



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 138020

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
Proactive Report						
<b>Inspector:</b>	Ralph Hernandez		<b>RD#</b>	123		
<b>Date/Time:</b>	03/10/09 - 12:00 AM		<b>N.O.V Date:</b>	03/10/09		
<b>Reinspection:</b>			<b>Closed Date:</b>	03/23/09		
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
None.						
<b>VIOLATION CODE:</b>						
03 Parking on the Unpaved						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
None.						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 126563

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<b>Report</b>	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
Proactive Report						
<b>Inspector:</b>	Ralph Hernandez	<b>RD#</b>	123			
<b>Date/Time:</b>	10/15/07 - 12:00 AM	<b>N.O.V Date:</b>	10/15/07			
<b>Reinspection:</b>		<b>Closed Date:</b>	10/23/07			
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
None.						
<b>VIOLATION CODE:</b>						
07.1 Overgrown Vegetation						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
None.						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 121481

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
<p>Reactive Report</p> <p><b>Inspector:</b> Ralph Hernandez      <b>RD#</b> 123</p> <p><b>Date/Time:</b> 01/15/07 - 12:00 AM      <b>N.O.V Date:</b> 01/15/07</p> <p><b>Reinspection:</b>      <b>Closed Date:</b> 03/13/07</p> <p><b>Referred to N.I.:</b></p> <p><b>COMPLAINING PARTIES</b></p> <p>None.</p> <p><b>VIOLATION CODE:</b></p> <p>27 Yard Setback</p> <p><b>EXPLANATION OF VIOLATION / COMPLAINT:</b></p> <p>None.</p> <p><b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b></p>						



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 120775

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<b>Report</b>	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
Reactive Report						
<b>Inspector:</b>	Ralph Hernandez		<b>RD#</b>	123		
<b>Date/Time:</b>	11/16/06 - 12:00 AM		<b>N.O.V Date:</b>			
<b>Reinspection:</b>			<b>Closed Date:</b>	11/16/06		
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
None.						
<b>VIOLATION CODE:</b>						
03 Parking on the Unpaved						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
None.						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						





# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 120562

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
Proactive Report						
<b>Inspector:</b>	Ralph Hernandez	<b>RD#</b>	123			
<b>Date/Time:</b>	11/01/06 - 12:00 AM	<b>N.O.V Date:</b>	11/01/06			
<b>Reinspection:</b>		<b>Closed Date:</b>	11/13/06			
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
None.						
<b>VIOLATION CODE:</b>						
03 Parking on the Unpaved						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
None.						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

**CASE# 150069**

12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

## Report

[Inspections](#)

[Notice Letters](#)

[Photos](#)

[Documents](#)

[Invoices](#)

[Comments](#)

Proactive Report

**Inspector:** Ralph Hernandez **RD#** 123

**Date/Time:** 03/09/11 - 04:16 PM **N.O.V Date:** 05/04/11

**Reinspection:** **Closed Date:** 04/13/11

**Referred to N.I.:**

### COMPLAINING PARTIES

None.

### VIOLATION CODE:

07.2 Trash Containers Left Out

### EXPLANATION OF VIOLATION / COMPLAINT:

cans out

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** BETTY LYNCH **Phone #:** None.

**Address:** 9611 HALEKULANI DR, GARDEN GROVE, CA, 92841

**Business Name:** BETTY LYNCH **Bus Lic#:** 155120

**Bus Owner:** BETTY LYNCH **Phone #:**

**Address:** 12451 ELMWOOD ST , GARDEN GROVE, CA 92840



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 150069

## 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Report	<b>Inspections</b>	Notice Letters	Photos	Documents	Invoices	Comments
<b>05/04/11 - 03:12 PM</b>						<b>Ralph Hernandez</b>
bin out again						
<b>04/13/11 - 03:26 PM</b>						<b>Ralph Hernandez</b>
no violation						
<b>03/23/11 - 10:15 AM</b>						<b>Ralph Hernandez</b>
no violation						
<b>03/09/11 - 04:18 PM</b>						<b>Ralph Hernandez</b>
NOV1 sent						

3-9-11

BETTY LYNCH  
12451 ELMWOOD ST  
GARDEN GROVE, CA 92840

Subject: **Municipal Code Violations at 12451 ELMWOOD ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problem(s):

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **2 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, **a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez  
Code Enforcement Officer





## FINAL NOTICE OF VIOLATION

5-4-11

BETTY LYNCH  
12451 ELMWOOD ST  
GARDEN GROVE, CA 92840

Subject: Municipal Code Violations at 12451 ELMWOOD ST

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s). A re-inspection has confirmed these conditions still exist on your property.

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **1 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

**If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez  
Code Enforcement Officer





# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 150069

Actions: [Re-open](#) | [Print](#) | [PDF](#)

## 12451 ELMWOOD ST - R1

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<b><a href="#">Photos</a></b>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
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**Photos taken on: 05/04/11**



