

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

9148



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

**SUBMITTAL DATE:**  
February 10, 2010

**SUBJECT:** Order to Abate [Excess Outside Storage and Accumulation of Rubbish]  
Case No.: CV 07-6991 (CAMERON)  
Subject Property: 21377 Nandina Avenue, Perris  
APN: 295-260-017  
District One

**RECOMMENDED MOTION:** Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case No. CV 07-6991 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 07-6991; 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 07-6991.

Departmental Concurrence

*[Signature]*

JULIE JARVI Deputy County Counsel  
for FAMELA 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**

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: February 23, 2010  
xc: Co.Co.(3); Recorder

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.: 01/26/10-91 District: 1 Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

2.9

Order to Abate [Excess Outside Storage and Accumulation of Rubbish]

Case No.: CV 07-6991

Subject Property: 21377 Nandina Avenue, Perris

APN: 295-260-017

District One

**BACKGROUND:**

On January 26, 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 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.

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

**DOC # 2010-0086913**  
02/25/2010

**Customer Copy Label**  
The paper to which this label is  
affixed has not been compared  
with the recorded document

4  
5 WHEN RECORDED PLEASE MAIL TO:  
6 Julie Jarvi, Deputy County Counsel  
7 County of Riverside  
8 OFFICE OF COUNTY COUNSEL  
9 3960 Orange Street, Fifth Floor (Stop #1350)  
10 Riverside, CA 92501

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

[EXEMPT'6103]

11 **BOARD OF SUPERVISORS**  
12 **COUNTY OF RIVERSIDE**

13 IN RE ABATEMENT OF PUBLIC NUISANCE:  
14 [EXCESSIVE OUTSIDE STORAGE AND  
15 ACCUMULATION OF RUBBISH];  
16 APN 295-260-017, 21377 NANDINA AVENUE,  
17 PERRIS, RIVERSIDE COUNTY, CALIFORNIA;  
18 MERIDITH CAMERON, OWNER.

CASE NO. CV 07-6991

FINDINGS OF FACT,  
CONCLUSIONS AND ORDER TO  
ABATE NUISANCE

[R.C.O. Nos. 348 (RCC Chapter  
17.120), 541 (RCC Chapter 8.120) and  
725 (RCC Title 1)]

19 The above-captioned matter came on regularly for hearing on January 26, 2010, before the  
20 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
21 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
22 property described as 21377 Nandina Avenue, Perris, Riverside County, California and further  
23 described as Assessor's Parcel Number 295-260-017 and referred to hereinafter as "THE  
24 PROPERTY."

25 Jonathan D. Holub, Deputy County Counsel, appeared along with Brian Black, Supervising  
26 Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

27 No one appeared on behalf of Owner.

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

1 County Code Chapter 17.120) and 541 (Riverside County Code Chapter 8.120) and as a public  
2 nuisance.

3 **SUMMARY OF EVIDENCE**

4 1. Documents of record in the Riverside County Recorder's Office identify the owner of  
5 THE PROPERTY as Meridith Cameron ("OWNER").

6 2. Documents of title indicate that other parties potentially hold a legal interest in THE  
7 PROPERTY, to wit: Franklin Credit Management Corp., United PanAm Mortgage, MERS,  
8 Citifinancial Services, Inc. ("INTERESTED PARTIES").

9 3. THE PROPERTY was inspected by Code Enforcement Officers on March 14, 2008,  
10 July 15, 2008, January 30, 2009, June 5, 2009, August 6, 2009, November 12, 2009, and January 26,  
11 2010.

12 4. During each inspection, the outside storage of materials and accumulation of rubbish  
13 was observed on THE PROPERTY. The materials and rubbish were intermingled and included but  
14 were not limited to: tools, building materials, old spas, barrels, planting buckets, old furniture, auto  
15 parts, cardboard, scrap wood, scrap metal, and miscellaneous trash and debris. The officer visually  
16 estimated the amount of accumulated rubbish and excess outside storage of materials was  
17 approximately ten thousand (10,000) square feet. Given the size of the parcel (.57 acres) and the  
18 zoning classification A-1-1 (Light Agricultural) zone, two hundred (200) square feet of outside  
19 storage is allowed. However, no rubbish is allowed on THE PROPERTY.

20 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
21 Nos. 348 (RCC Chapter 17.120) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

22 6. A Notice of Noncompliance was recorded on February 18, 2009 as Document  
23 Number 2009-0076520 in the Office of the County Recorder, County of Riverside.

24 7. On March 14, 2008, Notices of Violation for violation of Riverside County  
25 Ordinance Nos. 348 and 541 were posted on THE PROPERTY. On March 25, 2008 and June 11,  
26 2009, Notice of Violations was mailed to OWNER and INTERESTED PARTIES.

