

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

903B



FROM: County Counsel/TLMA  
Code Enforcement Department

SUBMITTAL DATE:  
November 16, 2015

SUBJECT: Order to Abate [Excessive Outside Storage & Accumulated Rubbish]  
Case No. CV14-02324 [COMPTON]  
Subject Property: 25964 View Lane, Hemet  
APN: 547-180-029  
District: 3 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV14-02324;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV14-02324; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV14-02324.

BACKGROUND:

Summary

On October 6, 2015, this Board received the declaration of the Code Enforcement Officer in the above referenced matter and declared the excessive outside storage and accumulated rubbish, located on the subject property to be a public nuisance. The Board ordered the property owner to abate the violative (Continued)

GREGORY P. PRIAMOS  
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.: 10/06/15; 9.2

District: 3

Agenda Number:

2-8

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

**FORM 11:** Order to Abate [Excessive Outside Storage & Accumulated Rubbish]

Case No. CV14-02324 [COMPTON]

Subject Property: 25964 View Lane, Hemet

APN: 547-180-029

District: 3 [\$0.00]

**DATE:** November 16, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

conditions on the property and 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:  
Kecia Harper-Ihem, Clerk of the  
2 Board of Supervisors  
(Stop #1010)  
3  
4

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

[EXEMPT GC §§ 6103 and 27383]

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

11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 14-02324  
12 [EXCESSIVE OUTSIDE STORAGE AND )  
ACCUMULATION OF RUBBISH]; )  
13 APN 547-180-029, 25964 VIEW LANE, HEMET, ) FINDINGS OF FACT,  
RIVERSIDE COUNTY, CALIFORNIA; THOMAS ) CONCLUSIONS AND ORDER TO  
14 COMPTON AND SUSAN COMPTON, ) ABATE NUISANCE  
OWNERS. )  
15 )  
16 )

R.C.O. Nos. 348, 541 and 725

17 The above-captioned matter came on regularly for hearing on October 6, 2015, before the  
18 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
19 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
20 property described 25964 View Lane, Hemet, Riverside County, Assessor's Parcel Number 547-180-  
21 029 and referred to hereinafter as "THE PROPERTY."

22 Sophia Choi, Deputy County Counsel, appeared along with Regina Keyes, Senior Code  
23 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Mr. and Mrs. Compton did not appear.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
26 with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of  
27 rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 and 541 and as  
28 a public nuisance.

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the owners  
3 of THE PROPERTY as Thomas Compton and Susan Compton ("OWNERS").

4 2. Documents of title indicate that other parties appear to potentially hold a legal interest  
5 in THE PROPERTY, to wit: State of California Employment Development Department (hereinafter  
6 referred to as "INTERESTED PARTY").

7 3. THE PROPERTY was inspected by Code Enforcement Officers on August 13, 2014  
8 and on eight (8) subsequent inspections, with the last inspection being October 1, 2015.

9 4. During each inspection an accumulation of rubbish and excess outside storage was  
10 observed throughout THE PROPERTY consisting of but not limited to: plastic trash bags, rotten  
11 material, mattresses, paper waste, scrap wood, cardboard, broken furniture, 6 tires, desks, green  
12 waste, lumber, glass fish tanks, coffee tables, carpet, carpet padding and miscellaneous items of  
13 about 791 square feet as of October 1, 2015.

14 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
15 Nos. 348 and 541 by the Code Enforcement Officer.

16 6. On February 18, 2015, a Notice of Pendency of Administrative Proceedings was  
17 recorded at the Riverside County Recorder's Office as instrument number 2015-0064987.

18 7. On August 13, 2014, a Notice of Violation was posted on THE PROPERTY. On  
19 August 14, 2014, a Notice of Violation was mailed to OWNERS by first class mail. On January 26,  
20 2015, a Notice of Violation was mailed to OWNERS and INTERESTED PARTY by first class mail  
21 and certified mail, return receipt requested.

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

25 **FINDINGS AND CONCLUSIONS**

26 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
27 regular session assembled on October 6, 2015, finds and concludes that:

28 1. WHEREAS, the excessive outside storage of materials and accumulation of rubbish

1 on the real property located at 25964 View Lane, Hemet, Riverside County, California, also  
2 identified as Assessor's Parcel Number 547-180-029 violates Riverside County Ordinance Nos. 348  
3 and 541 and constitutes a public nuisance.

4 2. WHEREAS, the OWNERS, occupants and any other person having possession or  
5 control of THE PROPERTY shall abate the accumulation of rubbish and excessive outside storage of  
6 materials by removing and disposing of all rubbish and excessive outside storage on THE  
7 PROPERTY in strict accordance with all Riverside County Ordinances, including but not limited to  
8 Riverside County Ordinance Nos. 348 and 541 within ninety (90) days.

9 3. WHEREAS, the OWNERS AND INTERESTED PARTY ARE HEREBY  
10 FURTHER NOTICED that the time within which judicial review of the administrative  
11 determinations made herein must be sought is ninety (90) days from the posting and mailing of the  
12 Findings of Fact, Conclusions and Order To Abate Nuisance, and is governed by California Code of  
13 Civil Procedure Section 1094.6.

14 **ORDER TO ABATE NUISANCE**

15 IT IS ORDERED that the accumulation of rubbish and excessive outside storage of materials  
16 on THE PROPERTY be abated by OWNERS or anyone having possession or control of THE  
17 PROPERTY by removing and disposing of all rubbish and excessive outside storage of materials on  
18 THE PROPERTY in strict accordance with all Riverside County Ordinances, including but not  
19 limited to Riverside County Ordinance Nos. 348 and 541, within ninety (90) days of the posting and  
20 mailing of this Order to Abate Nuisance.

21 IT IS FURTHER ORDERED that if the accumulation of rubbish and excessive outside  
22 storage of materials is not removed and disposed of in strict accordance with all Riverside County  
23 Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and 541 within ninety  
24 (90) days of the date of this Order to Abate Nuisance, the accumulation of rubbish and excessive  
25 outside storage of materials may be abated and disposed of by representatives of the Riverside  
26 County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an  
27 owner's consent or a Court Order when necessary under applicable law.

28 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity

1 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
2 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
3 County Ordinance Nos. 348, 541, and 725. Under Riverside County Ordinance No. 725, "abatement  
4 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate  
5 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,  
6 collection and administrative costs, attorneys fees, and the costs associated with the removal or  
7 correction of the violation." Reasonable abatement costs accrued by the Code Enforcement  
8 Department will be recoverable from OWNERS even if THE PROPERTY is brought into  
9 compliance within ninety (90) days of the date of this Order to Abate Nuisance.

10  
11 Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE

12  
13 By \_\_\_\_\_  
Marion Ashley  
Chairman, Board of Supervisors

14 ATTEST:

15 KECIA HARPER-IHEM

16 Clerk to the Board

17  
18 By

19 Deputy

20 (SEAL)



# CV14-02324

25964 View Lane, Hemet APN: 547-180-029



0

199

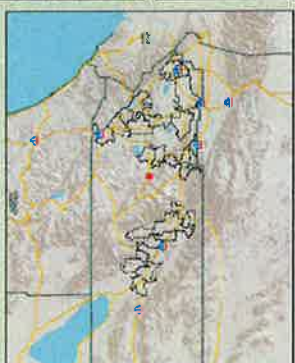
397 Feet



REPORT PRINTED ON... 11/23/2015 5:02:25 PM

© Riverside County TLMA GIS

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



## Legend

- TBM Page
- TBM Grid
- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

Thomas Bros Page 812  
Grid E7