

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

412B



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

**SUBMITTAL DATE:**  
March 25, 2010

**SUBJECT:** Order to Abate [Substandard Structures, Excessive Outside Storage & Accumulation of Rubbish]  
Case No.: CV 07-9901 (HOANG)  
Subject Property: 14545 Chandler Street, Corona  
APN: 144-120-009; District Two

**RECOMMENDED MOTION:** Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case No. CV 07-9901 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 07-9901; 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 07-9901.

(Continued)

*[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**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: April 6, 2010  
xc: Co.Co.(3); Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

Prev. Agn. Ref.: 03/16/10; 9.1 | District: 2 | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

2.12

Dept's Recomm.:  
Per Exec. Ofc.:

Policy  Consent  Policy  Consent

Order to Abate [Substandard Structures, Excessive Outside Storage & Accumulation of Rubbish]  
Case No.: CV 07-9901  
Subject Property: 14545 Chandler Street, Corona  
APN: 144-120-009  
District Two

**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 substandard structures (single family dwelling with attached garage, carport and five room additions), 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, Conclusions and Order to Abate.

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



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

[EXEMPT'6103]

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



11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 07-9901  
12 [SUBSTANDARD STRUCTURES, EXCESSIVE )  
13 OUTSIDE STORAGE AND ACCUMULATION ) FINDINGS OF FACT,  
OF RUBBISH]; APN 144-120-009, 14545 ) CONCLUSIONS AND ORDER TO  
14 CHANDLER STREET, CORONA, RIVERSIDE ) ABATE NUISANCE  
15 COUNTY, CALIFORNIA; KEVIN HOANG, )  
OWNER. ) [R.C.O. Nos. 348 (RCC Title 17), 457  
) (RCC Title 15), 541 (RCC Title 8) and  
) 725 (RCC Title 1)]

17 The above-captioned matter came on regularly for hearing on March 16, 2010, 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 14545 Chandler Street, Corona, Assessor's Parcel Number 144-120-009 and  
21 referred to hereinafter as "THE PROPERTY."

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

24 Owner did not appear.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
26 with attached Exhibits, evidencing the substandard structures, excessive outside storage of materials  
27 and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos.  
28 348 (Riverside County Code Chapter 17.72), 457 (Riverside County Code Title 15) and 541

1 (Riverside County Code Chapter 8.120), and as a public nuisance.

2 **SUMMARY OF EVIDENCE**

3 1. Documents of record in the Riverside County Recorder's Office identify the owner of  
4 THE PROPERTY as Kevin Hoang ("OWNER").

5 2. Documents of title indicate that other parties potentially hold a legal interest in THE  
6 PROPERTY, to wit: JP Morgan Chase Custody Services, JP Morgan Chase Bank, Michael K.  
7 Wolder, Esq ("INTERESTED PARTIES").

8 3. THE PROPERTY was inspected by Code Enforcement Officers on May 7, 2009, June  
9 24, 2009, October 1, 2009, February 11, 2010 and March 12, 2010.

10 4. During each inspection, substandard structures (single family dwelling with attached  
11 garage, carport and five room additions) were observed on THE PROPERTY. The structures were  
12 observed to be abandoned, dilapidated and vacant. The structures contained numerous deficiencies,  
13 including but not limited to: lack of improper water closet, lavatory, bathtub, shower or kitchen sink;  
14 lack of hot and cold running water to plumbing fixtures; hazardous wiring; members of walls,  
15 partitions or other vertical supports that split, lean list or buckle due to defective material or  
16 deterioration; members of ceiling, roofs, ceiling and roof supports or other horizontal members which  
17 sag, split, or buckle due to defective material or deterioration; dampness of habitable rooms; faulty  
18 weather protection; general dilapidation: public and attractive nuisance.

19 5. During each inspection an accumulation of rubbish and excess outside storage was also  
20 observed throughout THE PROPERTY consisting of but not limited to: rocks, tires, wood,  
21 household trash, mattresses, furniture, drywall, cinder blocks, toys and miscellaneous debris.

22 6. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
23 Nos. 348 (RCC Chapter 17.72), 457 (RCC Title 15) and 541 (RCC Chapter 8.120) by the Code  
24 Enforcement Officer.

25 7. On January 11, 2008, Notices of Noncompliance for the substandard structures and  
26 excess outside storage were recorded at the Riverside County Recorder's Office as instrument  
27 numbers 2008-0017567 and 2008-0017577. On December 9, 2009, a Notice of Noncompliance for  
28 the accumulated rubbish was recorded at the Riverside County Recorder's Office as instrument

2010-0100349  
04/08/2010 08:00A  
2 of 7



1 number 2009-0632238.

2 8. On May 7, 2009, Notices of Violation, Notice of Defects and "Danger- Do Not Enter"  
3 signs were posted on THE PROPERTY. On May 15, 2009, Notices of Violation and Notice of  
4 Defects were mailed by certified mail, return receipt requested to OWNER and INTERESTED  
5 PARTIES. On July 30, 2009, Notices of Violation together with a Notice of Defects was mailed by  
6 certified mail, return receipt requested to OWNER.

