

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 8/19/15
 Departmental Concurrence

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

921B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 August 19, 2015

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
 Case No: CV13-04141 [HANELINE]
 Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;
 APN: 381-245-004
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, APN: 381-245-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Jeff Haneline and Heidi Haneline, the owners of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

Greg Flannery
 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: *Tina Grande*
 County Executive Office Signature Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Disqualify: Jeffries
 Date: September 1, 2015
 xc: Co. Co./TLMA-CED, Sheriff

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

Prev. Agn. Ref.: _____ District: 1 Agenda Number: **9-2**

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: CV13-04141 [HANELINE]
Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;
APN: 381-245-004
District: 1**

DATE: August 19, 2015

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 inspection was made on the subject property by Code Enforcement Officer John Game on October 23, 2013. The Inspection revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The items included but were not limited to: household trash, broken furniture, discarded wood, discarded cardboard boxes and other miscellaneous items.
2. A subsequent inspection was conducted by Officer Game on March 27, 2014. The inspection revealed excessive outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: motorcycle parts, building materials, wood, metal, tools, personal items and other miscellaneous items.
2. There have been approximately eleven (11) subsequent follow up inspections, with the last inspection being July 27, 2015. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for 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 [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV13-04141 [HANELINE]
Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;
APN: 381-245-004
District: 1**

DATE: August 19, 2015

PAGE: 3 of 3

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-04141
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN:381-245-004,) DECLARATION OF CODE
6 VACANT PARCEL ON RALEY AVENUE AND) ENFORCEMENT OFFICER
7 BLACKWELL, LAKELAND VILLAGE, COUNTY OF) BRIAN BEALER
8 RIVERSIDE, STATE OF CALIFORNIA; JEFF)
9 HANELINE AND HEIDI HANELINE, OWNERS.)
10 [RCO Nos. 348 & 541]

11 I, Brian Bealer, 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 Senior Code Enforcement Officer. My current official duties as a Senior Code Enforcement Officer
16 include inspecting property for violations and enforcement of the provisions of Riverside County
17 Ordinances.

18 2. I am informed and believe and thereon allege that on October 23, 2013, Officer John
19 Game conducted an inspection of the real property described as Vacant Parcel on Raley Avenue and
20 Blackwell, Lakeland Village, Riverside County, California and further described as Assessor's Parcel
21 Number 381-245-004 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
22 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
23 incorporated herein by reference as Exhibit "A."

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by
25 Jeff Haneline and Heidi Haneline (hereinafter referred to as "OWNERS"). A certified copy of the County
26 Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County
27 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as
28 Exhibit "B." The property is located within the C-1/C-P (General Commerical) zone classification. Since
this is an unimproved parcel, no amount of outside storage is allowed on THE PROPERTY. Accumulated
rubbish is not permitted to be located on any property within the County of Riverside.

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FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 8/18/15
DATE
SOPHA H. CHOI

1 4. Based on the Lot Book Report from RZ Title Service dated July 14, 2015, it is determined
2 that other parties may potentially hold an interest in THE PROPERTY, to wit: Internal Revenue Service
3 (hereinafter referred to as "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is
4 attached hereto and incorporated herein by reference as Exhibit "C."

5 5. I am informed and believe and thereon allege that on October 23, 2013, Officer John
6 Game drove to THE PROPERTY to conduct an inspection. Officer Game observed accumulated rubbish
7 on THE PROPERTY. The accumulated rubbish consisted of, but was not limited to: household trash,
8 broken furniture, discarded wood, discarded cardboard boxes and miscellaneous items. A subsequent
9 inspection was conducted by Officer Game on March 27, 2014. Officer Game observed excess outside
10 storage of materials on THE PROPERTY. The excess outside storage of materials consisted of but was
11 not limited to: motorcycle parts, building material, wood, metal, tools, personal items and other
12 miscellaneous items. This condition causes THE PROPERTY to constitute a public nuisance in violation
13 of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

14 6. On October 29, 2013, a Notice of Violation was mailed to OWNER, Jeff Haneline, by first
15 class mail.

16 7. On July 15, 2015, a Notice of Violation was mailed to OWNERS by first class mail.

17 8. On July 22, 2015, a Notice of Violation was mailed to INTERESTED PARTY by first class
18 mail and was posted on THE PROPERTY on July 27, 2015.

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 eleven (11) subsequent follow up inspections, with the
24 last inspection being July 27, 2015. Each inspection revealed the accumulated rubbish and excess
25 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

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

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

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

11 15. The removal of all accumulated rubbish and excess outside storage of materials currently
12 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541,
13 and the Health and Safety Code.

