

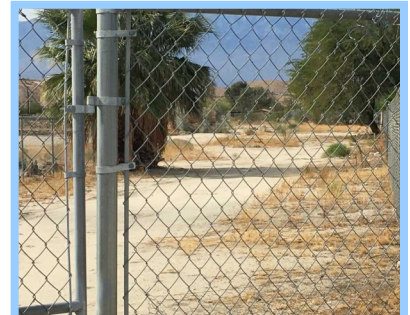


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### No Job Too Big or Small ~ District 5

Code Enforcement does it all. A 16 acre property in the unincorporated area of Homeland was abated by the County of Riverside Code Enforcement Department. Over 12 tons of accumulated rubbish and excessive outside storage were abated by a County of Riverside approved contractor from the site after the property owner was given ample time to clear the violations and proper notice. The property was declared a public nuisance and an order to abate said nuisance was issued to all interested parties, but to no avail. Staff obtained and executed a seizure warrant to abate the subject property. The Department will now seek to recover the costs of the abatement from the property owner.



### Calling Dr. Green Thumb ~ District 4

The cultivation of cannabis remains unlawful under Riverside County Ord. 925 (with limited exemptions; see page 4 for further details). Though not the mystical one, the tenants grew cannabis with the rays of the sun, at the rear of the property of a regular plant nursery in the unincorporated area of Desert Hot Springs. The cannabis cultivators had constructed three greenhouses and a shed without the required building permits from Riverside County Building and Safety. In addition, there was an occupied recreational vehicle (ORV), which created a substandard electrical hazard by making an illegal connection to the utility line approved for the water well only. The property owner was issued a Notice of Intent to Disconnect Utilities for the immediate electrical hazard and a Notice of Violation for 1) unpermitted construction—greenhouses and shed; 2) unpermitted construction—electric to greenhouses and ORV and; 3) ORV. The property owner immediately corrected the substandard electrical condition and chose to demolish all of the unpermitted greenhouses and the shed. The recreational vehicle was vacated, disconnected from all utilities and removed from the property all together.

The Posting

Code Enforcement Newsletter

## Dad, The RV is Rolling Away ~ District 1



An absentee property owner utilized the Junk Your Clunker Program after they were notified by County of Riverside Code Enforcement staff that their property in the unincorporated area of Good Hope, just outside the city limits of Perris, had numerous violations including multiple inoperable vehicles. Technician Diaz was on the case and pursued the inoperable vehicle violation, Riverside County Ord. 521, by giving proper notice to all of the responsible parties, registered and legal owners and the property owner. The tenants removed eight inoperable vehicles before vacating the property, while abandoning two vehicles that were left behind. The property owner requested assistance for the remaining two vehicles, a motor-home and pick-up truck. Technician Diaz was able to remedy the violation by facilitating the removal under the “Junk Your Clunker” program. The program is sponsored by the State of California and administered by the County of Riverside. Once all of the proper forms were completed, Technician Diaz scheduled the removal of the last vehicles with the assistance of the County of Riverside’s approved towing vendor.

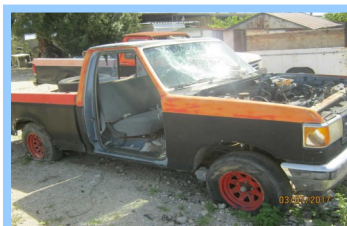
## JUNK YOUR CLUNKER PROGRAM

As a public service of the Abandoned Vehicle Authority (AVA) Program, residents within unincorporated Riverside County can arrange to have junk vehicle(s) removed from your property absolutely FREE of charge, if you qualify! Visit our website [www.rctlma.org/ce](http://www.rctlma.org/ce) for more details.



## Wheels on Fire ~ District 4

It’s like déjà vu or a cosmic parallel universe happening right here in Riverside County in which identical scenarios are playing out simultaneously. This time a property owner in the unincorporated community of Vista Santa Rosa, just east of and outside the city limits of La Quinta, utilized the “Junk Your Clunker” program for the removal of an abandoned vehicle in their commercial date grove. County of Riverside Senior Code Enforcement Officer Herrera assisted the property owner by processing all of the necessary paperwork and coordinating the vehicle abatement with the County of Riverside's approved vendor. The tow contractor loaded the vehicle onto their truck and hauled the inoperable, dismantled, abandoned motor-home away to a local dismantler, where it was crushed and recycled.



