

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

3053



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

**SUBMITTAL DATE:**  
AUGUST 11, 2016

**SUBJECT:** Order to Abate [Accumulated Rubbish]  
Case No. CV13-00889 [MAPP]  
Subject Property: 52332 Date Avenue, Cabazon; APN: 528-113-022  
District: 5 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-00889;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-00889; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-00889.

**BACKGROUND:**

**Summary**

On June 21, 2016, 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 owner to abate the violative conditions on the property and

(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**

Departmental Concurrence

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

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

**FORM 11: Order to Abate [Accumulated Rubbish];**

Case No. CV13-00889 [MAPP]

Subject Property: 52332 Date Avenue, Cabazon, APN: 528-113-022

District: 5 [\$0]

DATE: August 11, 2016

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, Senior 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 13-00889  
12 [ACCUMULATION OF RUBBISH]; )  
13 APN 528-113-022, 52332 DATE AVENUE, ) FINDINGS OF FACT,  
14 CABAZON, RIVERSIDE COUNTY, ) CONCLUSIONS AND ORDER TO  
15 CALIFORNIA; ALVIN MAPP AND VIVIAN ) ABATE NUISANCE  
16 MAPP, OWNERS. )  
17 ) R.C.O. Nos. 541 and 725  
18 )  
19 )  
20 )  
21 )

22 The above-captioned matter came on regularly for hearing on June 21, 2016, before the Board  
23 of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex,  
24 County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property  
25 described as 52332 Date Avenue, Cabazon, Riverside County, and further described as Assessor's  
26 Parcel Number 528-113-022 referred to hereinafter as "THE PROPERTY."

27 Sophia Choi, Deputy County Counsel, appeared along with Michelle Cervantes, Senior Code  
28 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

29 Owners did not appear.

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

33 ///

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the  
3 OWNERS of THE PROPERTY as Alvin Mapp and Vivian Mapp ("OWNERS").

4 2. Documents of title indicate that no other parties potentially hold a legal interest in  
5 THE PROPERTY.

6 3. THE PROPERTY was inspected by Code Enforcement Officers on October 27, 2014,  
7 and on nine (9) subsequent inspections, the last occurring on June 13, 2016.

8 4. During each inspection, an accumulation of rubbish was observed on THE  
9 PROPERTY. The rubbish consisted of, but was not limited to: portions of a burnt mobile home  
10 frame and debris from a fire, discarded furniture, household items, plastic play sets, green waste,  
11 clothing and carpet, of about 2,250 square feet.

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

14 6. A Notice of Pendency of Administrative Proceedings was recorded in the Office of  
15 the County Recorder, County of Riverside, State of California on August 15, 2013, as instrument  
16 number 2013-0400657.

17 7. On October 29, 2014, a Notice of Violation was posted on THE PROPERTY. On  
18 February 26, 2015, a Notice of Violation was mailed to OWNERS by certified mail, return receipt  
19 requested and by first class mail.

20 8. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance"  
21 providing notice of the public hearing before the Board of Supervisors on June 21, 2016, was mailed  
22 to OWNERS and was posted on THE PROPERTY.

23 **FINDINGS AND CONCLUSIONS**

24 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
25 regular session assembled on June 21, 2016, finds and concludes that:

26 1. WHEREAS, the accumulation of rubbish on the real property located at 52332 Date  
27 Avenue, Cabazon, Riverside County, California, also identified as Assessor's Parcel Number 528-  
28 113-022 violates Riverside County Ordinance No. 541 and constitutes a public nuisance.



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 \_\_\_\_\_  
John J. Benoit  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk to the Board

By  
Deputy  
  
(SEAL)