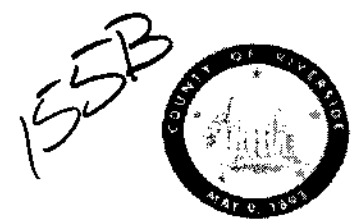


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBJECT:** Order to Abate [Excess Outside Storage and Accumulation of Rubbish]  
Case No.: CV 07-8565  
Subject Property: 5263 Concha Drive, Mira Loma  
APN: 160-081-057  
District Two

**SUBMITTAL DATE:**  
July 21, 2008

**RECOMMENDED MOTION:** Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case No. CV 07-8565 be approved;
- (2) The Chairman of the Board of Supervisors be authorized to execute the Findings of Fact, Conclusions and order to Abate in Case No. CV 07-8565; and
- (3) The Clerk of the Board of Supervisors be authorized to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV 07-8565.

*[Handwritten Signature]*

(Continued)

TIFFANY N. NORTH, Deputy County Counsel  
for JOE S. RANK, County Counsel

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *[Handwritten Signature]*  
Tina Grande

County Executive Office Signature

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Policy	<input type="checkbox"/>
Per Exec. Ofc.:	<input checked="" type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy	<input type="checkbox"/>

Order to Abate [Excess Outside Storage and Accumulation of Rubbish]  
Case No.: CV07-8565  
Subject Property: 5263 Concha Drive, Mira Loma  
APN: 160-081-057  
District Two

**BACKGROUND:**

On July 15, 2008 this Board received the declaration of the Code Enforcement Officer in the above-referenced matter. At the conclusion of the hearing, this Board declared the excess outside storage of materials and accumulation of rubbish on the subject property to be a public nuisance. The Board ordered the property owner to abate the violative conditions on the property and directed County Counsel to prepare the Findings of Fact, Conclusion and Order to Abate.

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

[EXEMPT'6103]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE: ) [EXCESSIVE OUTSIDE STORAGE AND ) ACCUMULATION OF RUBBISH]; ) APN 160-081-057, 5263 CONCHA DRIVE, MIRA ) LOMA, RIVERSIDE COUNTY, CALIFORNIA; ) LORENA VELASQUEZ, OWNER. )	CASE NO. CV 07-8565  FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE  [R.C.O. Nos. 348 (RCC Chapter 17.32), 541 (RCC Chapter 8.120) and 725 (RCC Title 1)]
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The above-captioned matter came on regularly for hearing on July 15, 2008, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 5263 Concha Drive, Mira Loma, Riverside County, California and further described as Assessor's Parcel Number 160-081-057 and referred to hereinafter as "THE PROPERTY."

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

The owner, Lorena Velasquez, appeared but did not address the Board of Supervisors during the public hearing. Before the hearing, Mr. and Mrs. Velasquez spoke with Jim Monroe and Tiffany North regarding the status of THE PROPERTY. Mr. and Mrs. Velasquez admitted that the accumulated rubbish and excess outside storage of materials were present on THE PROPERTY and stated that they would work to bring THE PROPERTY into compliance within the next ninety (90)

1 days.

2 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
3 with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of  
4 rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside  
5 County Code Chapter 17.32) and 541 (Riverside County Code Chapter 8.120) and as a public  
6 nuisance.

7 **SUMMARY OF EVIDENCE**

8 1. Documents of record in the Riverside County Recorder's Office identify the owner  
9 of THE PROPERTY as Lorena Velasquez ("OWNER").

10 2. Documents of title indicate that other parties potentially hold a legal interest in THE  
11 PROPERTY, to wit: Mortgage Electronic Registration Systems Inc., Homecomings Financial, LLC  
12 and Gino L. Ackerman and Etta L. Ackerman ("INTERESTED PARTIES").

13 3. THE PROPERTY was inspected by Code Enforcement Officers on November 14,  
14 2007, January 3, 2008, February 27, 2008, April 15, 2008, May 29, 2008, June 13, 2008 and July 14,  
15 2008.

16 4. During each inspection, the excess outside storage of materials and accumulation of  
17 rubbish were observed on THE PROPERTY. The excess outside storage of materials and  
18 accumulated rubbish were intermingled and included but were not limited to: lumber, appliances,  
19 machinery, furniture, building materials, work tools, paint cans, pallets, tan colored metal storage  
20 container, green waste, shrub and tree limbs, tree trimmings, trash, boxes, cardboard, packaging,  
21 equipment, and other miscellaneous trash and debris. On November 14, 2007, the Code  
22 Enforcement officer determined that the excess outside storage of materials and accumulated rubbish  
23 was approximately three thousand and six hundred (3600) square feet on THE PROPERTY. Given  
24 the size of the parcel (.46 acres) and the zoning classification R-A (Residential Agricultural), the  
25 amount of outside storage allowed on THE PROPERTY is one hundred (100) square feet with a  
26 maximum height of three (3) feet.

27 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
28 Nos. 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.





1 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,  
2 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable  
3 abatement costs accrued by the Code Enforcement Department will be recoverable from the property  
4 owner(s) even if THE PROPERTY is brought into compliance within ninety (90) days of the date of  
5 this Order to Abate Nuisance.

6  
7 Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE

8  
9 By \_\_\_\_\_  
10 Roy Wilson  
11 Chairman, Board of Supervisors

12 ATTEST:  
13 NANCY ROMERO  
14 Clerk to the Board

15 By  
16 Deputy  
17 (SEAL)

18  
19 FORM APPROVED COUNTY COUNSEL  
20 BY: Tiffany N. North 4/21/08  
21 TTIFFANY N. NORTH DATE

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