27 8. On October 29, 2009, the "Notice to Correct County Ordinance Violations and Abate  
28 Public Nuisance" providing notice of the public hearing before the Board of Supervisors scheduled

1 for November 24, 2009, was mailed by certified mail, return receipt requested, to OWNER and  
2 INTERESTED PARTIES and was posted on THE PROPERTY on November 12, 2009.

3 **FINDINGS AND CONCLUSIONS**

4 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
5 regular session assembled on January 26, 2009 finds and concludes that:

6 1. WHEREAS, the excess outside storage of materials and accumulation of rubbish on  
7 the real property located at 21377 Nandina Avenue, Perris, Riverside County, California, also  
8 identified as Assessor's Parcel Number 295-260-017 violates Riverside County Ordinance Nos. 348  
9 (RCC Chapter 17.120) and 541 (RCC Chapter 8.120) and constitutes a public nuisance. Under  
10 Riverside County Ordinance No. 348, two hundred (200) square feet of outside storage of materials  
11 is allowed to be stored on THE PROPERTY. Under Riverside County Ordinance No. 541, no  
12 amount of rubbish is allowed to be accumulated on THE PROPERTY.

13 2. WHEREAS, THE OWNER, occupants or any person having possession or control of  
14 the premises should abate the condition by removal of all outside storage of materials and removing  
15 and disposing of all accumulated rubbish from the subject real property in strict accordance with all  
16 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348  
17 (RCC Chapter 17.120) and 541 (RCC Chapter 8.120) within ninety (90) days.

18 3. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that the time within  
19 which judicial review of the administrative determinations made herein must be sought is ninety (90)  
20 days from the posting and mailing of the Findings of Fact, Conclusions and Order To Abate Nuisance,  
21 and is governed by California Code of Civil Procedure Section 1094.6.

22 **ORDER TO ABATE NUISANCE**

23 IT IS THEREFORE ORDERED that the excess outside storage of materials and  
24 accumulation of rubbish on THE PROPERTY be abated by the OWNER, specifically Meridith  
25 Cameron, or anyone having possession or control of THE PROPERTY, by removing all of the  
26 outside storage of materials in excess of two hundred (200) square feet and removing and disposing  
27 of all accumulated rubbish from the subject real property in strict accordance with all Riverside  
28 County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 (RCC Chapter

1 17.120) and 541 (RCC Chapter 8.120) within ninety (90) days of the date of this Order to Abate  
2 Nuisance.

3 IT IS FURTHER ORDERED that if the materials and rubbish are not removed and disposed  
4 of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside  
5 County Ordinance Nos. 348 (RCC Chapter 17.120) and 541 (RCC Chapter 8.120) within ninety (90)  
6 days of the date of this Order to Abate Nuisance, the excess outside storage of materials and  
7 accumulation of rubbish shall be abated and disposed of by representatives of the Riverside County  
8 Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's  
9 consent or a Court Order when necessary under applicable law.

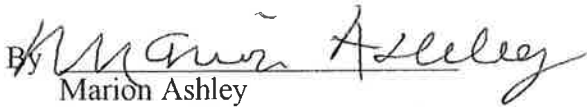
10 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
11 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
12 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
13 County Ordinance Nos. 348 (RCC Title 17), 541 (RCC Title 8), and 725 (RCC Chapter 1.16).  
14 Under Riverside County Ordinance No. 725, "abatement costs" means "any costs or expenses  
15 reasonably related to the abatement of conditions which violate County Land Use Ordinances, and  
16 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,  
17 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable  
18 abatement costs accrued by the Code Enforcement Department will be recoverable from the property

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

4 Dated: February 23, 2010

COUNTY OF RIVERSIDE

6 By   
Marion Ashley  
Chairman, Board of Supervisors

7 ATTEST:

8 KECIA HARPER-IHEM

9 Clerk to the Board

11 By 

12 Deputy

13 (SEAL)

FORM APPROVED COUNTY COUNSEL  
BY:   
JULIE A. KOONS JARVI DATE

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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrcrkrec.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

2-23-10

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



# NOTICE LIST

Subject Property: 21377 Nandina Avenue, Perris  
Case No.: CV 07-6991; APN: 295-260-017573-100-012; District 1

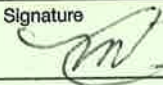
MERIDITH CAMERON  
P.O. BOX 1384  
RIVERSIDE, CA 92501