## Hitting the Trifecta ~

District 4

A triple play bonanza! County of Riverside residents are either getting a jump on their

spring cleaning or completing tasks before the end of the year. Either way, it’s good business for County of Riverside Code Enforcement and the residents who live in the unincorporated community of Mecca, who can witness their community being improved with the reduction of blight. Having driven by the property numerous times and not seeing any progress, Officer Hermanson proactively stopped at the pictured property and provided some outreach and education to the property owner. Officer Hermanson offered the “Junk Your Clunker” program to the property owner, who accepted. Officer Diaz continued to assist the property owner, processed the paperwork and coordinated the vehicle abatement with the County of Riverside’s approved vendor. The tow company abated the vehicles without delay, a win-win-win for all parties involved!



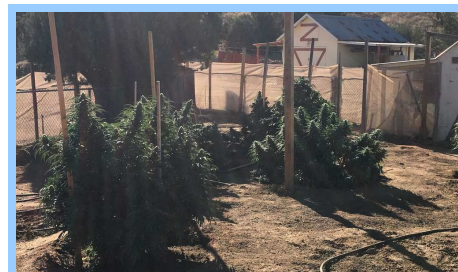
### I am Inclined to Acquiesce to Your Request ~ District 2

In mid-February 2017, Officer Parra issued a Notice of Violation to the property owner who had subleased his property to a commercial truck storage business in the unincorporated area of Corona without the County of Riverside Planning Department’s approval. The violation occurred on a M-SC (manufacturing-service commercial) zoned property, which was conducive for the use, but required a Plot Plan for approval. Within days of

receiving the notice, the business operator and property owner had both contacted Officer Parra. She outlined the violation and directed them to the County of Riverside’s Land Use Division. The property owner put the “wheels in motion” for an approval and eventually submitted an application. The business was lawful within several months.

### ABC, Easy as 1-2-3 ~ District 1

A tenant in the unincorporated community of Lake Mathews received a Notice of Violation even though they had met most of the limited exemptions provided in County of Riverside Ordinance 925. They had consent from the property owner, were under the number of plants allowed for a qualified patient, possessed a valid State of California Medical Cannabis Identification Card that is administered by the County of Riverside’s Department of Public Health, didn’t reside within 1,000 feet of a school, community center or park, and met the 10’ ft. set backs from the property line. The question then becomes. Was the cannabis visible from the road right of way, reasonably secured to prevent access by minors and theft and fully enclosed by an opaque fence at least 6’ ft. high? In this instance, the cannabis was not fully enclosed and the material attached to the fence, screening the cultivation, was not opaque. See page 4 for more details for guidelines.

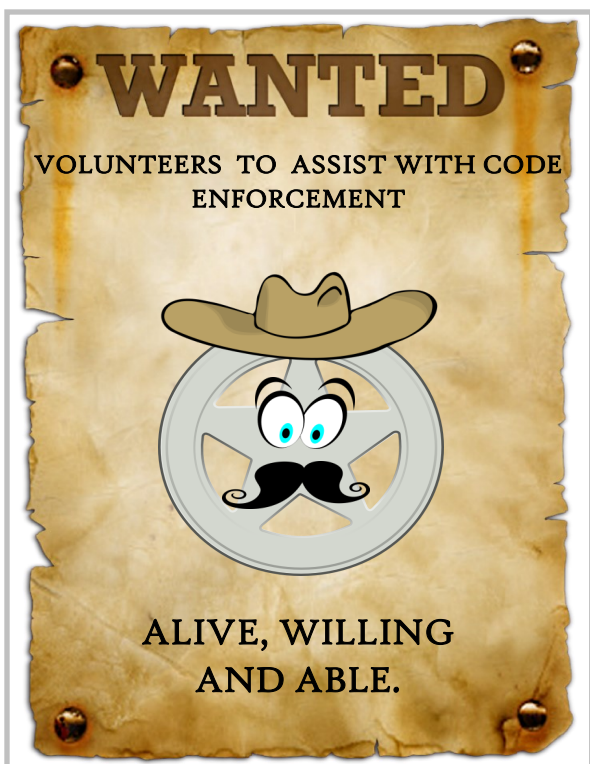


### Now Accepting Applications ~ Administration

The County of Riverside Code Enforcement Department is accepting applications for its volunteer program. Qualified applicants will go through an interview process to determine the best suited candidates. The screening process includes, but is not limited to, a background investigation, a physical and drug testing. Volunteers may be assigned to Administration for support or to a regional field office to assist Code Enforcement personnel. The volunteer may perform limited Code Enforcement functions. Duties may include:

- ◆ Clerical or administrative duties.
- ◆ Identify and report locations of graffiti.
- ◆ Identify and report locations of illegal dumping.
- ◆ Identify and maintain a log regarding excessive yard sales.
- ◆ Investigate abandoned / distressed residential properties
- ◆ Receive and process complaints.
- ◆ Assist field staff with inspections and/or roadside vending.

Apply online at [www.rctlma.org/ce](http://www.rctlma.org/ce)



## Cannabis Cultivation Ordinance 925



Ordinance 925 prohibits and declares unlawful and a public nuisance, cannabis cultivation, either indoors or outdoors, fixed or mobile, upon any premises within all unincorporated areas of Riverside County. In addition, an administrative civil penalty of up to one thousand dollars (\$1,000) per day may be imposed for each day the violation exists. Failure to pay the administrative civil penalty and any and all costs incurred by the County to compel any responsible party to comply with the requirements of this ordinance may result in a lien or special tax assessment against the property.

### ~ LIMITED EXEMPTION ~

24 PLANTS ONLY

There is limited exemption from enforcement for violations of this ordinance by primary caregiver and qualified patients for small amounts of cannabis cultivation for their own medical use when all of the following conditions and standards are complied with:

- The premises **must** have a legally permitted one-family dwelling.
- At least one (1) qualified patient or caregiver **must** live on the premises.
- Qualified patients **must** have a valid CA State Medical Marijuana / Cannabis Identification Card issued by the Riverside County Department of Public Health.
- Any primary caregiver **must** have a copy of the qualified patient's valid CA State Medical Marijuana / Cannabis Identification Card which shall be kept on the premises.
- **No more** than twelve (12) cannabis plants per qualified patient can be cultivated on the premises.
- **Maximum** of twenty-four (24) cannabis plants are allowed for a limit of two (2) qualified patients per premises.
- All cannabis plants **must** be reasonably secured to prevent access by minors or theft.
- All cannabis plants **must not** be visible from any public right-of-way.
- All cannabis cultivation outside of any building **must** be fully enclosed by an opaque fence at least six feet in height and adequately secured to prevent unauthorized entry.
- Each building or outdoor cannabis cultivation area **must** be set back at least ten (10) feet from all boundaries of the premises.
- If the person cultivating cannabis plants on any premises is not the owner of the premises, he/she **must** have a letter from the property owner consenting to the cannabis cultivation on the parcel.
- The cannabis cultivation area **must not** be located within a multi-dwelling building.
- The cannabis cultivation area **must not** be located within one thousand (1,000) feet of any school, community center, or park.
- The cannabis cultivation area **must not** be located upon any premises containing a child care center, church, or youth-oriented facility.
- Parolees or probationers are **not allowed** to live on the premises unless the parolees or probationers have received confirmation from the court that he/she is allowed to use medical cannabis while on parole or probation pursuant to Health & Safety Code section 11362.795

### ~ ADULT USE ~

6 PLANTS ONLY

Any person 21 years of age or older is allowed to engage in the indoor cannabis cultivation of six or fewer live cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Health and Safety Code sections 11362.1 and 11362.2. In no event shall more than six live cannabis plants be allowed per private residence under this subsection, regardless of the number of persons 21 years of age or older living at the private residence. For the purpose of this subsection, private residence means a one family dwelling, apartment unit, mobile home or other similar dwelling.



“Making your community cleaner, one property at a time!” - Cody the Badge

**Code Enforcement Administration**  
**4080 Lemon St., 12th Fl., Riverside, CA 92501**  
**(951) 955-2004 • (760) 393-3477 • Fax (951) 955-8680**  
**Please call if you need to schedule an appointment with an officer.**

The County of Riverside Code Enforcement provides services to unincorporated communities. To verify which district your community is a part of, please visit our website: [www.rctlma.org/ce](http://www.rctlma.org/ce)



Cody the Badge