7 9. On February 10, 2010, a "Notice to Abate Nuisance" providing notice of the public  
8 hearing before the Board of Supervisors on March 16, 2010, was mailed by certified mail, return  
9 receipt requested, to OWNER and INTERESTED PARTIES and was posted on THE PROPERTY  
10 on February 11, 2010.

11 **FINDINGS AND CONCLUSIONS**

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

14 1. WHEREAS, the substandard structures (single family dwelling with attached garage,  
15 carport and five room additions), excessive outside storage of materials and accumulation of rubbish  
16 on the real property located at 14545 Chandler Street, Corona, Riverside County, California, also  
17 identified as Assessor's Parcel Number 144-120-009 violates Riverside County Ordinance Nos. 348,  
18 (RCC Chapter 17.72), 457 (RCC Title 15) and 541 (RCC Chapter 8.120) and constitutes a public  
19 nuisance.

20 2. WHEREAS, THE OWNER, occupants and any person having possession or control  
21 of THE PROPERTY should abate the substandard structures (single family dwelling with attached  
22 garage, carport and five room additions) by razing, removing and disposing of the substandard  
23 structures, including the removal and disposal of all structural debris and materials, and contents  
24 therein or by reconstruction and rehabilitation of said structures provided that said reconstruction or  
25 demolition can be accomplished in strict accordance with all Riverside County Ordinances, including  
26 but not limited to Riverside County Ordinance No. 457 within ninety (90) days.

27 3. WHEREAS, THE OWNER, occupants and any other person having possession or  
28 control of THE PROPERTY should abate the accumulation of rubbish and excessive outside storage



1 of materials by removing and disposing of all rubbish and excessive outside storage on THE  
2 PROPERTY in strict accordance with all Riverside County Ordinances, including but not limited to  
3 Riverside County Ordinance Nos. 348 and 541 within ninety (90) days.

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

8 **ORDER TO ABATE NUISANCE**

9 IT IS THEREFORE ORDERED that the substandard structures (single family dwelling with  
10 attached garage, carport and five room additions) on THE PROPERTY be abated by the OWNER,  
11 specifically Kevin Hoang, or anyone having possession or control of THE PROPERTY, by razing and  
12 removing the substandard structures including the removal and disposal of all structural debris and  
13 materials, as well as the contents therein, or by reconstruction and rehabilitation of said structures  
14 provided such reconstruction and rehabilitation can be accomplished in strict accordance with all  
15 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457  
16 within ninety (90) days of the posting and mailing of this Order to Abate Nuisance.

17 IT IS FURTHER ORDERED that if the substandard structures (single family dwelling with  
18 attached garage, carport and five room additions) are not razed, removed and disposed of, or  
19 reconstructed and rehabilitated in strict accordance with all Riverside County Ordinances, including  
20 but not limited to Riverside County Ordinance No. 457, within ninety (90) days of the posting and  
21 mailing of this Order to Abate Nuisance, the substandard structures, contents therein, and structural  
22 debris and materials, shall be abated and disposed of by representatives of the Riverside County Code  
23 Enforcement Department, a contractor, or the Sheriff's Department upon receipt of the owner's  
24 consent or a Court Order, where necessary, under applicable law authorizing entry onto THE  
25 PROPERTY.

26 FURTHERMORE, THE OWNER is ordered to ascertain the existence or non-existence of  
27 asbestos containing materials in said structure by survey and materials sample testing by a duly  
28 licensed and certified asbestos consultant; and, prior to the abatement ordered hereinabove, to secure

2010-0160349  
04/08/2010 09:00A  
4 of 7



1 the removal of all asbestos containing materials discovered through such survey and testing by  
2 contract with a duly certified and licensed contractor for the handling of such materials to avoid  
3 citations and/or fines by South Coast Air Quality Management District (SCAQMD).

4 IT IS FURTHER ORDERED that the accumulation of rubbish and excessive outside storage  
5 of materials on THE PROPERTY be abated by OWNER or anyone having possession or control of  
6 THE PROPERTY by removing and disposing of all rubbish and excessive outside storage of materials  
7 on THE PROPERTY in strict accordance with all Riverside County Ordinances, including but not  
8 limited to Riverside County Ordinance Nos. 348 (RCC Chapter 17.72) and 541 (RCC Chapter  
9 8.120), within ninety (90) days of the posting and mailing of this Order to Abate Nuisance.

10 IT IS FURTHER ORDERED that if the accumulation of rubbish and excessive outside  
11 storage of materials is not removed and disposed of in strict accordance with all Riverside County  
12 Ordinances, including but not limited to Riverside County Ordinance Nos. 348 (RCC Chapter 17.72)  
13 and 541 (RCC Chapter 8.120) within ninety (90) days of the date of this Order to Abate Nuisance,  
14 the accumulation of rubbish and excessive outside storage of materials shall be abated and disposed of  
15 by representatives of the Riverside County Code Enforcement Department, a contractor or the  
16 Sheriff's Department upon receipt of an owner's consent or a Court Order when necessary under  
17 applicable law.

