

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

611 B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
April 22, 2010

SUBJECT: Statement of Expense [Case No. CV 07-8565]
Subject Property: 5263 Concha Drive, Mira Loma; VELASQUEZ
APN: 160-081-057
District Two

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (excess outside storage of materials and accumulated rubbish) in the above-referenced matter to be two thousand, five hundred, thirty-three dollars and forty-six cents (US \$2,533.46);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 541(RCC Chapter 8.120) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

[Signature]

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

(Continued)

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 Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$1,627.16.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 4, 2010
xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

9.12

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

Statement of Expense [Case No. CV 07-8565]
Subject Property: 5263 Concha Drive, Mira Loma; VELASQUEZ
APN: 160-081-057
District Two

The Board of Supervisors issued an Order to Abate in this case on July 29, 2008. Subsequently, the property owner brought the property into compliance.

The property has a delinquent status as of 2008.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



Principal Deputy
KATHERINE A. LIND

3960 ORANGE STREET, 5TH FLOOR
RIVERSIDE, CA 92501
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 955-6363

March 18, 2010

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 5263 Concha Drive, Mira Loma
Case No.: CV 07-8565; VELASQUEZ
APN: 160-081-057


NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, May 4, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and excessive outside storage located on your real property commonly described as 5263 Concha Drive, Mira Loma, Riverside County, California and more particularly described as Assessor's Parcel Number 160-081-057.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand, five hundred, thirty-three dollars and forty-six cents (US \$2,533.46)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony and facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel



JULIE A. JARVI
Deputy County Counsel

Enclosure: Statement of Expense

MAY 4 2010

9.12



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV07-8565

OWNER: LORENA VELASQUEZ

SITUS: 5263 CONCHA DR MIRA LOMA, CA. 91752

APN: 160-081-057-2

SUPERVISORIAL DISTRICT: # 2

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
348 (RCC Title 17), 541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/29/08 to 01/30/09	CV07-8565: Officers- Lance, J/ Parra, D - Field Investigation/File Maintenance	7.7	\$841.30
02/09/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$906.30
05/28/08 - 07/18/08	COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs	23.6	\$1,363.16
01/09/08	CONTRACTOR SERVICES- Lot/Title Report - First American Title		\$150.00
00/00/0000	Lot/Title Report		\$114.00
TOTAL COSTS DUE			\$2,533.46

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 1st day of March, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department

NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma; Case No.: CV 07-9565;
APN: 160-081-057; District Two

LORENA VELASQUEZ
5263 CONCHA DRIVE
MIRA LOMA CA 91752

WESTERN COLUMBIA MORTGAGE
24422 AVENIDA DE LA CARLOTA
SUITE 310
LAGUNA HILLS CA 92653

PIMA SAVINGS AND LOAN ASSOC
PO BOX 5257
PHOENIX AZ 85010

RESOLUTION TRUST CORP
LEGAL DIVISION
2910 EAST 44TH STREET
PHOENIX AZ 85072-2107

HOMECOMINGS FINANCIAL
ONE MERIDIAN CROSSING
SUITE 100
MINNEAPOLIS MN 55423

CAL WESTERN RECON. CORP
PO BOX 22004
525 EAST MAIN STREET
EL CAJON CA 92022-9004

RHONDA GALL
AUROA LOAN SERVICES
PO BOX 1706
SCOTTSBLUFF NE 69363-1706

GINO L ACKERMAN
ETTA L ACKERMAN
PO BOX 2587
EDGEWOOD NM 87015

NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma; Case No.: CV 07-9565;
 APN: 160-081-057; District Two

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:

HOMEcomings FINANCIAL
 ONE MERIDIAN CROSSING
 SUITE 100
 MINNEAPOLIS MN 55423

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

2. Article Number
 (Transfer from service label) **7009 3410 0000 1317 5614**

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) 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.

1. Article Addressed to:

CAL WESTERN RECON. CORP
 PO BOX 22004
 525 EAST MAIN STREET
 EL CAJON CA 92022-9004

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

2. Article Number
 (Transfer from service label) **7009 3410 0000 1317 5607**

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) 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.