**Photos taken on: 03/09/11**





# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

**CASE# 152480**

12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
Reactive Report						<a href="#">Edit</a>
<b>Inspector:</b>	Rita Cramer	<b>RD#</b>	123			
<b>Date/Time:</b>	08/30/11 - 12:52 PM	<b>N.O.V Date:</b>	09/07/11			
<b>Reinspection:</b>	<a href="#">Timestamp now</a>	<b>Closed Date:</b>	11/04/11			
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
<b>Name:</b>	<b>Phone:</b> None.					
<b>VIOLATION CODE:</b>						
03 Parking on the Unpaved						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
Parking on the unpaved.						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						
<b>Property Owner:</b>	LYNCH, BETTY R TR	<b>Phone #:</b>	None.			
<b>Address:</b>	9611 HALEKULANI DR , GARDEN GROVE, CA 92841-4911					
<b>Water Account#:</b>	293062075					
<b>Name:</b>	LYNCH, BETTY	<b>Phone #:</b>				
<b>Address:</b>	9611 HALEKULANI DR, GARDEN GROVE, CA, 92841					
<b>Business Name:</b>	LYNCH BETTY & GARY	<b>Bus Lic#:</b>	155120			
<b>Bus Owner:</b>	LYNCH, BETTY R.	<b>Phone #:</b>				
<b>Address:</b>	12451 ELMWOOD ST , GARDEN GROVE, CA 92840					
<b>Business Name:</b>	LYNCH BETTY & GARY	<b>Bus Lic#:</b>	155120			
<b>Bus Owner:</b>	LYNCH, BETTY R.	<b>Phone #:</b>				
<b>Address:</b>	9611 HALEKULANI DR, GARDEN GROVE CA 92841					



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 152480

### 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Report	<b>Inspections</b>	Notice Letters	Photos	Documents	Invoices	Comments
						<a href="#">+ Add</a>
<b>11/04/11 - 09:14 AM</b>						<b>Rita Cramer</b>
Weds, 11-2 4:19 p.m. - No lawn parking, clear, close.						
						<a href="#">Edit</a>
<b>09/28/11 - 10:18 AM</b>						<b>Rita Cramer</b>
Tues, 9-27 2:09 p.m. - No lawn parking.						
						<a href="#">Edit</a>
<b>09/15/11 - 12:45 PM</b>						<b>Rita Cramer</b>
Weds, 9-14 3:39 p.m. - No vehicles parked on lawn.						
						<a href="#">Edit</a>
<b>09/07/11 - 02:24 PM</b>						<b>Rita Cramer</b>
Weds, 9-7 11:35 a.m. - Red pick-up truck backed onto south side of front yard lawn. No buckets or sign vehicle is being washed. Street sweeping is on Thursday. Sent 1st NOV.						
						<a href="#">Edit</a>



September 07, 2011

LYNCH, BETTY R.  
12451 ELMWOOD ST  
GARDEN GROVE, CA 92840

Subject: **Municipal Code Violations at 12451 ELMWOOD ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problems:

The Garden Grove Municipal Code requires vehicles to be parked on a fully paved surface, such as your driveway, garage, or the street. The parking of vehicles, trailers, campers, camper shells, and boats in yard areas destroys landscaping and the general aesthetics of a neighborhood. You are hereby required to park all vehicles, trailers, campers, camper shells, and boats on a fully paved surface. (GGMC 9.08.40.170(B)(2), 9.12.40.200(B)(2), 9.16.40.170(B)(2))

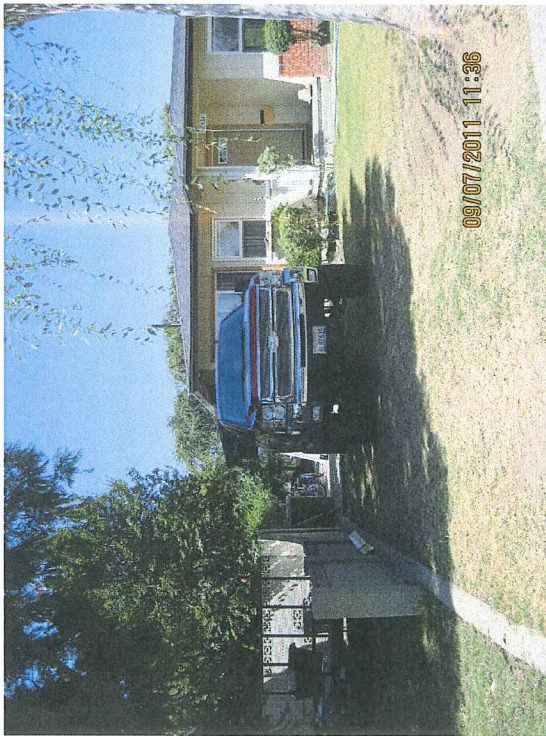
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **3 days** from the date of this notice. Failure to correct the above violations may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of **\$70.00** will be charged for the first re-inspection and **\$100.00** for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 5:00 p.m Monday through Friday. City Hall closed every other Friday.

Rita Cramer  
Code Enforcement Officer

12451 ELMWOOD ST  
Rita Cramer



September 07, 2011

LYNCH BETTY & GARY  
9611 HALEKULANI DR  
GARDEN GROVE CA 92841

Subject: **Municipal Code Violations at 12451 ELMWOOD ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problems:

The Garden Grove Municipal Code requires vehicles to be parked on a fully paved surface, such as your driveway, garage, or the street. The parking of vehicles, trailers, campers, camper shells, and boats in yard areas destroys landscaping and the general aesthetics of a neighborhood. You are hereby required to park all vehicles, trailers, campers, camper shells, and boats on a fully paved surface. (GGMC 9.08.40.170(B)(2), 9.12.40.200(B)(2), 9.16.40.170(B)(2))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **3 days** from the date of this notice. Failure to correct the above violations may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of **\$70.00** will be charged for the first re-inspection and **\$100.00** for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 5:00 p.m Monday through Friday. City Hall closed every other Friday.

