010914 overall 01



B POLLARD 010914 overall 02



B POLLARD 010914 AR/EOS



B POLLARD 010914 AR/EOS



B POLLARD 010914 AR/EOS



B POLLARD 010914 AR/EOS



B POLLARD 031014 AR/EOS



B POLLARD 031014 AR/EOS



B POLLARD 031014 AR/EOS



B POLLARD 031014 AR/EOS



B POLLARD 040814 AR/EOS



B POLLARD 040814 AR/EOS



B POLLARD 040814 AR/EOS



B POLLARD 040814 AR/EOS



b pollard 080514 AR/EOS



b pollard 080514 AR/EOS

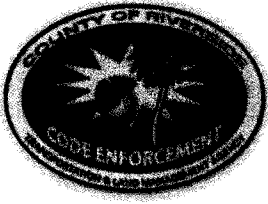


b pollard 080514 AR/EOS



b pollard 080514 AR/EOS

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

FIELD NOTICE OF VIOLATION

July 11, 2012

RONALD EUGENE FOSTER / ARACELI FOSTER
33281 Eastridge Pl
Temecula, CA 92592

RE CASE NO: CV1108508 at N/E corner Via Quito & Calle Cordova, in the community of Temecula, California,
Assessor's Parcel Number 915-190-010

NOTICE IS HEREBY GIVEN that property owned or controlled by you at N/E corner Via Quito & Calle Cordova, in the community of Temecula California, Assessor's Parcel Number 915-190-010, 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 or reduce all outside storage to

COMPLIANCE MUST BE COMPLETED BY July 26, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

Service By: Posted Property Owner Tenant
 Signed: _____ Print: _____ Date: _____
 (Please SIGN your name here) (Please PRINT your name here)
 CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 12, 2012

RE CASE NO: CV1108508

I, Jeremy Wagner, 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 07/11/2012 at 1144, I securely and conspicuously posted Field Notice of Violation at the property described as:

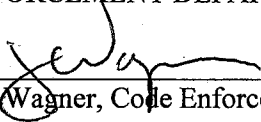
Property Address: N/E corner Via Quito & Calle Cordova, Temecula

Assessor's Parcel Number: 915-190-010

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

Executed on July 12, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By:  _____
Jeremy Wagner, Code Enforcement Officer III



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 111-08508

THE PROPERTY AT: NE CORNER OF CALLE CORDOVA & Via Quito APN#: 915 190 010

WAS INSPECTED BY OFFICER: B. POLLARO ID#: 73 ON 071713 AT 1025 am/pm

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

<input type="radio"/>	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="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	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="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	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="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	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="radio"/>	17. <u>12.040</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>0</u> square feet at the rear of the property.
<input type="radio"/>	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="radio"/>		
<input type="radio"/>			<input type="radio"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 080113. 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 \$ 104.20 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.

PROPERTY OWNER TENANT

 SIGNATURE PRINT NAME DATE

 CDL/CID# D.O.B. TEL. NO.





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 17, 2013

RE CASE NO: CV1108508

I, B Pollard, hereby declare:

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

That on 071713 at 1030, I securely and conspicuously posted NOV at the property described as:

Property Address: 0 Via Quito, Temecula

Assessor's Parcel Number: 915-190-010

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

Executed on July 17, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 12, 2012

RONALD EUGENE FOSTER / ARACELI FOSTER
33281 EASTRIDGE PL
TEMECULA, CA 92592

RE CASE NO: CV1108508 at N/E corner Via Quito & Calle Cordova, in the community of Temecula, California,
Assessor's Parcel Number 915-190-010

NOTICE IS HEREBY GIVEN that property owned or controlled by you at N/E corner Via Quito & Calle Cordova, in the community of Temecula California, Assessor's Parcel Number 915-190-010, 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 or reduce all outside storage to

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

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jeremy Wagner, Code Enforcement Officer III



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1108508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 12, 2012, I served the following document(s):

NOTICE RE: Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **First Class Mail** addressed as follows:

RONALD EUGENE FOSTER / ARACELI FOSTER 33281 EASTRIDGE PL, TEMECULA, CA 92592

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

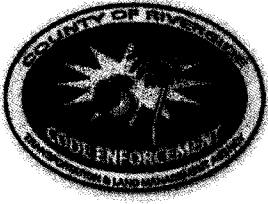
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON July 12, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines

By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 18, 2013

RONALD EUGENE FOSTER / ARACELI FOSTER
33281 Eastridge Pl
Temecula, CA 92592

RE CASE NO: CV1108508 at 0 Via Quito, in the community of Temecula, California, Assessor's Parcel Number 915-190-010

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 Via Quito, in the community of Temecula California, Assessor's Parcel Number 915-190-010, 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.