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

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

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

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

26 ///

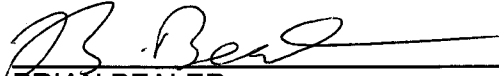
27 ///

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1 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

6 Executed this 12th day of August, 2015, at Riverside, California.

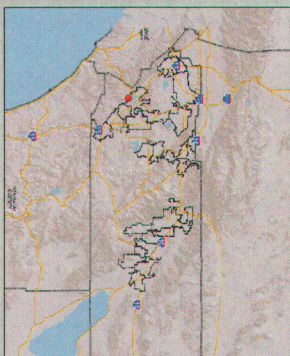
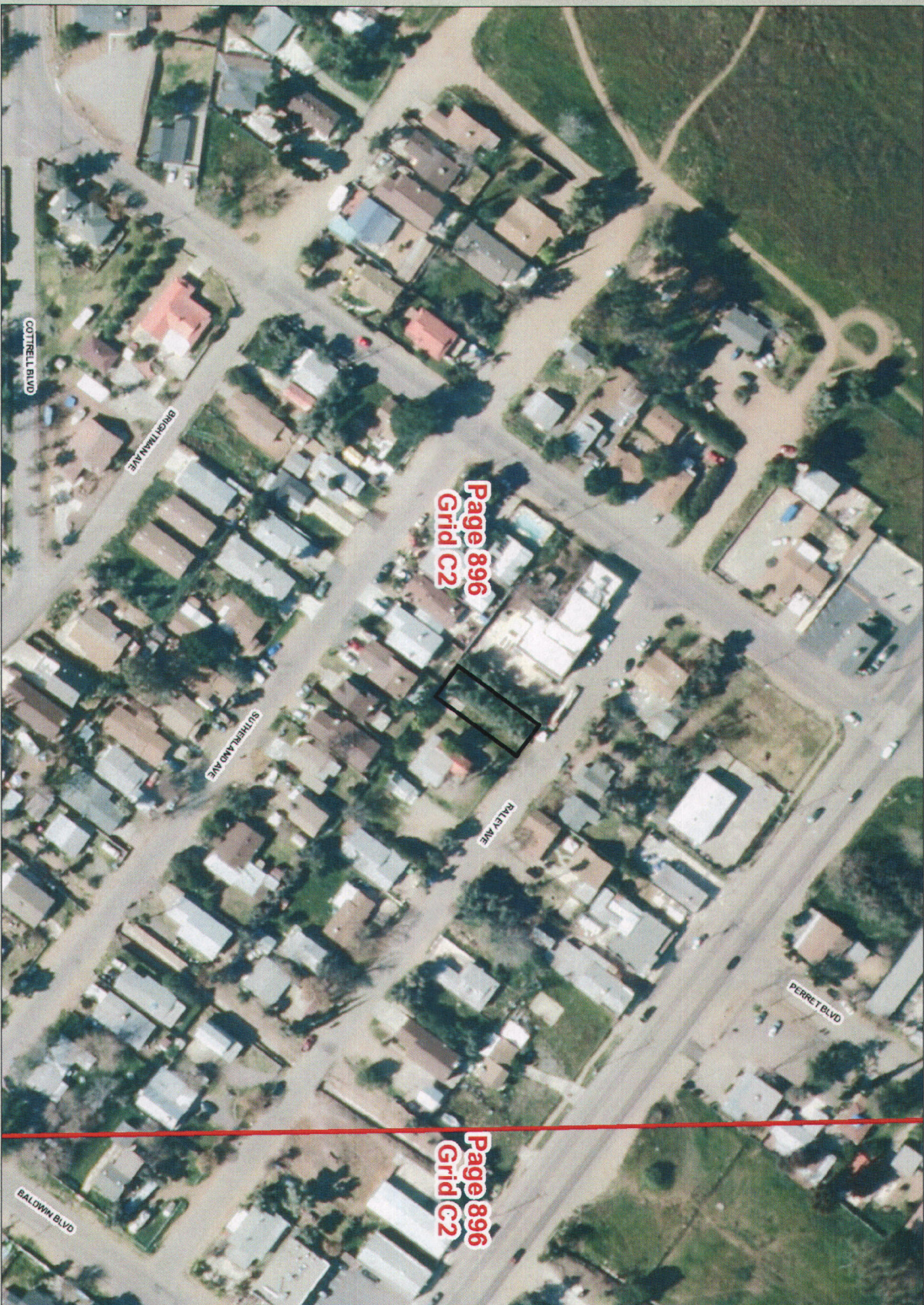
7
8 

9 BRIAN BEALER
10 Senior Code Enforcement Officer
11 Code Enforcement Department
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EXHIBIT “A”

CV13-04141

Lot on Raley Ave. and Blackwell, Lake Elsinore APN: 381-245-004

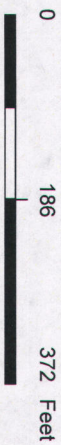


Legend

- TBM Grid
- Townships
- City Boundaries
- Cities
- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

Thomas Bros. Page 896
Grid C2



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.