Rita Cramer  
Code Enforcement Officer



12451 ELMWOOD ST  
Rita Cramer







# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

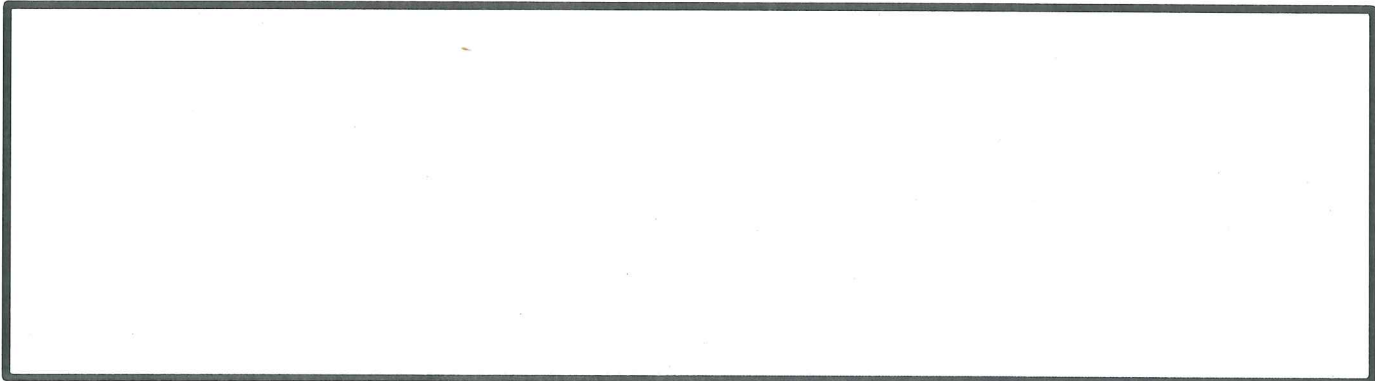
## CASE# 152480

Actions: [Re-open](#) | [Print](#) | [PDF](#)

## 12451 ELMWOOD ST - R1

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- Report
- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments



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### Photos taken on: 11/02/11



### Photos taken on: 09/27/11



### Photos taken on: 09/14/11





**Photos taken on: 09/07/11**





# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

**CASE# 166579**

**12451 ELMWOOD ST - R1**

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<a href="#">Report</a>	<a href="#">Inspections</a>	<a href="#">Notice Letters</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Invoices</a>	<a href="#">Comments</a>
Reactive Report						<a href="#">Edit</a>
<b>Inspector:</b>	Rita Cramer	<b>RD#</b>	123			
<b>Date/Time:</b>	12/07/15 - 04:54 PM	<b>N.O.V Date:</b>				
<b>Reinspection:</b>	<a href="#">Timestamp now</a>	<b>Closed Date:</b>	01/25/16			
<b>Referred to N.I.:</b>						
<b>COMPLAINING PARTIES</b>						
<b>Name:</b>		<b>Phone:</b>				
<b>Address:</b>	not given					
<b>VIOLATION CODE:</b>						
05.1 Auto Repair in Residential						
<b>EXPLANATION OF VIOLATION / COMPLAINT:</b>						
<p>From : Allison Mills Subject : Fwd: Help To : Rita Cramer Mon, Dec 07, 2015 04:33 PM Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139 From: To: "Allison Mills" Sent: Monday, December 7, 2015 4:31:34 PM Subject: RE: Help The address is 12451 Elmwood St. From: Allison Mills [mailto:allisonj@ci.garden-grove.ca.us] Sent: Monday, December 07, 2015 2:11 PM To: Cc: CodeEnforcement@ci.garden-grove.ca.us Subject: Re: Help Please send me the address where this is occurring and we will investigate. Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139 From: To: "CodeEnforcement@ci.garden-grove.ca.us" Sent: Monday, December 7, 2015 2:06:31 PM Subject: Help The neighbors are working on cars in the back yard the smoke fumes and loud backfires are the norm. I cannot get to the outside without a lot of noise assaulting me. I called the hot line but no one answers is this legal? Permitted use for residential housing? I have gone over and asked them to stop it eases up for a few days and then starts right up. Let me know what you can do to help me.</p>						
<b>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</b>						
<b>Property Owner:</b>	BETTY R LYNCH,TR	<b>Phone #:</b>	None.			
<b>Address:</b>	9611 HALEKULANI DR , GARDEN GROVE, CA 92841-4911					
<b>Water Account#:</b>	293062076					
<b>Name:</b>	TANIA M CRAWFORD	<b>Phone #:</b>				
<b>Address:</b>	12451 ELMWOOD ST, GARDEN GROVE, CA 92840-3443					





# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 27, 2016

## CASE# 166579

### 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Report	<b>Inspections</b>	Notice Letters	Photos	Documents	Invoices	Comments
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[+ Add](#)

**01/25/16 - 03:43 PM**

**Rita Cramer**

No auto repair or visibly inoperable vehicles seen. One vehicle backed into driveway in front of driveway gate. Close

[Edit](#)

**12/16/15 - 07:31 AM**

**Rita Cramer**

From :  
 Subject : RE: 12451 Elmwood  
 To : Rita Cramer  
 Cc :  
 Tue, Dec 15, 2015 04:40 PM

Rita I will let you know. I know he will start up again after the holiday is over.

I am keeping your info and will be in contact. Again thank you so much for your attention To this.

-----Original Message-----

From: Rita Cramer [mailto:ritac@ci.garden-grove.ca.us]  
 Sent: Tuesday, December 15, 2015 4:12 PM  
 To:  
 Subject: Re: 12451 Elmwood

Now I feel better knowing you will not climb onto your roof. I was out at this property around noon today and observed the same jeep backed into the driveway, heard no noises of cars revving, smelled any fumes or saw any engine smoke. Just let me know when there is activity.