1. Article Addressed to:

RHONDA GALL
 AUROA LOAN SERVICES
 PO BOX 1706
 SCOTTSBLUFF NE 69363-1706

2. Article Number
 (Transfer from service label) **7009 3410 0000 1317 5591**

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ 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

NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma; Case No.: CV 07-9565;
APN: 160-081-057; District Two

Office of County Counsel
3960 Orange Street, 5th Floor
Riverside, CA 92501

3960 Orange Street, 5th Floor
Riverside, CA 92501

CERTIFIED MAIL™



7009 3410 0000 1317 5638

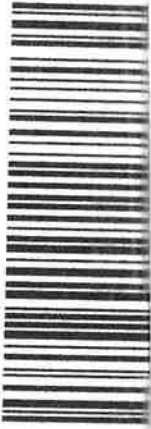


PIMA SAVINGS AND LOAN ASSOC
PO BOX 5257
PHOENIX AZ 85010

MIXIE 850 SE 1 39 03/20/10
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

8501035257 8005
9250103644

BC: 92501364405 *1004-04890-18-40



7009 3410 0000 1317 5621



RESOLUTION TRUST CORP
LEGAL DIVISION
2910 EAST 44TH STREET
PHOENIX A-----

NIXIE 850 SE 1 39 03/20/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

8501037256 0003
9250103644

BC: 92501364405 *1004-00117-18-41

BP

BP

NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma; Case No.: CV 07-9565;
APN: 160-081-057; District Two

Office of County Counsel
3960 Orange Street, 5th Floor
Riverside, CA 92501

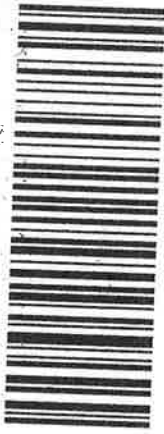
 UNCLAIMED

GINO L ACKERMAN
ETTA L ACKERMAN
PO BOX 2587
EDGEWOOD NM 87015

8701552587



CERTIFIED MAIL



7009 3410 0000 1317 5584



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 005.540
0003958246 MAR-18 2010
MAILED FROM ZIP CODE 92501

3/22

3/27

4/6

UNC

NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma; Case No.: CV 07-9565;
APN: 160-081-057 District Two

Office of County Counsel
3960 Orange Street, 5th Floor
Riverside, CA 92501

Office of County Counsel
3960 Orange Street, 5th Floor
Riverside, CA 92501

CERTIFIED MAIL



7009 3410 0000 1317 5652



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$005.540
0003958246 MAR 18 2010
MAILED FROM ZIP CODE 92501

unc

LORENA VELASQUEZ
5263 CONCHA DRIVE
MIRA LOMA

*ML
2/19*

3/5

NIXIE

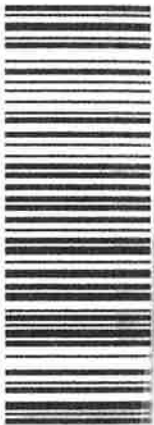
317 30 1

00 04/05/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92501364405

*0904-17262-18-36



7009 3410 0000 1317 5645



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$005.540
0003958246 MAR 18 2010
MAILED FROM ZIP CODE 92501

WESTERN COLUMBIA MORTGAGE
24422 AVENIDA DE LA CARLOTA
SUITE 310
LAGUNA H

NIXIE

927 3E 1

00 03/23/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92501364405

*0904-14610-18-36

92501364405



1 **PROOF OF SERVICE**

2 Case No. CV 07-8565

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, 5th Floor, Riverside, California 92501.

7 That on March 18, 2010, I served the following document(s):

- 8 - **NOTICE OF HEARING RE: STATEMENT OF EXPENSE**
9 - **STATEMENT OF EXPENSE WORKSHEET**

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

11 **OWNERS OR INTERESTED PARTIES**
12 **(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

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

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

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

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

23 EXECUTED ON March 18, 2010, at Riverside, California.

24 
25 _____
26 BRENDA G. PEELER
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

March 19, 2010

RE CASE NO: CV078565

I, Michael Romero, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 5317 Mission Blvd, Riverside, California 92502-1592 .

That on 3/19/10 at 9:45 am, I securely and conspicuously posted Notice of Hearing at the property described as:


Property Address: 5263 CONCHA DR, MIRA LOMA

Assessor's Parcel Number: 160-081-057

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

Executed on March 19, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Michael Romero, Code Enforcement Officer

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case No. CV 07-8565]
Subject Property: 5263 Concha Drive, Mira Loma; VELASQUEZ
APN: 160-081-057
District Two

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: May 4, 2010

Statement of Expense, including Supporting Documentation	Exhibit A
Findings of Fact	Exhibit B
Notice of Noncompliance.. ..	Exhibit C
Assessment-Roll For The Year 09/10 And Geographic Information System, March 4, 2010.. ..	Exhibit D



