

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

413B



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

**SUBMITTAL DATE:**  
March 25, 2010

**SUBJECT:** Order to Abate [Excess Outside Storage – Metal Shipping Container]  
Case No.: CV 05-1806 (RENNA)  
Subject Property: 43271 E. Florida Avenue, Hemet ; APN: 551-240-046  
District Three

**RECOMMENDED MOTION:** Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case No. CV 05-1806 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 05-1806; 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 05-1806.

**BACKGROUND:**

On March 16, 2010, 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 –metal shipping container 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.

*[Signature]*  
JULIE A. JARVI, Deputy County Counsel  
for PAMELA J. WALLS, 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

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

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

APPROVE

BY: *[Signature]*  
Tina Grande

County Executive Office Signature

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: 03/16/10; 9.3

District: 3

Agenda Number:

2.14

1 RECORDING REQUESTED BY:  
Kecia Harper-Ihem, Clerk of the  
2 Board of Supervisors  
(Stop #1010)  
3  
4

5 WHEN RECORDED PLEASE MAIL TO:  
Julie A. Jarvi, Deputy County Counsel  
6 County of Riverside  
OFFICE OF COUNTY COUNSEL  
7 3960 Orange Street, Fifth Floor (Stop #1350)  
Riverside, CA 92501

[EXEMPT '6103]

8  
9 **BOARD OF SUPERVISORS**  
10 **COUNTY OF RIVERSIDE**

11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 05-1806  
[EXCESSIVE OUTSIDE STORAGE-METAL )  
12 SHIPING CONTAINER]; APN 551-240-046, ) FINDINGS OF FACT,  
43271 E. FLORIDA AVENUE, HEMET, ) CONCLUSIONS AND ORDER TO  
13 RIVERSIDE COUNTY, CALIFORNIA; LUIGI ) ABATE NUISANCE  
RENNA AND AE SUK RENNA, OWNERS. )  
14 ) [R.C.O. Nos.348 and 725  
15 ) R.C.C. Title 17.288 and 1]

16 The above-captioned matter came on regularly for hearing on March 16, 2010, before the Board of  
17 Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County  
18 Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as  
19 43271 E. Florida Avenue, Hemet, Riverside County, APN: 551-240-046 and referred to hereinafter as  
20 "THE PROPERTY."

21 Julie A. Jarvi, Deputy County Counsel, appeared along with Brian Black, Senior Code  
22 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

23 Owners did not appear.

24 The Board of Supervisors received the Declaration of the Code Enforcement Officer, together with  
25 attached Exhibits, evidencing the excessive outside storage- metal shipping container on THE  
26 PROPERTY as a violation of Riverside County Ordinance No. 348, Section 18.50 (Riverside County  
27 Code Title 17.288), and as a public nuisance.

28 ///

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the owners of  
3 THE PROPERTY as Luigi Renna and Ae Suk Renna ("OWNERS").

4 2. Documents of title at the time of the inspection indicated that other parties potentially hold  
5 a legal interest in THE PROPERTY, to wit: Margaret Ann Ollerton, Mr. Bill Graber, Mary Beth  
6 Davidson, G.F. Partnership C/O Chandler, Potter & Associates ("INTERESTED PARTIES").

7 3. THE PROPERTY has been inspected by Code Enforcement Officers on July 31, 2009,  
8 October 16, 2009, December 11, 2009, January 11, 2010, February 17, 2010 and March 11, 2010.

9 4. During each inspection, excess outside storage of materials – metal shipping container was  
10 observed on THE PROPERTY.

11 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance No.  
12 348, Section 18.50 (Riverside County Code Title 17.288) by the Code Enforcement Officer.

13 6. A Notice of Noncompliance was recorded on September 4, 2007 as Document Number  
14 2007-0563415 in the Office of the County Recorder, County of Riverside.

15 7. On July 31, 2009, a Notice of Violation was posted on THE PROPERTY. On August 12,  
16 2009, a Notice of Violation was mailed to OWNERS and INTERESTED PARTIES by certified mail,  
17 return receipt requested.

18 8. On February 11, 2010, a "Notice to Abate Nuisance" providing notice of the public  
19 hearing before the Board of Supervisors on March 16, 2010, was mailed by certified mail, return receipt  
20 requested, to the OWNERS and INTERESTED PARTIES and was posted on THE PROPERTY on  
21 February 17, 2010.

22 **FINDINGS AND CONCLUSIONS**

23 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
24 regular session assembled on March 16, 2010, finds and concludes that:

25 1. WHEREAS, the excessive outside storage of materials – metal shipping container on the  
26 real property located at 43271 E. Florida Avenue, Hemet, Riverside County, California, also identified as  
27 Assessor's Parcel Number 551-240-046 violates Riverside County Ordinance No. 348, Section 18.50 and  
28 constitutes a public nuisance.



1 costs associated with the removal or correction of the violation." Reasonable abatement costs accrued by  
2 the Department will be recoverable from the property owner(s) even if the property is brought into  
3 compliance within ninety (90) days of the date of this Order to Abate Nuisance.  
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6 Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE

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9 By \_\_\_\_\_  
10 Marion Ashley  
11 Chairman, Board of Supervisors

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FORM APPROVED COUNTY COUNSEL  
BY: *Julie A. Koons* 3/23/10  
DATE  
JULIE AKOONS JARVIS