Thank you,

Rita Cramer  
 Code Enforcement Officer  
 City of Garden Grove  
 714-741-5355  
 ritac@ci.garden-grove.ca.us

=====

From :



Subject : RE: 12451 Elmwood

To : Rita Cramer

Cc :

Tue, Dec 15, 2015 03:07 PM

Rita thank you I am happy to call and work mostly from home so it should work out fine.  
Thank you again for being so helpful,

-----Original Message-----

From: Rita Cramer [mailto:ritac@ci.garden-grove.ca.us]

Sent: Monday, December 14, 2015 11:48 AM

To:

Subject: Re: 12451 Elmwood

Please, I am not asking that you do anything that would endanger yourself. If the activity was in plain sight from your rear yard, that would be fine, otherwise, do not try to photo anything that is above ground height. I would not nor could do that myself either. I am in the office all week, just e-mail me if the activity is starting. I would be happy to meet you at your residence to hear any sounds of auto repair occurring or smell engine smoke or gasoline fumes.

Thank you,

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

----- Original Message -----

Rita,

He operates exclusively in the back yard and I would have to climb on my roof. Done that before but to clean the gutters. I can record the sounds would that be an alternative and of course smoke over the fence can be a photo. Just let me know alternatives that don't involve too much climbing I am way scared of heights.

[Edit](#)

**12/15/15 - 11:42 AM**

**Rita Cramer**

Only one vehicle, a jeep with a black soft top backed into the driveway. Driveway gate behind the jeep is closed. From the street there were no visible signs of auto repair, sounds of vehicles being worked or any noticeable smoke or fumes.

[Edit](#)

**12/10/15 - 11:07 AM**

**Rita Cramer**

From : Rita Cramer  
Subject : Re: 12451 Elmwood  
To :  
Thu, Dec 10, 2015 11:06 AM

Yes I do and I will continue to monitor. And yes, please feel free to call when any activity



starts. If I am in the office I will check it at the earliest time possible. I will be out of the office for the rest of the day today and City Hall is closed this Friday. If there is some way you can document the activity via photos, only if you wished to, then e-mail them to me that would be appreciated.

Thank you

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

----- Original Message -----

It is calm this am all I can do is call when it starts up. Is this something you actually have to witness? At least that is the impression I get from the email below.

Please let me know if it is okay to call when it begins again or what to do on the weekends?

Thank you,

[Edit](#)

**12/10/15 - 11:02 AM**

**Rita Cramer**

From : Rita Cramer  
Subject : Re: 12451 Elmwood  
To :  
Thu, Dec 10, 2015 11:01 AM

I was out at the property this morning and saw three vehicles parked in the driveway, did not observe any auto repair activity, hear noises related to auto repair nor smelled engine fumes in the area.

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

[Edit](#)

**12/10/15 - 10:49 AM**

**Rita Cramer**

No visibly inoperative vehicles parked in the driveway. No auto repair seen. I was parked across the street with the left driver side window down in the engine turned off and heard no unusual noises nor noticed no odors of engine fumes.

[Edit](#)

**12/10/15 - 07:48 AM**

**Rita Cramer**

From :  
Subject : RE: 12451 Elmwood  
To : 'Rita Cramer'  
Wed, Dec 09, 2015 07:32 PM  
Rita,

It is at various times and the cars are dropped off sometimes by tow trucks or trailer then pushed in the back yard. He works on midget race cars for others and I have no idea if that is what he is doing now or just a regular vehicle. He has a jeep in the drive that has Arizona plates he worked on it, but said he traded one of his race midgets for it, but then he told me he has only partial ownership. That has been in the drive for over a year and it runs since he does drive it.

His schedule is varied and he does other work. He usually does more on the weekends but is not an early bird. Earlier this week it was so bad for a few days and smoke came over the wall from the engines backfiring. He worked on cars this afternoon then stopped. This might be a low time of year as they have visitors from out of town, but in summer it went on for months straight with fire balls from the welding coming over the fence.

Let me know if you need more or need me to call while it is active.

Thank you

-----Original Message-----

From: Rita Cramer [mailto:ritac@ci.garden-grove.ca.us]

Sent: Wednesday, December 09, 2015 5:01 PM

To:

Cc: Allison Mills

Subject: 12451 Elmwood

Good Afternoon,

My name is Rita Cramer and I am the Code Enforcement Officer in your area. If you could please provide a few more details to better direct my investigation into this case. Are there any specific days or times or a range of times when the activity generally occurs? Are inoperative vehicles brought to the house by others, or transported by tow trucks? The information you provide along with your name is confidential.

I plan to be out for an inspection tomorrow, but your additional input would be helpful in narrowing down a time frame when it is most likely to occur.

Thank you.

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

[Edit](#)

**12/10/15 - 07:47 AM**

**Rita Cramer**

From : Allison Mills  
Subject : Re: Help  
To : Rita Cramer  
Wed, Dec 09, 2015 04:49 PM  
thanks

Allison Mills  
Neighborhood Improvement Manager  
City of Garden Grove  
(714) 741-5139

From: "Rita Cramer"  
To: "Allison Mills"  
Sent: Wednesday, December 9, 2015 4:48:46 PM  
Subject: Re: Help

Sure

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

----- Original Message -----

Rita,

Can you respond?

Thanks,

Allison Mills  
Neighborhood Improvement Manager  
City of Garden Grove  
(714) 741-5139

----- Original Message -----

From:  
To: "Allison Mills"  
Sent: Wednesday, December 9, 2015 4:03:50 PM  
Subject: RE: Help

Alison,

Just checking if someone has followed up on this because the neighbor is working on cars right now and yesterday smoke from the exhaust and backfire was going over the wall.

I hope you don't mention my name I guess he can put two and two together but would prefer this to be anonymous

Thank you.