REPORT PRINTED ON... 7/23/2015 3:34:22 PM

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EXHIBIT “B”

Assessment Roll For the 2015-2016 Tax Year as of January 1, 2015

Assessment #381245004-5		Parcel # 381245004-5	
Assessee:	HANELINE JEFF	Land	9,179
Assessee:	HANELINE HEIDI	Full Value	9,179
Mail Address:	14492 RALEY AVE	Total Net	9,179
City, State Zip:	LAKE ELSINORE CA 92530		
Real Property Use Code:	YR	View Parcel Map	
Base Year	2014		
Conveyance Number:	0496039		
Conveyance (mm/yy):	10/2013		
PUI:	R070002		
TRA:	65-139		
Taxability Code:	0-00		
ID Data:	Lot 95 MB 017/052 COUNTRY CLUB HEIGHTS LAKELAND UNIT 1		

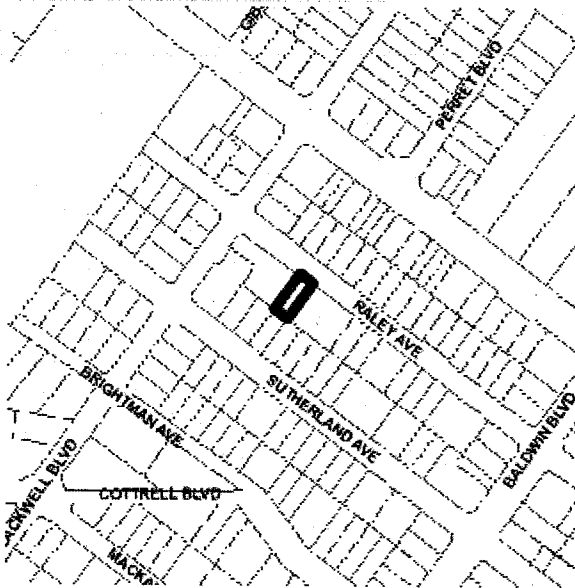




Riverside County Parcel Report
APN 381-245-004
CV1304141
 Disclaimer

Report Date: Wednesday, July 15, 2015

MAPS/IMAGES



PARCEL

APN	381-245-004-5	Supervisory District 2011	KEVIN JEFFRIES, DISTRICT 1
		Supervisory District 2001	BOB BUSTER, DISTRICT 1
Previous APN	184400237	Township/Range	T6SR5W SEC 24
Owner Name	JEFF HANELINE HEIDI HANELINE	Elevation Range	1,300 - 1,300
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 896 GRID: C2
Mailing Address	14492 RALEY AVE LAKE ELSINORE CA, CA 92530	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 17/52</u> Subdivision Name: COUNTRY CLUB HEIGHTS LAKELAND UNIT 1 Lot/Parcel: 95 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: LAKE ELSINORE Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.00 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

PARCEL

Property Characteristics	No Property Description Available	County Service Area	Not in a County Service Area
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PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
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Land Use Designations	CR	Agricultural Preserve	Not in an agricultural preserve
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General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: 1-1986 SUBAREA NAME: Lakeland Village/Wildomar AMENDMENT NUMBER: 1 ADOPTION DATE: 1999-07-20 ACREAGE: 2888.39 ACRES
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Area Plan (RCIP)	Elsinore	Airport Influence Areas	Not in an Airport Influence Area
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General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
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Zoning Classifications (ORD. 348)	Zoning: C-1/C-P CZNumber: 0	Zoning Districts and Zoning Areas	LAKELAND VILLAGE, DIST
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Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
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ENVIRONMENTAL

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
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CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
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CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
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<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Developed or Disturbed Land
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FIRE

High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
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DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
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WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	DIF (Development Impact Fee Area Ord. 659)	ELSINORE
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Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
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Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
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TRANSPORTATION

Circulation Element Ultimate Right-of-Way	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 Plan Review	RCFC	Watershed	SAN JACINTO VALLEY
Water District	WMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Undetermined Potential"
Faults	WITHIN A 1/2 MILE OF Willard Fault		AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND

GEOLOGIC

Liquefaction Potential Moderate
Subsidence Susceptible

UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST. COUNTY FREE LIBRARY COUNTY ORTEGA TRAIL REC & PK COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 ELS MURRIETA ANZA RESOURCE CONS ELSINORE AREA ELEM SCHOOL FUND ELSINORE VALLEY CEMETERY ELSINORE VALLEY MUNICIPAL WATER ELSINORE WATER ERAF RDV 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 PROJECT1- LAKELANDRDV AB1290 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION WESTERN MUNICIPAL WATER