FRANKLIN CREDIT MANAGEMENT CORP.  
SIX HARRISON STREET  
NEW YORK, NY 10013

MERS  
P.O. 2026  
FLINT, MI 48501-2026

CITIFINANCIAL SERVICES, INC.  
23901 SUNNYMEAD BLVD., STE. C  
MORENO VALLEY, CA 92553

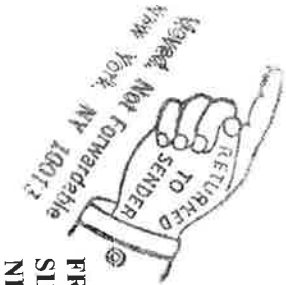
UNITED PANAM MORTGAGE  
PO BOX 549  
ORANGE, CA 92856-8549

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b>  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to:  <b>MERIDITH CAMERON P O BOX 1384 RIVERSIDE, CA. 92501 CV07-6991 *FOF* CAMERON 5</b>	B. Received by (Printed Name) _____ C. Date of Delivery _____
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
PS Form 3811, February 2004	7009 3410 0000 1318 0670 Domestic Return Receipt 102595-02-M-1540

# NOTICE LIST

Subject Property: 21377 Nandina Avenue, Perris  
 Case No.: CV 07-6991; APN: 295-260-017573-100-012; District 1

OFFICE OF COUNTY COUNSEL  
 RIVERSIDE COUNTY  
 3960 ORANGE STREET 5<sup>TH</sup> FLOOR  
 RIVERSIDE CA. 92501



FRANKLIN CREDIT MANAGEMENT  
 SIX HARRISON STREET  
 NEW YORK, NY 10013



7009 3410 0000 1318 0649



02 1P  
 0003958246 MAR 09 2010  
 MAILED FROM ZIP CODE 92501

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

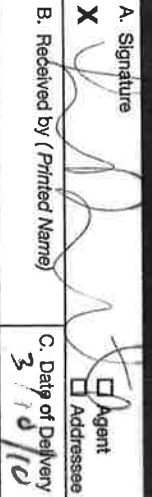
CITIFINANCIAL SERVICES INC  
 23901 SUNNYMEAD BLVD. STE. C  
 MORENO VALLEY, CA. 92553  
 CV07-6991 \*FOF\* CAMERON S

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, February 2004

7009 3410 0000 1318 0649  
 Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee  
 X 
- B. Received by (Printed Name)  Agent  Addressee  
 C. Date of Delivery 3/10/10
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.
4. Restricted Delivery? (Extra Fee)  Yes

NIXIE 100 SE 1 39 03/12/10

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 92501364405 \*0704-04069-09-99

10015-01-0000-03644



# NOTICE LIST

Subject Property: 21377 Nandina Avenue, Perris  
 Case No.: CV 07-6991; APN: 295-260-017573-100-012; District 1

OFFICE OF COUNTY COUNSEL  
 RIVERSIDE COUNTY  
 3960 ORANGE STREET 5TH FLOOR  
 RIVERSIDE CA. 92501

UNITED PANAM MORTGAGE  
 P O BOX 549  
 ORANGE, CA. 92856-8549



7009 3410 0000 1318 0656



UNITED STATES POSTAGE  
 PITNEY BOWES  
 02 1P  
 0003958246 MAR 09 2010  
 MAILED FROM ZIP CODE 92501  
**\$ 005.710**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**MERS**  
**P O BOX 2026**  
**FLINT, MI 48501-2026**  
**CV07-6991 \* FOF\* CAMERON 5**

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name) **Blaine Y. Grant**  Addressee
- C. Restricted Delivery **MAR 19**  Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

- 3. Service Type  Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.
- 4. Restricted Delivery? (Extra Fee)  Yes

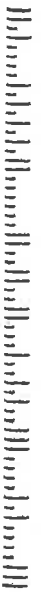
2. Article Number **7009 3410 0000 1318 0656**  
*(Transfer from service label)*  
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

NIXIE 927 SE 1 95 03/20/10

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

BC: 92501364405 \*0704-04098-09-38

928568549



**PROOF OF SERVICE**

Case Nos. CV07-6991

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Yadira Oseguera, the undersigned, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3535 Tenth Street, Suite 300, Riverside, California 92501-3674.

That on March 9, 2010, I served the following document(s):

**FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE**

by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

**OWNERS OR INTERESTED PARTIES  
(see attached notice list)**

XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON March 9, 2010, at Riverside, California.

  
YADIRA OSEGUERA



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 10, 2010

RE CASE NO: CV076991

I, Jon Kirchoff, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 03/10/2010 at 1030, I securely and conspicuously posted the finding of facts at the property described as:

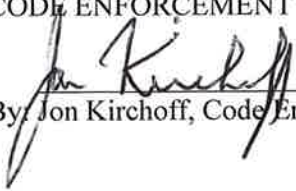
**Property Address:** 21377 NANDINA AVE, PERRIS

**Assessor's Parcel Number:** 295-260-017

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on March 10, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jon Kirchoff, Code Enforcement Officer