18 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
19 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
20 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
21 County Ordinance Nos. 348 (RCC Chapter 17.72), 457 (RCC Title 15), 541 (RCC Chapter 8.120),  
22 and 725 (RCC Chapter 1.16). Under Riverside County Ordinance No. 725, "abatement costs" means  
23 "any costs or expenses reasonably related to the abatement of conditions which violate County Land  
24 Use Ordinances, and shall include, but not be limited to, enforcement, investigation, collection and  
25 administrative costs, attorneys fees, and the costs associated with the removal or correction of the

26 ///  
27 ///  
28 ///



1 violation." Reasonable abatement costs accrued by the Code Enforcement Department will be  
2 recoverable from OWNER even if THE PROPERTY is brought into compliance within ninety (90)  
3 days of the date of this Order to Abate Nuisance.

4  
5 Dated: April 6, 2010

COUNTY OF RIVERSIDE

6  
7 By Marion Ashley  
Marion Ashley  
Chairman, Board of Supervisors

8  
9 ATTEST:

10 KECIA HARPER-IHEM

11 Clerk to the Board

12  
13 By Karen B. Jett

14 Deputy

15 (SEAL)

FORM APPROVED COUNTY COUNSEL  
BY Julie A. Koons Jarvi DATE 3/23/10



2010-0160349  
04/08/2010 08:00A  
6 of 7





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

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

<http://riverside.asrclrec.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:

4-6-10

Signature:

*Karen Barton*

Print Name:

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



# NOTICE LIST

Subject Property: 14545 Chandler Street, Corona  
 Case No.: CV 07-9901; APN: 144-120-009; District 2

KEVIN HOANG  
 2939 ARBORIDGE COURT  
 FULLERTON, CA 92835

JP MORGAN CHASE CUSTODY SERVICES  
 P.O. BOX 8000  
 MONROE, LA 71211

JP MORGAN CHASE BANK  
 1111 POLARIS PARKWAY  
 COLUMBUS, OH 43240

FRIEDA R. BUTLER  
 C/O MICHAEL K. WOLDER, ESQ.  
 2020 MAIN STREET SUITE 900  
 IRVINE CA 92614

**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:

JP MORGAN CHASE BANK  
 1111 POLARIS PARKWAY  
 COLUMBUS, OH 43240  
 CV07-9901 \*FOF\* HOANG 4

2. Article Number (Transfer from service label) 7009 3410 0000 1318 1645

PS Form 3811, February 2004 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: *Larry K. Wolder*  Agent  
 B. Received by (Printed Name) *Larry K. Wolder*  Addressee  
 C. Date of Delivery *5-6-10*  
 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

102595-02-M-1540

**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:

JP MORGAN CHASE CUSTODY SERVICES  
 P.O. BOX 8000  
 MONROE, LA 71211  
 CV07-9901 \*FOF\* HOANG 4

2. Article Number (Transfer from service label) 7009 3410 0000 1318 1653

PS Form 3811, February 2004 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: *[Signature]*  Agent  
 B. Received by (Printed Name) *[Signature]*  Addressee  
 C. Date of 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

102595-02-M-1540

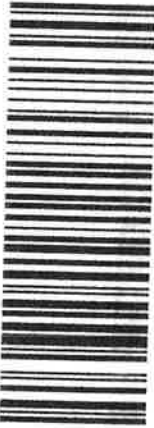
# NOTICE LIST

Subject Property: 14545 Chandler Street, Corona  
Case No.: CV 07-9901; APN: 144-120-009; District 2

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

NC  
5/5  
5/10  
5/20

KEVIN HOANG  
2939 ARBORIDGE COURT  
FULLERTON, CA 92835



7009 3410 0000 1318 1660



UNITED STATES POSTAGE  
\$ 005.76  
02 1P  
0003958246 MAY 04 2016  
MAILED FROM ZIP CODE 92501

NIXIE 927 SE 1 96 05/22/10  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92501364405 \*1004-04114-04-37

328315513644  
|||

**PROOF OF SERVICE**

Case Nos. CV07-9901

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 May 4, 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 May 4, 2010, at Riverside, California.

*Yadira Oseguera*  
YADIRA OSEGUERA

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 <input checked="" type="checkbox"/> <i>Yadira Oseguera</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  <div style="border: 1px solid black; padding: 5px;">             FRIEDA R. BUTLER              C/O MICHAEL K. WOLDER, ESQ.              2020 MAIN STREET SUITE 900              IRVINE CA 92614              CV07-9901 *FOF* HOANG 4           </div>	B. Received by (Printed Name) <i>S. Mendez</i>	C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input 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	
7009 3410 0000 1318 1639 PS Form 3811, February 2004    Domestic Return Receipt    102595-02-M-1540		



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

May 4, 2010

RE CASE NO: CV079901

I, Donna Payne, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879 .

That on May 4, 2010 at 0912 hours, I securely and conspicuously posted Findings of Fact, Conclusions and order to Abate Nuisance at the property described as:

**Property Address:** 14545 CHANDLER ST, CORONA

**Assessor's Parcel Number:** 144-120-009

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

Executed on May 4, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Donna Payne, Code Enforcement Officer