MISCELLANEOUS

School District LAKE ELSINORE UNIFIED **Tax Rate Areas**

Communities Lakeland Village

Lighting (Ord. 655) Zone B, 33.93 Miles From Mt. Palomar Observatory

2010 Census Tract 046402

Farmland URBAN-BUILT UP LAND

Special Notes No Special Notes

PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

Case #	Description	Status
	Not Applicable	Not Applicable

EXHIBIT “C”



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

Lot Book Report

Order Number: **33444**

Customer:

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

Order Date: 7/15/2015
Dated as of: 7/14/2015
County Name: Riverside

Attn: Brent Steele
Reference: CV14-01664 / Rosa Morales
IN RE: HANELINE, JEFF

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 381-245-004-5

Assessments:

Land Value:	\$9,000.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$9,000.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$69.76
Penalty	\$6.97
Status	NOT PAID-DELINQUENT
Second Installment	\$69.76
Penalty	\$45.60
Status	NOT PAID-DELINQUENT



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

Order Number: 33444

Reference: CV14-01664 / Ros

Property Vesting

The last recorded document transferring title of said property

Dated	09/11/2013
Recorded	10/17/2013
Document No.	2013-0496039
D.T.T.	\$9.90
Grantor	Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29 1989 Trust "A"
Grantee	Jeff Haneline and Heidi Haneline, 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	Perris
County of	Riverside
Recorded	01/21/2014
Document No.	2014-0023579

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	01/21/2014
Document No.	2014-0023582

A Federal Tax Lien Recorded 05/07/2010



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

Order Number: 33444

Reference: CV14-01664 / Ros

Document No	2010-0213177
Amount	\$44,994.51
Debtor	Jeffrey W. & Heidi L. Haneline
ID No.	xxx-xx-0079
Creditor	Internal Revenue Service
Abstract of Judgment Filed in the	Superior Court of California, County of Riverside, Temecula
Case No.	TES1102316
Recorded	09/18/2012
Document No.	2012-0443905
Amount	\$2,492.50
Debtor	Jeffery W. Haneline and Heidi L. Haneline
Creditor	La Cresta POA

Legal Description

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

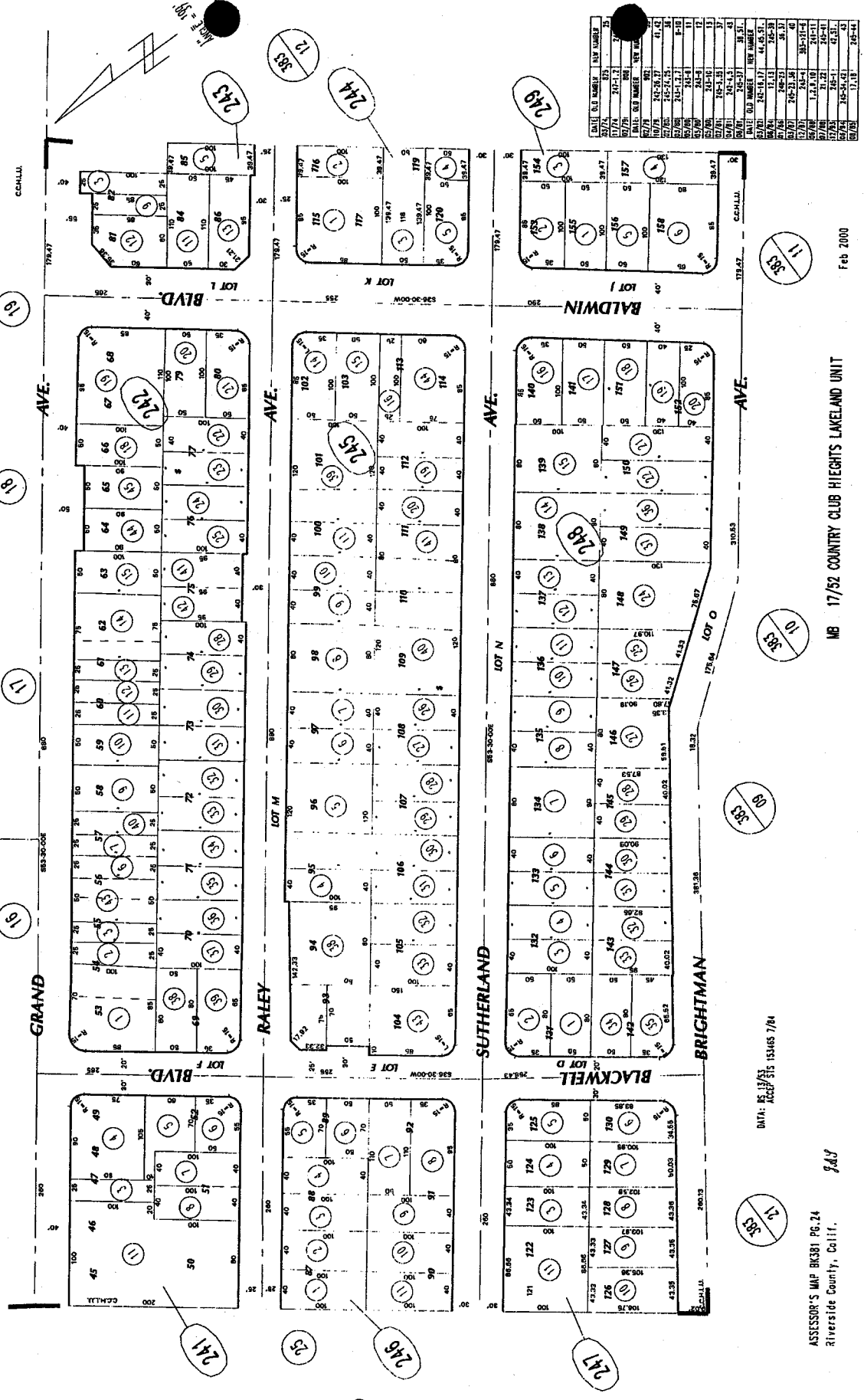
THE NORTHWESTERLY HALF OF LOT 95 OF COUNTRY CLUB HEIGHTS LAKELAND UNIT #1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY.