[Edit](#)





# Code Enforcement System

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Wednesday, April 27, 2016

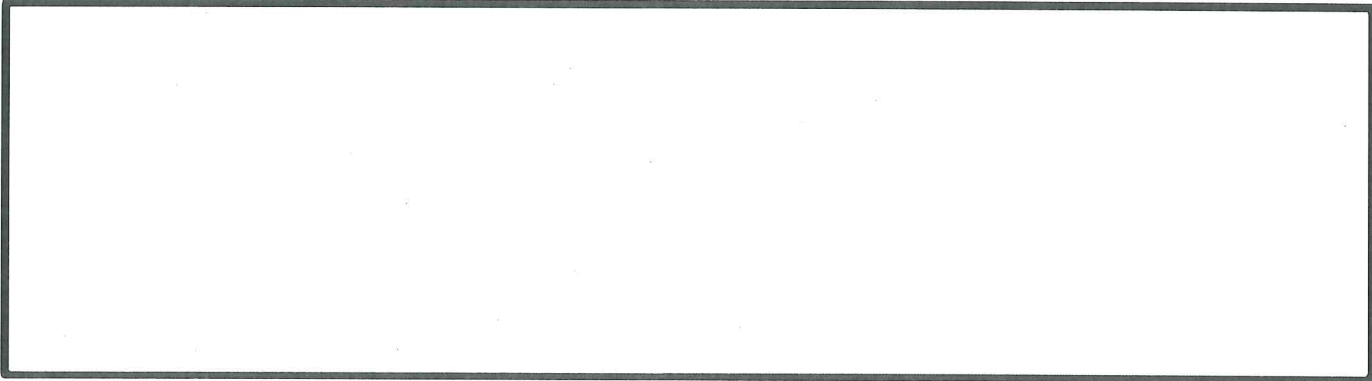
## CASE# 166579

### 12451 ELMWOOD ST - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- Report
- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments



[Download all photos](#)

### Photos taken on: 01/25/16



### Photos taken on: 12/15/15





Photos taken on: 12/10/15







# Code Enforcement System

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Wednesday, April 27, 2016

## CASE# 166909

## 12451 ELMWOOD ST - R1

Actions: [Close Case](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

<b>Report</b>	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
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Reactive Report

[Edit](#)

**Inspector:** Rita Cramer **RD#** 123

**Date/Time:** 02/03/16 - 05:00 PM **N.O.V Date:** 03/25/16

**Reinspection:** [Timestamp now](#) **Closed Date:**

**Referred to N.I.:**

### COMPLAINING PARTIES

None.

### VIOLATION CODE:

- 05.1 Auto Repair in Residential
- 06 Noise Violation

### EXPLANATION OF VIOLATION / COMPLAINT:

CP reports the resident is often working on his car including today in the driveway-JC

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** BETTY R LYNCH, TR **Phone #:** None.  
**Address:** 9611 HALEKULANI DR , GARDEN GROVE, CA 92841-4911

**Water Account#:** 293062076  
**Name:** CRAWFORD, TANIA M **Phone #:**  
**Address:** 12451 ELMWOOD ST, GARDEN GROVE, CA, 92840-3443





# Code Enforcement System

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Wednesday, April 27, 2016

## CASE# 166909

## 12451 ELMWOOD ST - R1

Actions: [Close Case](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Report	<b>Inspections</b>	Notice Letters	Photos	Documents	Invoices	Comments
<a href="#">+ Add</a>						
<b>04/25/16 - 09:59 AM</b> <span style="float: right;"><b>Rita Cramer</b></span>						
<p>Message from _____, left on Friday 4-22 requested a copy of notice that was sent to 12451 Elmwood St.</p> <p>I called _____ back this morning and spoke to _____. I advised her that I could not provide them with this information, but they could file a Records Request with the City Clerk's Office. She said thank you and they would do that.</p>						
<a href="#">Edit</a>						
<b>04/14/16 - 05:03 PM</b> <span style="float: right;"><b>Rita Cramer</b></span>						

[Edit](#)

**04/06/16 - 08:52 AM**

**Rita Cramer**

[Edit](#)

**04/04/16 - 04:18 PM**

**Rita Cramer**

**03/31/16 - 07:55 AM**

**Rita Cramer**

[Edit](#)

**03/29/16 - 04:57 PM**

**Rita Cramer**

After discussing the matter with Allison Mills, I attempted to call CSP-Dispute Resolution Services at the number provided on their brochure 949-975-0244 and reached a recording said the number has either been disconnected or is no longer in service. I found another Dispute Resolution Services under OC Dispute Resolution Services at 714-505-5655 but when I called I was told they are a private company and do not have any contracts with Garden Grove or other cities to provide mediation services.

[Edit](#)**03/29/16 - 03:26 PM****Rita Cramer**

I received several calls from the property owner, Betty Lynch. On the first call, Mrs. Lynch stated that this was selective enforcement. She said she could count on one hand hundreds of others in the neighborhood that are doing the same thing. She said her son is going to move to Arizona and she will sell her property on Halekulani and move into this residence. She said she cannot sell this property for several years or she would lose a significant amount of money due to capital gains. I advised Mrs. Lynch at this point all I have sent is a notice and the only thing the City hopes to gain is compliance. Mrs. Lynch expressed concern over understanding plans to put up surveillance cameras on his property and she asked me if it was legal if they pointed onto her property. I said per prior input I have received from members of the Police Department, it is, however they could have a fence up to a maximum height of 7 ft. I suggested she contact the Crime Prevention/Neighborhood Watch for any additional recommendations. Mrs. Lynch then told me she wanted me to send them a letter to cut their tree which hangs over onto her property by approximately 10-15 feet. I advised Mrs. Lynch as the property owner, she has the right to cut it back to the property line and this is a civil matter between her and her neighbor and the City could not address this issue. She asked who she should call when any disturbance happens as her gardener is afraid of the I said if there is a disturbance occurring, she should contact the Police Department. Mrs. Lynch asked specifically if there is any type of mediation service that the City can offer. I advised her that the City utilizes a company which provides mediation services once both parties are willing to attend.

