

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

413B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
March 25, 2010

SUBJECT: Order to Abate [Excess Outside Storage – Metal Shipping Container]
Case No.: CV 05-1806 (RENNA)
Subject Property: 43271 E. Florida Avenue, Hemet ; APN: 551-240-046
District Three

RECOMMENDED MOTION: Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case No. CV 05-1806 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 05-1806; 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 05-1806.

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 excess outside storage –metal shipping container 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.

[Signature]
JULIE A. JARVI, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	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

SOURCE OF FUNDS:	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; 9.3 | **District:** 3 | **Agenda Number:**

2.14

COPIES FILED WITH THE CLERK OF THE BOARD

Dep't Recomm.: Policy
Per Exec. Ofc.: Policy
Consent: Policy
X Consent

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						
M	A	L	465	426	PCOR	NCOR	SM	NCHC	EXAM
10/2/09							T:	CTY	UNI

5 WHEN RECORDED PLEASE MAIL TO:
6 Julie A. 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

[EXEMPT '6103]

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**



11	IN RE ABATEMENT OF PUBLIC NUISANCE:)	CASE NO. CV 05-1806
12	[EXCESSIVE OUTSIDE STORAGE-METAL)	
13	SHIPPING CONTAINER]; APN 551-240-046,)	FINDINGS OF FACT,
14	43271 E. FLORIDA AVENUE, HEMET,)	CONCLUSIONS AND ORDER TO
15	RIVERSIDE COUNTY, CALIFORNIA; LUIGI)	ABATE NUISANCE
16	RENNA AND AE SUK RENNA, OWNERS.)	
17)	[R.C.O. Nos.348 and 725
18)	R.C.C. Title 17.288 and 1]

16 The above-captioned matter came on regularly for hearing on March 16, 2010, before the Board of
17 Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County
18 Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as
19 43271 E. Florida Avenue, Hemet, Riverside County, APN: 551-240-046 and referred to hereinafter as
20 "THE PROPERTY."

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

23 Owners did not appear.

24 The Board of Supervisors received the Declaration of the Code Enforcement Officer, together with
25 attached Exhibits, evidencing the excessive outside storage- metal shipping container on THE
26 PROPERTY as a violation of Riverside County Ordinance No. 348, Section 18.50 (Riverside County
27 Code Title 17.288), and as a public nuisance.

28 ///

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the owners of
3 THE PROPERTY as Luigi Renna and Ae Suk Renna ("OWNERS").

4 2. Documents of title at the time of the inspection indicated that other parties potentially hold
5 a legal interest in THE PROPERTY, to wit: Margaret Ann Ollerton, Mr. Bill Graber, Mary Beth
6 Davidson, G.F. Partnership C/O Chandler, Potter & Associates ("INTERESTED PARTIES").

7 3. THE PROPERTY has been inspected by Code Enforcement Officers on July 31, 2009,
8 October 16, 2009, December 11, 2009, January 11, 2010, February 17, 2010 and March 11, 2010.

9 4. During each inspection, excess outside storage of materials – metal shipping container was
10 observed on THE PROPERTY.

11 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance No.
12 348, Section 18.50 (Riverside County Code Title 17.288) by the Code Enforcement Officer.

13 6. A Notice of Noncompliance was recorded on September 4, 2007 as Document Number
14 2007-0563415 in the Office of the County Recorder, County of Riverside.

15 7. On July 31, 2009, a Notice of Violation was posted on THE PROPERTY. On August 12,
16 2009, a Notice of Violation was mailed to OWNERS and INTERESTED PARTIES by certified mail,
17 return receipt requested.

18 8. On February 11, 2010, a "Notice to Abate Nuisance" providing notice of the public
19 hearing before the Board of Supervisors on March 16, 2010, was mailed by certified mail, return receipt
20 requested, to the OWNERS and INTERESTED PARTIES and was posted on THE PROPERTY on
21 February 17, 2010.

22 **FINDINGS AND CONCLUSIONS**

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

25 1. WHEREAS, the excessive outside storage of materials – metal shipping container on the
26 real property located at 43271 E. Florida Avenue, Hemet, Riverside County, California, also identified as
27 Assessor's Parcel Number 551-240-046 violates Riverside County Ordinance No. 348, Section 18.50 and
28 constitutes a public nuisance.

2010-0160351
04/08/2010 08:09H
2 of 6



1 costs associated with the removal or correction of the violation." Reasonable abatement costs accrued by
2 the Department will be recoverable from the property owner(s) even if the property is brought into
3 compliance within ninety (90) days of the date of this Order to Abate Nuisance.
4
5

6 Dated: April 6, 2010

COUNTY OF RIVERSIDE

7
8 By Marion Ashley
9 Marion Ashley
10 Chairman, Board of Supervisors

11 ATTEST:

12 KECIA HARPER-IHEM

13 Clerk to the Board

14
15
16 By Karen Ogden
17 Deputy

18 (SEAL)



FORM APPROVED COUNTY COUNSEL
BY: Julie Alkocins Jarvik 3/23/10
DATE

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

Recorder
P.O. Box 751
(951) 486-7000

www.riversideacr.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 FOR STAMP WHICH MAY BE OBSCURED:

FORM APPROVED COUNTY COUNSEL

BY: _____
JULIE A. KOONS JARVI DATE

CLARIFICATIONS FOR NUMBERS ON LEFT SIDE OF PLEADING PAGE
OBSCURED BY STAMP:

8
9
10
11
12
13
14
15

Date:

4-6-10

Signature:

Karen Barton

Print Name: Karen Barton, Board Assistant



2010-0160351
04/08/2010 08:00A
5 of 6



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: 43271 E Florida Avenue, Hemet
 Case No.: CV 05-1806; APN: 551-240-046; District 3

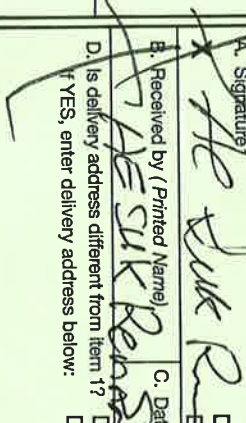
LUIGI RENNA
 AE SUK RENNA
 43271 E FLORIDA AVE.
 HEMET, CA 92544

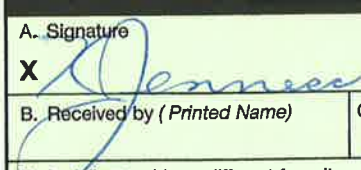
MARGARET ANN OLLERTON
 3285 VISTA WAY
 HEMET, CA 92544

MR. BILL GRABER
 PO BOX 458
 UPLAND, CA 91786

MARY BETH DAVIDSON
 44562 OLIVE
 HEMET, CA 92544

G.F. PARTNERSHIP
 CHANDLER, POTTER & ASSOCIATES
 3800 ORANGE ST., SUITE 270
 RIVERSIDE, CA 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.		COMPLETE THIS SECTION ON DELIVERY A. Signature <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee B. Received by (Printed Name) <input type="checkbox"/> Agent AE SUK RENNA <input type="checkbox"/> Addressee C. Date of Delivery 5-5-10 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) PS Form 3811, February 2004	7009 3410 0000 1318 1714	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt 102595-02-M-1540		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

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.		COMPLETE THIS SECTION ON DELIVERY A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/>  <input type="checkbox"/> Addressee B. Received by (Printed Name) <input type="checkbox"/> Agent G.F. PARTNERSHIP <input type="checkbox"/> Addressee C. Date of Delivery 5-5-10 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: G.F. PARTNERSHIP CHANDLER, POTTER & ASSOCIATES 3800 ORANGE ST., SUITE 270 RIVERSIDE, CA 92501 CV05-1806 *FOF* RENNA 5		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.	
2. Article Number (Transfer from service label) PS Form 3811, February 2004		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes 7009 3410 0000 1318 1677 Domestic Return Receipt 102595-02-M-1540	



[Track & Confirm](#) [FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7009 3410 0000 1318 1707**
Service(s): **Certified Mail™**
Status: **Delivered**

Your item was delivered at 1:54 PM on May 5, 2010 in HEMET, CA 92544.

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

[Site Map](#) [Customer Service](#) [Forms](#) [Gov't Services](#) [Careers](#) [Privacy Policy](#) [Terms of Use](#) [Business Customer Gateway](#)

Copyright© 2010 USPS. All Rights Reserved. No FEAR Act EEO Data FOIA



U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 1.00	5410 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	5.10	
MARGARET ANN OLLERTON 3285 VISTA WAY HEMET, CA 92544 CV05-1806 *FOF* RENNA 5		
PS Form 3800, August 2006		See Reverse for Instructions

7009 3410 0000 1318 1707

NOTICE LIST

Subject Property: 43271 E Florida Avenue, Hemet
 Case No.: CV 05-1806; APN: 551-240-046; District 3

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:

MARY BETH DAVIDSON
 44562 OLIVE
 HEMET, CA 92544
 CV05-1806 *POF* RENNAS 5

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
Mary Beth Davidson Addressee
- B. Received by (Printed Name) Agent
 Mary Beth Davidson Addressee
- C. Date of Delivery
 5.5.10
- 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

2. Article Number **7009 3410 0000 1318 1684**
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PROOF OF SERVICE

Case Nos. CV05-1806

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"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Yadira Oseguera</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p>MR. BILL GRABER PO BOX 458 UPLAND, CA 91786 CV05-1806 *FOF* RENNA 5</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input 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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7009 3410 0000 1318 1691</p>



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

May 4, 2010

RE CASE NO: CV051806

I, Vicky Jordan, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 5/4/2010 at 2:00 PM, I securely and conspicuously posted Findings of Fact, Conclusions and Order to Abate Nuisance at the property described as:

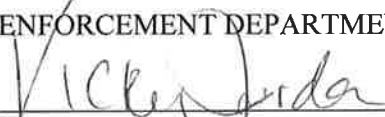
Property Address: 43271 E FLORIDA AVE, HEMET

Assessor's Parcel Number: 551-240-046

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: Vicky Jordan, Code Enforcement Technician