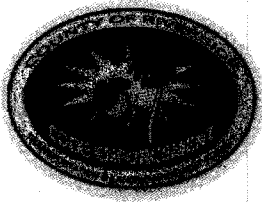
COMPLIANCE MUST BE COMPLETED BY August 1, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1108508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 18, 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:

RONALD EUGENE FOSTER / ARACELI FOSTER 33281 EASTRIDGE PL, TEMECULA, CA 92592

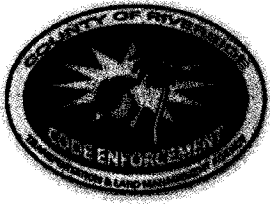
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course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

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

EXECUTED ON July 18, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 16, 2014

Ronald Eugene Foster, Jr.
Araceli Foster
11161 Cedar Avenue
Bloomington, CA 92316

RE CASE NO: CV1108508 at N/E Corner Via Quito & Calle Cordova, in the community of Temecula, California, Assessor's Parcel Number 915-190-010

NOTICE IS HEREBY GIVEN that property owned or controlled by you at N/E Corner Via Quito & Calle Cordova, in the community of Temecula California, Assessor's Parcel Number 915-190-010, 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.

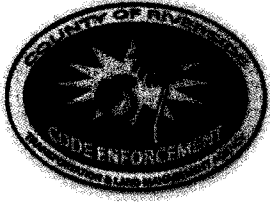
COMPLIANCE MUST BE COMPLETED BY May 1, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1108508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 16, 2014, 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:

Ronald Eugene Foster, Jr. Araceli Foster 11161 Cedar Avenue, Bloomington, CA 92316

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

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

EXECUTED ON April 16, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script, appearing to read "Elizabeth Ross", is written over a horizontal line.

By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

DOC # 2013-0410765

08/21/2013 01:16P 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 PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Case #: CV-1108563

In the matter of the public or other other code violation(s) on the property of:

RONALD EUGENE FOSTER / ARACELI FOSTER)
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: N/E Corner Via Quito & Calle Cordova, Temecula CA, 92592
PARCEL #: 915-190-010
LEGAL DESCRIPTION: 10 acres in LOT 3 of PM 5314, recorded in PM 14 page 91

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; 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 Sections 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: Hector Viray
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS
On 08/14/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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 #: 2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)

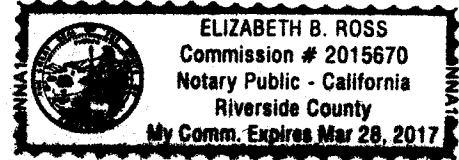


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

September 17, 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.: CV11-08508
APN: 915-190-010
Property: Vacant lot on N/E Corner of Via Quito and
Calle Cordova, Temecula

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as Vacant lot on N/E Corner of Via Quito and Calle Cordova, Temecula, Riverside County, California, and more particularly described as Assessor's Parcel Number 915-190-010.

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 as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, October 28, 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 RCO 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 RCO 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

Michelle Cervantes for:
MARY ORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: N/E Corner of Via Quito & Calle Cordova, Temecula

Case No.: CV11-08508

APN: 915-190-010; District 3/3

**RONALD EUGENE FOSTER
ARACELI FOSTER
33281 EASTRIDGE PLACE
TEMECULA, CA 92592**

**RONALD EUGENE FOSTER JR.
ARACELI FOSTER
11161 CEDAR AVENUE
BLOOMINGTON, CA 92316**

**RONALD EUGENE FOSTER
ARACELI FOSTER
11161 CEDAR AVE.,
BLOOMINGTON, CA 92316-3105**

1 **PROOF OF SERVICE**

2 Case No. CV11-08508

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
proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

6 That on September 17, 2014, I served the following document(s):

- 7
- **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
 - **NOTICE LIST**
- 8
- 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)**

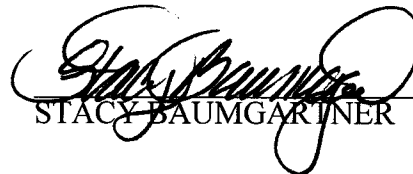
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the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

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

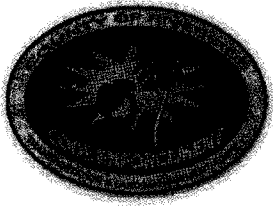
17 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
18 **above is true and correct.**

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

21 EXECUTED ON September 17, 2014, at Riverside, California.

22 
23 STACY BAUMGARTNER

24
25
26
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 17, 2014

RE CASE NO: CV1108508

I, Patricia (Tricia) Silva, 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 09/17/14 at 10:32 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: N/E Corner Via Quito & Calle Cordova, Temecula

Assessor's Parcel Number: 915-190-010

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

Executed on September 17, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Patricia (Tricia) Silva, Code Enforcement Technician

poster