At approximately 3:00 this afternoon Mrs. Lynch called back and said she wanted to do mediation. She then said that she wants her lawyer to be there. I said I would speak to my boss and get back with her.

[Edit](#)**03/29/16 - 11:24 AM****Rita Cramer**

10:10 a.m. - City Manager Scott Stiles met with this morning and I was asked to join them. discussed his concerns over the neighbor welding in the back yard. explained that it is something that had been going on for many years but now it has escalated to embers from the welding coming over the fence and the noise involved. explained that his wife is afraid of the neighbor, who he stated is 38 years old and is happy when he gets to do what he wants but gets upset when he cant. Scott asked if at this point he would allow me to follow through with results from having sent the notice letter last week and hopefully that will achieve the desired outcome, stopping the activity. agreed to this. Scott also mentioned the possibility of utilizing outside resolution services if that might be considered if the situation does not improve. agreed to contact me directly if there are any welding or auto repair activities continue outside of an enclosed garage.

[Edit](#)**03/29/16 - 08:33 AM****Rita Cramer**

I contacted Police Records to get a copy of the Officer's Report taken on Saturday, March



19. I was told that the report was not yet completed and Records would not release any portion of the report until it is completed. I asked who the patrol officer was and was told Officer Flanders.

[Edit](#)**03/28/16 - 04:39 PM****Rita Cramer**

told me the afternoon of Thursday March 24. that the officer told him a report had been taken for police response at the property on March 22 (when called me to tell me Shawn Crawford was welding in the back yard). When I asked if he was provided with a DR or Case number by the officer, he told me he was not as the officer told him it took a couple days to enter the report.

I called Police Dispatch to check if any police reports were filed in the past week related to any neighbor disputes between this property and 12441 Elmwood I was told there was no police report taken on Tuesday, March 22, only a note on the ticket, 'Will keep the peace'. I asked if there were any reports prior to this date and I was told there was an Officer's Report taken on Saturday, March 19. I asked for the DR #, 16-14488

[Edit](#)**03/25/16 - 08:51 AM****Rita Cramer**

Sent 1st NOV.

[Edit](#)**03/24/16 - 04:59 PM****Rita Cramer**

Weds, 3-24 - The resident of the property Shawn Crawford came into the office to speak with me late in the afternoon about reports of a complaint at his mother's property and issues with his neighbors, the . Shawn Crawford showed me his own video of the metal framed pit racer or some type of other vehicle on a metal rolling stand. Visible front shocks on the frame and visible welding type tools next to the vehicle in the back yard. He said the only thing he welded was a bracket onto the frame.

Later in the day at approximately 2:00 p.m. Betty Lynch, the property owner called me and advised that her son will stop doing the welding in the back yard but that her neighbors wife came at her two days ago with a stun gun and she has a pacemaker. She is concerned that she is going to have to sell the property due to the unending harassment from her neighbor. I advised Mrs. Lynch that my concern is only any violation of the City's Municipal Code and, unfortunately, in this case, the activity her son is doing (welding vehicle frames) is not permitted on the property. Any vehicle repairs would need to be done inside an enclosed garage and I advised her it is not just the repair/assembly which is at issue, but noise and odor of the gases produced while the welding is occurring. I told Mrs. Lynch when I advised Shawn that he could not weld on the vehicle in the back yard, he asked if he would need to get filters for inside the garage. I asked Betty Lynch if there were no odors or fumes from this activity, why would filters be necessary? She said this issue and many others have been going on between her family and the for many years. I said any matters regarding disputes between them should probably be directed to the Police Department.

At approximately 3:30 I was advised by Pam Haddad the the CP, was at City Hall and wanted to meet with the City Manager, who was not available at the time. I spoke with for approximately fifteen minutes. I advised that I now had sufficient information to send a notice to the 12441 Elmwood St. residence and that I have spoken to both the resident and the property owner regarding the matter and was advised that the welding activity and any other auto repair activity in the open yard area would



cease. said this activity had been going on for many years back when the current resident's father was alive and said he 'should have nipped it in the bud back then' but he did not. He then admitted to me that the other day on March 22, when the resident was welding, his wife, because of the noise, turned on both a power washer and a shop vac and ended up blowing a fuse at their house. I advised I would be sending out a notice on Friday, March 25.

[Edit](#)**03/23/16 - 11:19 AM****Rita Cramer**

From :

Subject : Resending pics the last two are of the broken patio table- just be clear he is dangerous

To : ritac@ci.garden-grove.ca.us

Reply To :

Tue, Mar 22, 2016 08:06 PM

Attachment17 attachments

He is welding out side and the hot sparks have come over the fence right by my face. There are fumes and the sound of welding is 115 decibel's for the arc welding he does. BTW this is a roadster frame he makes and sells or trades for other goods. After I took these pictures and almost fell on the side of the fence because he said sweet and came right at he. The patio table on our drive was smashed. I cannot prove it was him but it was standing straight up with shattered glass everywhere.

Just glad that the hammer he used on the table he didn't use on me. He is dangerous lies incessantly and will never--never admit he is wrong. His mom rents him the property her name is Betty R. Lynch at 9611 Halekulani Dr. GG 92841 phone

I am so sick of this perhaps this will help. After talking with the officers. I am going to send these pics to the city manager and mayors office.

Just so we have everyone in the loop.