381-24
18-44

T.R.A. 065-139

SEC. 24 T. 6S., R. 5W
POR. PROTRACTED SEC. 19 T. 6S., R. 4W

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.



DATE	OLD NUMBER	NEW NUMBER
10/7/74	217	275
10/7/74	217	241
10/7/74	217	242
10/7/74	217	243
10/7/74	217	244
10/7/74	217	245
10/7/74	217	246
10/7/74	217	247
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10/7/74	217	297
10/7/74	217	298
10/7/74	217	299
10/7/74	217	300

Feb 2000

MB 17/52 COUNTRY CLUB HEIGHTS LAKELAND UNIT

ASSESSOR'S MAP BK381 PG. 24
Riverside County, Calif.

JAJ

DATE: 05/13/03
ACR/S/S 153465 7/84

RECORDING REQUESTED BY:
STEWART TITLE OF CALIFORNIA

DOC # 2013-0496039
10/17/2013 08:00 AM Fees: \$34.00
Page 1 of 4 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:
Jeff Hanelline
14492 Raley Avenue
Lake Elsinore, CA 92530

**This document was electronically submitted
to the County of Riverside for recording**
Received by: YSEGURA

ORDER NO: 01180-68048

APN : 331-245-004-5

TRA : 065-139

DTT : \$9.90

GRANT DEED
TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 ADDITIONAL RECORDING FEE APPLIES)

STEWART TITLE-Riverside

RECORDING REQUESTED BY:

EBS Escrow
Order No. 01180-68048
Escrow No. 33010-SW
Parcel No. 381-245-004

AND WHEN RECORDED MAIL TO:

JEFF HANLINE
14492 Raley Ave
Lake Elsinore, Ca
92530

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA 065-139 GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$9.90 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29, 1989 Trust "A"
hereby GRANT(S) to Jeff Haneline and Heidi Haneline, Husband and Wife as Joint Tenants
the following described real property in the County of , State of California:

Full legal description attached hereto and made a part hereof as Exhibit A.

Date September 11, 2013

Bettie Lee Kirk
Bettie Lee Kirk

STATE OF CALIFORNIA

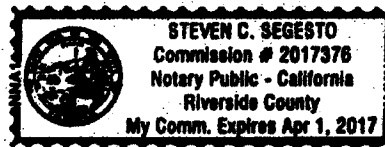
COUNTY OF RIVERSIDE) S.S.

On Sept. 11th, 2013 before me, Steven C. Segesto, Notary
personally appeared Bettie Lee Kirk who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 01180-68048
Escrow No.: 01180-68048

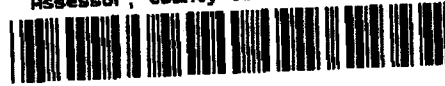
The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The Northwesterly half of Lot 95 of Country Club Heights Lakeland Unit #1, in the County of Riverside, as shown by map on file in book 17 page(s) 52, of Maps, Records of Riverside County, California.