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV07-8565

OWNER: LORENA VELASQUEZ

SITUS: 5263 CONCHA DR MIRA LOMA, CA. 91752

APN: 160-081-057-2

SUPERVISORIAL DISTRICT: # 2

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
348 (RCC Title 17), 541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/29/08 to 01/30/09	CV07-8565: Officers- Lance, J/ Parra, D - Field Investigation/File Maintenance	7.7	\$841.30
02/09/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$906.30
COUNTY COUNSEL-			
05/28/08 - 07/18/08	LEGAL CONSULTATION SERVICES-Includes Administrative Costs	23.6	\$1,363.16
CONTRACTOR SERVICES-			
01/09/08	Lot/Title Report - First American Title		\$150.00
00/00/0000	Lot/Title Report		\$114.00
TOTAL COSTS DUE			\$2,533.46

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 1st day of March, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department

EXHIBIT NO. A

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
28-May-08	CV078565	2.9	185.6	LBH	draft pleading Officer declaration, F-11 and Notice list; review lot book report; discuss errors with TNN; request documents from K. Armstrong; draft email to officer re current inspection; pull and organize exhibits
03-Jun-08	CV078565	1.1	70.4	LBH	review updated officer report and and lot book report; revise officer declaration, notice list and F-11; revise officer declaration; 3 title search
11-Jun-08	CV078565	2	256	TNN	Review file; Draft additions to officer declaration; Draft correspondence to J. Lance regarding same.
12-Jun-08	CV078565	0.8	102.4	TNN	Review correspondence from J. Lance; Draft reply to same; Review further reply; Draft additions to officer declaration; Finalize Notice of hearing.
01-Jul-08	CV078565	0.5	69.76	TNN	Review and finalize Form 11 and exhibits for submittal to BOS.
14-Jul-08	CV078565	0.3	41.85	TNN	Telephone call with C. Black of mortgage company regarding hearing and status of property.
15-Jul-08	CV078565	1	139.51	TNN	Preparation for abatement hearing; Meet with owners prior to hearing; Attend hearing.
16-Jul-08	CV078565	1.4	97.66	RM	Prepare Form 11 and Findings of Fact for TNN.
17-Jul-08	CV078565	0.6	41.86	RM	Revise Form 11 and Findings of Fact for TNN.
18-Jul-08	CV078565	0.7	97.66	TNN	Review and finalize FOF/Order to Abate and Form 11 regarding same.
	Subtotal	11.3	1102.7		
6/12/08 - 8/26/08	CV078565	10.86	65.16		Mailing Expense
2/10/2010	CV078565	0.9	125.55	JAJ	Prepare case for SOE Hearing
5/4/2010	CV078565	0.5	69.75	JAJ	Attend SOE Hearing
	Total	23.56	1363.16		

05/28/08 - 07/18/08

EXHIBIT NO. A²



First American Title Company
3625 Fourteenth Street
Riverside, CA 92501
Phone: (951)787-1700 / Fax:

PR: 06243

Ofc: 0625 (446)

Final Invoice

To: County Of Riverside Code Enforcement Department
5317 Mission Blvd.
Riverside, CA 92509-4612

Invoice No.: 446 - 44612458
Date: 01/09/2008
Our File No.: 0625-2976250
Title Officer: Sharon Chase / 23346
Escrow Officer: /
Customer ID: 2378868

Attention: Angela Sarmiento

Your Reference No.: Cv 07-8565

RE: Property:
5263 Concha Drive, Mira Loma, CA

Liability Amounts
Owners:
Lenders:

Buyers:
Sellers: Lorena J Velasquez

Description of Charge	Invoice Amount
CLTA Lot Book Guarantee	\$75.00
CLTA Judgment/Tax Lien Guarantee Form 10	\$75.00

INVOICE TOTAL \$150.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
C/O JPMorgan Chase, 2710 Media Center Dr., Building #6, Suite #120, Attn: FAT-SCD-004 Box #100016
Los Angeles, CA 90065



INVOICE

Order Number: 21321 **Order Date:** 3/4/2010

Customer Information:

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
4080 Lemon Street
Riverside, CA 92501

Attn: Brent Steele
REF: CV 07-8565/ Brenda Peeler
IN RE: VELASQUEZ, LORENA

Product and/or Service ordered for Property known as:	
5263 Concha Drive Mira Loma, CA 91752	
DESCRIPTION: Lot Book Report	FEE: \$114.00
TOTAL DUE:	\$114.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609

EXHIBIT NO. A⁵

DOC # 2008-0418372

07/31/2008 08:00A Fee: NC

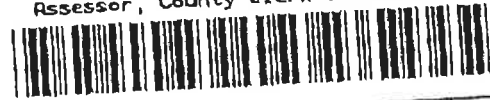
Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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WHEN RECORDED PLEASE MAIL TO:
Tiffany N. North, Deputy County Counsel
County of Riverside
OFFICE OF COUNTY COUNSEL
3535 Tenth Street, Suite 300 (Stop #1350)
Riverside, CA 92501

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM: 513

Net: 6 cc

EXEMPT 6103

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE



IN RE ABATEMENT OF PUBLIC NUISANCE:
[EXCESSIVE OUTSIDE STORAGE AND
ACCUMULATION OF RUBBISH];
APN 160-081-057, 5263 CONCHA DRIVE, MIRA
LOMA, RIVERSIDE COUNTY, CALIFORNIA;
LORENA VELASQUEZ, OWNER.