Thank you Rita for whatever you can do, but please bring a buddy with you if you come to the house and go to the door. This is not a safe situation.

code 415.jpg code 415.jpg

864 KB

code 414.jpg code 414.jpg

774 KB

code 415.jpg code 415.jpg

864 KB

code 416.jpg code 416.jpg

899 KB

code 417.jpg code 417.jpg

880 KB

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882 KB

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807 KB

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1,021 KB

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828 KB  
code 426.jpg code 426.jpg  
810 KB  
code 427.jpg code 427.jpg  
817 KB  
code 428.jpg code 428.jpg  
482 KB  
code 429.jpg code 429.jpg  
469 KB

=====

From : Rita Cramer  
Subject : Re: Hi Rita can you confirm receipt of the info I sent you  
To :  
Tue, Mar 22, 2016 03:56 PM

All I have received is this email below with no visible attachments. Could you please send it to this email?

Thank you,

Rita Cramer  
Code Enforcement Officer  
City of Garden Grove  
714-741-5355  
ritac@ci.garden-grove.ca.us

----- Original Message -----

From:  
To: ritac@ci.garden-grove.ca.us  
Sent: Tue, 22 Mar 2016 15:15:27 -0700 (PDT)  
Subject: Hi Rita can you confirm receipt of the info I sent you

Sent from my MetroPCS 4G Android device

=====

From :  
Subject : Hi Rita can you confirm receipt of the info I sent you  
To : ritac@ci.garden-grove.ca.us  
Tue, Mar 22, 2016 03:15 PM

Sent from my MetroPCS 4G Android device

[Edit](#)

**03/21/16 - 07:45 AM**

**Rita Cramer**

From : Ameenah Abu-hamdiyyah  
Subject : Case 166909 12451 Elmwood  
To : Rita Cramer

Mon, Mar 14, 2016 01:24 PM

Hello Rita,

A CP reported car repair / paint activity at this address, on the weekends now. The fumes from the jobs are wafting over to neighbors.

CP:

Thank you,

Ameenah Abu-Hamdiyyah  
(714) 741-5135  
ameenaha@ci.garden-grove.ca.us

Neighborhood Improvement  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

[Edit](#)

**03/14/16 - 12:00 PM**

**Rita Cramer**

Multiple inspections conducted during the week and on weekends. No auto repair activity seen. Close.

[Edit](#)

**03/14/16 - 12:00 PM**

**Rita Cramer**

Per weekend volunteers on Sunday, March 13 at 7:25 a.m. - No activity - several vehicles.

[Edit](#)

**03/08/16 - 02:57 PM**

**Rita Cramer**

Thurs, 3-3 1:57 p.m. - Two vehicles backed into the driveway, ones I have seen before no visibly inoperative vehicles or auto repair activity.

[Edit](#)

**03/02/16 - 01:14 PM**

**Rita Cramer**

No auto repair activity. White Prius, black pick-up truck and a Jeep parked in the driveway. All vehicles parked in the driveway previously seen at this residence.

[Edit](#)

**02/26/16 - 10:20 AM**

**Rita Cramer**

No auto repair activity. White Prius, black pick-up truck and a Jeep parked in the driveway. All vehicles parked in the driveway previously seen at this residence.

[Edit](#)

**02/24/16 - 03:22 PM**

**Rita Cramer**

No auto repair activity seen, no visibly inoperative vehicles.

[Edit](#)

**02/16/16 - 01:03 PM**

**Rita Cramer**

I reviewed photos submitted by weekend volunteers, no vehicles seen other than those previously on the property.

[Edit](#)

**02/16/16 - 01:02 PM**

**Rita Cramer**

Per weekend volunteers on Sunday, February 13, 2016 at 10:46 a.m. - No activity.

[Edit](#)

**02/12/16 - 10:45 AM**

**Rita Cramer**

No auto repair activity or visibly inoperable vehicle seen? Same vehicles there which I have observed previously at this property including a black pick up truck parked along the curb, a white Toyota Prius in the driveway and a Jeep backed into driveway against the driveway gate.

[Edit](#)

**02/04/16 - 04:10 PM**

**Rita Cramer**

4:04 PM – No auto repair in the driveway or visible on this property. One Toyota Prius parked in the driveway appears fully operable with full tires all the way around.

[Edit](#)



March 25, 2016

BETTY R LYNCH  
9611 HALEKULANI DR  
GARDEN GROVE, CA 92841-4911

**Subject: Municipal Code Violations at 12451 ELMWOOD ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Auto repair is not a permitted use in residential zones. Auto repair, incidental to residential usage, shall only be conducted within an enclosed garage, and only upon vehicles owned by the property owner or resident. You are hereby required to discontinue all auto repair/manufacture/assembly outside of the garage and on vehicles which are not registered to you. (GGMC 9.08.20.040(A)(1))

All accessory functions and operations conducted within a residential zone shall not be objectionable by reason of noise, odor, dust, mud, smoke, steam, vibration or other similar causes. You are hereby required to cease the use of industrial welding tools along with any related equipment, materials or supplies in the repair/assembly of vehicles on your property. (GGMC 9.08.20.040(A)(2))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer  
Code Enforcement Officer

March 25, 2016

SHAWN CRAWFORD /TANIA M CRAWFORD  
12451 ELMWOOD ST  
GARDEN GROVE, CA 92840-3443

Subject: **Municipal Code Violations at 12451 ELMWOOD ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

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A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer  
Code Enforcement Officer