APN: 381-245-004

(End of Legal Description)

DOC # 2014-0023579
 01/21/2014 03:34P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

AND WHEN RECORDED MAIL TO:
 County of Riverside
 Code Enforcement Department
 227 North D Street Suite B
 Perris, California 92570
 Mail Stop#5004

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHGCC						T:	CTY	UNI	043

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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
BETTIE LEE KIRK)
 and DOES I through X, Owners)

Case #: CV-1304140

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: 0, LAKELAND VILLAGE CA, 0
PARCEL #: 381-245-004
LEGAL DESCRIPTION: 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17 page 52

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457), 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: [Signature]
 Marr Christian, Code Enforcement Department

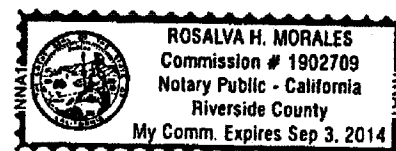
ACKNOWLEDGEMENT

State of California)
 County of Riverside)SS
 On 1/14/2014 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/s/he/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 #: 1902709 Expires: Sep 3, 2014

Signature: [Signature] (Seal)



DOC # 2014-0023582

01/21/2014 03:34P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHACC						T:	CTY	UNI	043

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043

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
BETTIE LEE KIRK)
and DOES I through X, Owners)

Case #: CV-1304141

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: 0, LAKELAND VILLAGE CA, 0
PARCEL #: 381-245-004
LEGAL DESCRIPTION: 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17 page 52

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) 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: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On Jan 14, 2014 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.
Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



Recording Requested By Internal Revenue Service. When recorded mail to:

INTERNAL REVENUE SERVICE
PO BOX 145585, STOP 8420G
CINCINNATI, OH 45250-5585

DOC # 2010-0213177
05/07/2010 08:00A Fee:15.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



For Optional Use by Recording Office

Form 668 (Y)(c)
(Rev. February 2004)

1018 Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

K
M
026
026

Area: SMALL BUSINESS/SELF EMPLOYED AREA #7
Lien Unit Phone: (800) 829-3903

Serial Number
647412110

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JEFFREY W & HEIDI L HANELINE

Residence 21120 VIA GALLEON
MURRIETA, CA 92562-8978

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-0079	06/29/2009	07/29/2019	44994.51

Place of Filing	COUNTY RECORDER RIVERSIDE COUNTY RIVERSIDE, CA 92502-0751	Total \$	44994.51
-----------------	---	----------	----------

This notice was prepared and signed at OAKLAND, CA, on this, the 21st day of April, 2010.

Signature <i>R. A. Mitchell</i> for MICHAEL W. COX	Title ACS (800) 829-3903	27-00-0008
--	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

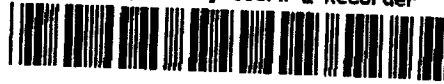
Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

EJ-001

DOC # 2012-0443905
09/18/2012 10:43A Fee: 18.00
Page 1 of 2

Recorded in Official Records
County of Riverside
Larry M. Ward
Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:
La Cresta POA
42430 Winchester Road
Temecula, CA 92590

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
STREET ADDRESS: 42430 Winchester Road
MAILING ADDRESS: Same
CITY AND ZIP CODE: Temecula, CA 92591
BRANCH NAME: Temecula

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							T:	CTY	UNI

PLAINTIFF: La Cresta POA

DEFENDANT: Haneline/Parras

CASE NUMBER:

TES1102316

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Amended

FOR COURT USE ONLY

18
C
605

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Jeffery W. Haneline
21120 Via Galleon
Murrieta, CA 92562

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]:

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Unknown

Unknown

2. Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):

La Cresta POA

42430 Winchester Rd. Temecula, CA 92590

Date: 8/16/2012

Elizabeth Summerton, Agent

(TYPE OR PRINT NAME)

4. Information on additional judgment creditors is shown on page 2.

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 2492.50

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 7/11/12

b. Renewal entered on (date):

9. This judgment is an installment judgment.

10. An execution lien attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.



This abstract issued on (date):

9-7-12

Clerk, by

Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

J. PRENDERGAST

Page 1 of 2
Civil Procedure, §§ 488.480, 674, 700.180

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. January 1, 2008)

PLAINTIFF: La Cresta POA	CASE NUMBER:
DEFENDANT: Haneline/Parras	TES1102316

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Heidi L. Parras
21120 Via Galleon
Murrieta, CA 92562

Driver's license no. [last 4 digits]
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Heidi L. Parras
21120 Via Galleon
Murrieta, CA 92562

[]

Driver's license no. [last 4 digits]
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

[]

Driver's license no. [last 4 digits]
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

[]

Driver's license no. [last 4 digits]
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.



