

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

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FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:

SUBJECT: Order to Abate [Accumulated Rubbish]
Case No. CV11-02842 [MARTINEZ, LIGHT, MANZO, REDBOURN, DRAPKIN]
Subject Property: 1 Parcel North of 33900 Brent Lane, Nuevo; APN 427-350-011
District: 5/5 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV11-02842;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV11-02842; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV11-02842.

BACKGROUND:

Summary

On April 22, 2014, this Board received the declaration of the Code Enforcement Officer in the above referenced matter and declared the accumulated rubbish located on the subject property to be a public nuisance. The Board ordered the property owners to abate the violative conditions on the property and

(Continued)

L. ALEXANDRA FONG
Deputy County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year: _____

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: 04/22/14; 9.4

District: 5/5

Agenda Number:

2-21

Departmental Concurrence

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

FORM 11: Order to Abate [Accumulated Rubbish]

Case No. CV11-02842 [MARTINEZ, LIGHT, MANZO, REDBOURN, DRAPKIN]

Subject Property: 1 Parcel North of 33900 Brent Lane, Nuevo; APN: 427-350-011

District: 5/5 [\$0.00]

DATE:

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

directed County Counsel to prepare Findings of Fact, Conclusions and Order to Abate.

Impact on Citizens and Businesses

When property owners abate nuisances on their property, the surrounding neighborhood's safety, attractiveness and land values are potentially increased.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Findings of Fact

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

5 WHEN RECORDED PLEASE MAIL TO:
6 Michelle Cervantes, Code Enforcement Officer
7 Regina Keyes, Senior Code Enforcement Officer
8 CODE ENFORCEMENT DEPARTMENT
9 4080 Lemon Street, Twelfth Floor (Stop #1012)
10 Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

11	IN RE ABATEMENT OF PUBLIC NUISANCE:)	CASE NO. CV 11-02842
	[ACCUMULATION OF RUBBISH];)	
12	APN 427-350-011, 1 PARCEL NORTH OF 33900)	FINDINGS OF FACT,
	BRENT LANE, NUEVO, RIVERSIDE COUNTY,)	CONCLUSIONS AND ORDER TO
13	CALIFORNIA; GLADYS MARTINEZ,)	ABATE NUISANCE
	REVOCABLE TRUST OF LESLIE W. LIGHT)	
14	AND RUTH LIGHT AS TRUSTEES, ENRIQUE)	R.C.O. Nos. 541 and 725
	MANZO, TOVA REDBOURN, ALAN)	
15	REDBOURN, AND PAUL DRAPKIN, TRUSTEE,)	
	OWNERS.)	
16	_____)	

17
18 The above-captioned matter came on regularly for hearing on April 22, 2014, before the
19 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor
20 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real
21 property described as 1 Parcel North of 33900 Brent Lane, Nuevo, Riverside County, and further
22 described as Assessor’s Parcel Number 427-350-011 referred to hereinafter as “THE PROPERTY.”

23 L. Alexandra Fong, Deputy County Counsel, appeared along with Michelle Cervantes, Code
24 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

25 Owners did not appear.

26 The Board of Supervisors received the Declaration of Code Enforcement Officer together
27 with the attached exhibits, evidencing the accumulation of rubbish on THE PROPERTY as a public
28 nuisance and violation of Riverside County Ordinance No. 541.

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder’s Office identify the
3 OWNERS of THE PROPERTY as Gladys Martinez, Revocable Trust of Leslie W. Light and Ruth
4 Light as Trustees, Enrique Manzo, Tova Redbourn, Alan Redbourn, and Paul Drapkin, Trustee of the
5 Paul Drapkin Revocable Trust dated February 24, 2011 (“OWNERS”).

6 2. Documents of title indicate that another party may potentially hold a legal interest in
7 THE PROPERTY, to wit: Valley Deed Trust Services, Inc. (“INTERESTED PARTY”).

8 3. THE PROPERTY was inspected by Code Enforcement Officers on March 23, 2011,
9 and on eleven other occasions, the last being April 15, 2014.

10 4. During each inspection, an accumulation of rubbish was observed on THE
11 PROPERTY. The rubbish consisted of, but was not limited to: a dismantled mobilehome, tires,
12 green waste, scrap wood, scrap metal, discarded furniture, mattress, chain link fencing materials and
13 miscellaneous trash and debris in excess of 1275 square feet.

14 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
15 No. 541 by the Code Enforcement Officer.

16 6. A Notice of Pendency of Administrative Proceedings was recorded in the Office of
17 the County Recorder, County of Riverside, State of California on September 2, 2011, as instrument
18 number 2011-0394042.

19 7. On April 15, 2011, Notice of Violation was posted on THE PROPERTY. On August
20 17, 2011, Notice of Violation was mailed to OWNERS by certified mail with return receipt
21 requested. On December 18, 2013, a Notice of Violation was mailed to OWNERS and
22 INTERESTED PARTY by first class mail.

23 8. A “Notice to Correct County Ordinance Violations and Abate Public Nuisance”
24 providing notice of the public hearing before the Board of Supervisors on April 22, 2014, was mailed
25 to OWNERS and INTERESTED PARTY and was posted on THE PROPERTY.

26 **FINDINGS AND CONCLUSIONS**

27 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
28 regular session assembled on April 22, 2014, finds and concludes that:

1 County Ordinance Nos. 541 and 725. Under Riverside County Ordinance No. 725, "abatement
2 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate
3 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,
4 collection and administrative costs, attorneys fees, and the costs associated with the removal or
5 correction of the violation." Reasonable abatement costs accrued by the Code Enforcement

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1 Department will be recoverable from the property owner(s) even if THE PROPERTY is brought into
2 compliance within ninety (90) days of the date of this Order to Abate Nuisance.

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Dated: _____

COUNTY OF RIVERSIDE

By _____
Jeff Stone
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk to the Board

By _____
Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE 5/16/14
L. ALEXANDRA FONG