# Code Enforcement System

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Wednesday, April 27, 2016

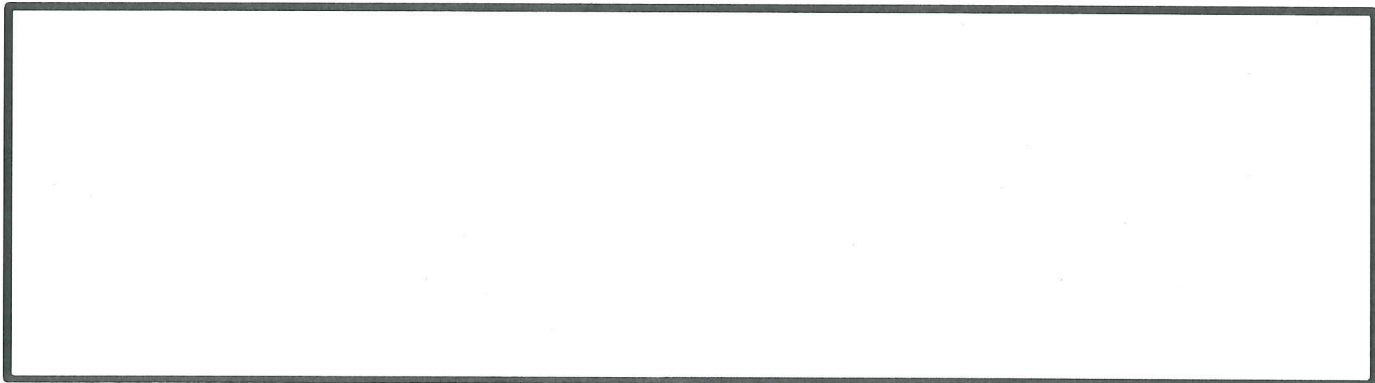
## CASE# 166909

### 12451 ELMWOOD ST - R1

Actions: [Close Case](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- Report
- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments



[Download all photos](#)

### Photos taken on: Unknown



### Photos taken on: 03/03/16





**Photos taken on: 03/02/16**



**Photos taken on: 02/26/16**



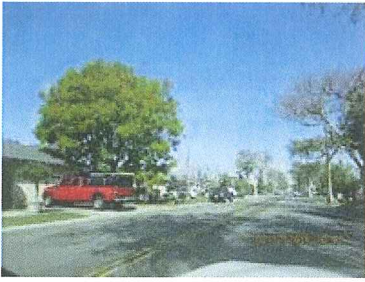
**Photos taken on: 02/24/16**



**Photos taken on: 02/13/16**



**Photos taken on: 02/12/16**



**Photos taken on: 02/04/16**







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**Dispute Resolution**

**What is Mediation?**

Mediation is a conflict resolution process in which a mediator guides disputants in finding an agreement that works for them.

**Who Are The Mediators?**

CSP Dispute Resolution Service mediators are carefully selected. Mediators represent a cross-section of people, diverse in culture, profession and background. Requirements for a mediator are: Dispute Resolution Program Act (DRPA) training, formal mediation experience, references, Program Supervisor approval, and approval from the Orange County Superior Courts Committee.

**Mediation Can Be Used When...**

- Communication between the parties has broken down
- Tensions, emotions or costs are escalating
- Time is a major factor
- Multiple issues have to be resolved
- Disputants want to maintain confidentiality
- An on-going relationship is desirable

**Matters That Can Be Mediated Include...**

- |                          |                       |                         |
|--------------------------|-----------------------|-------------------------|
| • Neighbor/Neighbor      | • Curfew              | • Environmental         |
| • Victim/Offender        | • Employment Issues   | • Business Partners     |
| • Family Disputes        | • Cohabitation Issues | • Custody Arrangements  |
| • Association/Homeowners | • Restitution         | • Consumer/Merchant     |
| • Landlord/Tenant        | • Agency/Agency       | • Contract Disputes     |
| • Construction Disputes  | • School Disputes     | • Insurance Settlements |

**How Can I Set Up A Mediation?**

Call and tell us the details. We will take care of the rest. Mediations are scheduled near your home or area of business. Appointments are available evenings, weekends and during normal business hours. Contact us at **(949) 250-4058** or by email: [disputeresolution@cspinc.org](mailto:disputeresolution@cspinc.org)

**Mediation Benefits**

- *High Success Rate!* Mediation helps resolve disagreements 80-90% of the time.
- *Mediation is power.* In mediation, you determine the outcome of your case, rather than having a third-party (or judge) determine it for you.
- *Problems are dealt with quickly.* Typically, mediation can be scheduled within 2-3 weeks and resolved within 3-4 hours.
- *Mediation is a voluntary process.* Any party may withdraw from the mediation at any time.
- *Mediation is low cost.* Mediation is less costly in comparison to other legal processes.
- *Mediation is confidential.* Confidentiality is required for mediators and all disputants. Parties are encouraged to speak truthfully and candidly in order to define the issues in the matter. Confidentiality is governed by the California Evidence Code, Section 1115-1128 and applied ethical standards.

Contact us at **(949) 250-4058** or by email: [disputeresolution@cspinc.org](mailto:disputeresolution@cspinc.org) or complete the dispute resolution form below.

First Name \*

Last Name \*

Address \*

City \*

State \*

Zip Code \*

Phone \*

Email Address \*

Mediation Topic \*

Comments \*

\* Indicates a required field

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1221 E. Dyer Road, Suite 120  
Santa Ana, CA 92705  
Phone (949) 250-0488  
Fax (714) 540-1908

mail: [generalinfo@CSPinc.org](mailto:generalinfo@CSPinc.org)  
website: [www.cspinc.org](http://www.cspinc.org)





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Thank you for submitting your information.

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Santa Ana, CA 92705  
Phone (949) 250-0488  
Fax (714) 540-1908

mail: [generalinfo@CSPinc.org](mailto:generalinfo@CSPinc.org)  
website: [www.cspinc.org](http://www.cspinc.org)