EXHIBIT “D”

SITE PLAN: Case # CV-1304141

OWNER(S): JEFF HANELINE / HEIDI HANELINE

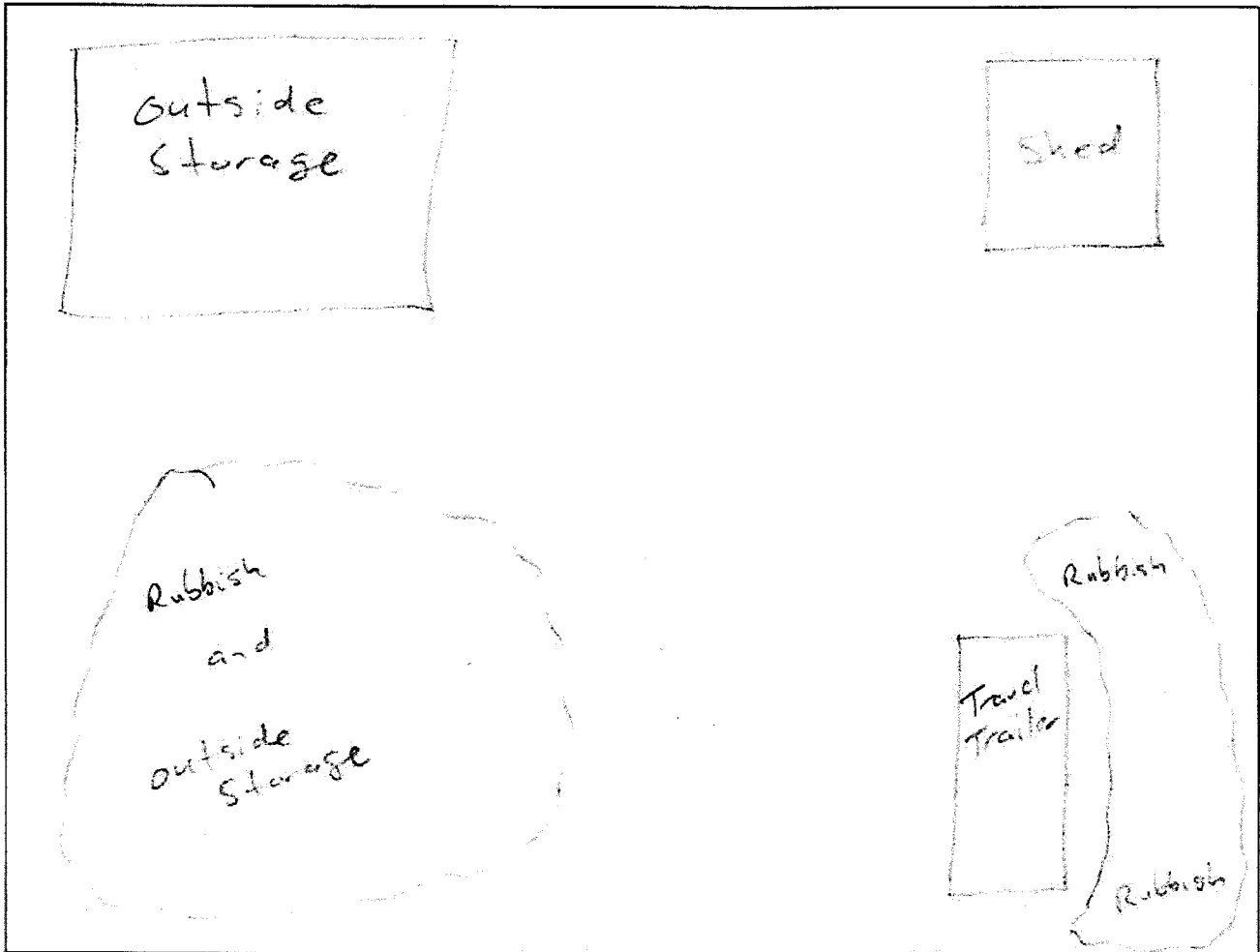
SITE ADDRESS: VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

ASSESSOR'S PARCEL: 381-245-004

ACREAGE: 0

NORTH ARROW: n ↓

REAR PROPERTY LINE



FRONT PROPERTY LINE: VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

PREPARED BY: Bealer

DATE: 07-28-15

Photographs



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF PROPERTY- GAME



VIEW OF RUBBISH - GAME



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VIEW OF RUBBISH - GAME



By Bealer: Styrofoam block and conduit



By Bealer: More Styrofoam block



By Bealer: Shed



By Bealer: Rubbish northwest portion of parcel



By Bealer: Rubbish northwest portion of parce



By Bealer: Outside storage under covered tarp



By Bealer: Rubbish on vehicle



By Bealer: Outside storage rear portion of parcel

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 29, 2013

JEFF HANELINE
14492 RALEY AVE
LAKE ELSINORE, CA 92530

RE CASE NO: CV1304141 at 0 , in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

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.

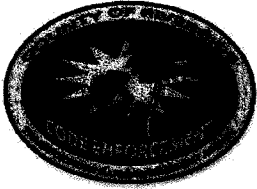
COMPLIANCE MUST BE COMPLETED BY November 17, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

JM fo.
By: John Game, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1304141

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 October 29, 2013, 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:

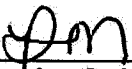
JEFF HANELINE 14492 RALEY AVE, LAKE ELSINORE, CA 92530

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 October 29, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
27762 ALISO CREEK ROAD
APT #8308
ALISI VIEJO, CA 92656

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, 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 ZERO. NONE ALLOWED PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 12, 2015. 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 \$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 SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
21120 VIA GALLEON
MURRIETA, CA 92562

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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- 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.
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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: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
14492 RALEY AVE
LAKE ELSINORE, CA 92530

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, 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 ZERO. NONE ALLOWED PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 12, 2015. 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 \$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 SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1304141

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 July 15, 2015, 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:

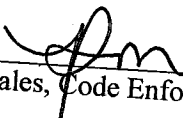
JEFF HANELINE / HEIDI HANELINE 14492 RALEY AVE, LAKE ELSINORE, CA 92530
JEFF HANELINE / HEIDI HANELINE 21120 VIA GALLEON, MURRIETA, CA 92562
JEFF HANELINE / HEIDI HANELINE 27762 ALISO CREEK ROAD APT #8308, ALISI VIEJO, CA 92656

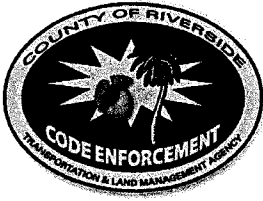
By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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 15, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 22, 2015

INTERNAL REVENUE SERVICE
PO BOX 145585,
STOP 8420G
CINCINNATI, OH. 45250-5585

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, 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 ZERO. NONE ALLOWED PER LOT SIZE AND ZONING.

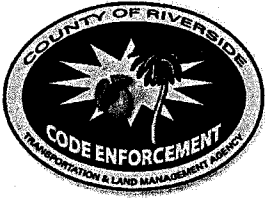
COMPLIANCE MUST BE COMPLETED BY August 6, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1304141

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 July 22, 2015, 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:

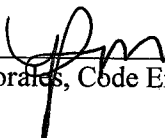
INTERNAL REVENUE SERVICE PO BOX 145585, STOP 8420G, CINCINNATI, OH. 45250-5585

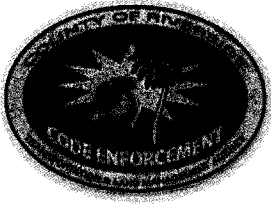
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 22, 2015, 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

July 28, 2015

RE CASE NO: CV1304141

I, Brian Bealer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165.

That on July 27, 2015 at 12:50pm, I securely and conspicuously posted a notice of violation for RCC 8.120.010 Accumulated Rubbish and RCC 17.12.040 Excessive Outside Storage at the property described as:

Property Address: VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

Assessor's Parcel Number: 381-245-004

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

Executed on July 28, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Brian Bealer, Senior Code Enforcement Officer

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

August 13, 2015

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

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

Case No.: CV13-04141
APN: 381-245-004
Property: Vacant Parcel on Raley Avenue and Blackwell,
Lakeland Village

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 Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, and more particularly described as Assessor's Parcel Number 381-245-004.

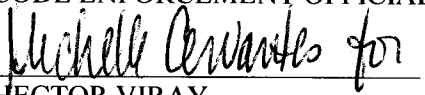
YOU ARE HEREBY DIRECTED as owners of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, September 01, 2015, 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


HECTOR VIRAY
Supervising Code Enforcement Officer

1 **PROOF OF SERVICE**

2 Case No. CV13-04141

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in
5 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 August 13, 2015, I served the following document(s):

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

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

11 **OWNERS OR INTERESTED PARTY**
12 **(SEE ATTACHED NOTICE LIST)**

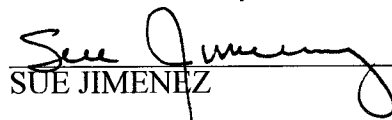
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the 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 August 13, 2015, at Riverside, California.

22 
23 SUE JIMENEZ

24
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26
27
28

NOTICE LIST

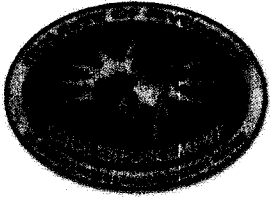
Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lake Elsinore

Case No.: CV13-04141

APN: 381-245-004; District 1

JEFF HANELINE
HEIDI HANELINE
14492 RALEY AVENUE
LAKE ELSINORE, CA 92530

INTERNAL REVENUE SERVICE
P.O. BOX 145585, STOP 8420G
CINCINNATI, OH 45250-5585



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 17, 2015

RE CASE NO: CV1304141 & CV14- 01664

I, Britt Starkweather, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165.

That on 08/13/15 at 9:41 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:


Property Address: VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

Assessor's Parcel Number: 381-245-004

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

Executed on August 17, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Britt Starkweather, Code Enforcement