CASE NO. CV 07-8565

FINDINGS OF FACT,
CONCLUSIONS AND ORDER TO
ABATE NUISANCE

[R.C.O. Nos. 348 (RCC Chapter 17.32),
541 (RCC Chapter 8.120) and 725
(RCC Title 1)]

The above-captioned matter came on regularly for hearing on July 15, 2008, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 5263 Concha Drive, Mira Loma, Riverside County, California and further described as Assessor's Parcel Number 160-081-057 and referred to hereinafter as "THE PROPERTY."

Tiffany N. North, Deputy County Counsel, appeared along with Jim Monroe, Code Enforcement Division Manager, on behalf of the Director of the Code Enforcement Department.

The owner, Lorena Velasquez, appeared but did not address the Board of Supervisors during the public hearing. Before the hearing, Mr. and Mrs. Velasquez spoke with Jim Monroe and Tiffany North regarding the status of THE PROPERTY. Mr. and Mrs. Velasquez admitted that the accumulated rubbish and excess outside storage of materials were present on THE PROPERTY and stated that they would work to bring THE PROPERTY into compliance within the next ninety (90)

EXHIBIT NO. B

1 days.

2 The Board of Supervisors received the Declaration of the Code Enforcement Officer together
3 with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of
4 rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside
5 County Code Chapter 17.32) and 541 (Riverside County Code Chapter 8.120) and as a public
6 nuisance.

7 SUMMARY OF EVIDENCE

8 1. Documents of record in the Riverside County Recorder's Office identify the owner
9 of THE PROPERTY as Lorena Velasquez ("OWNER").

10 2. Documents of title indicate that other parties potentially hold a legal interest in THE
11 PROPERTY, to wit: Mortgage Electronic Registration Systems Inc., Homecomings Financial, LLC
12 and Gino L. Ackerman and Etta L. Ackerman ("INTERESTED PARTIES").

13 3. THE PROPERTY was inspected by Code Enforcement Officers on November 14,
14 2007, January 3, 2008, February 27, 2008, April 15, 2008, May 29, 2008, June 13, 2008 and July 14,
15 2008.

16 4. During each inspection, the excess outside storage of materials and accumulation of
17 rubbish were observed on THE PROPERTY. The excess outside storage of materials and
18 accumulated rubbish were intermingled and included but were not limited to: lumber, appliances,
19 machinery, furniture, building materials, work tools, paint cans, pallets, tan colored metal storage
20 container, green waste, shrub and tree limbs, tree trimmings, trash, boxes, cardboard, packaging,
21 equipment, and other miscellaneous trash and debris. On November 14, 2007, the Code
22 Enforcement officer determined that the excess outside storage of materials and accumulated rubbish
23 was approximately three thousand and six hundred (3600) square feet on THE PROPERTY. Given
24 the size of the parcel (.46 acres) and the zoning classification R-A (Residential Agricultural), the
25 amount of outside storage allowed on THE PROPERTY is one hundred (100) square feet with a
26 maximum height of three (3) feet.

27 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
28 Nos. 348 (RCC Chapter 17.32) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

2608-0418372
87/31/2008 RB:08R
2 of 6



1 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,
 2 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable
 3 abatement costs accrued by the Code Enforcement Department will be recoverable from the property
 4 owner(s) even if THE PROPERTY is brought into compliance within ninety (90) days of the date of
 5 this Order to Abate Nuisance.

6
 7 Dated: July 29, 2008

COUNTY OF RIVERSIDE
 By Roy Wilson
 Roy Wilson
 Chairman, Board of Supervisors

10 ATTEST:
 11 NANCY ROMERO
 12 Clerk to the Board

14 By Jim Thlemmer
 15 Deputy
 16 (SEAL)

19 FORM APPROVED COUNTY COUNSEL
 BY: Tiffany N. North 7/21/08
 DATE

26 L:\DOCS\6000\CV078565A\31257.DOC



2688-0418372
 67/31/2008 02:08A
 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.asrclerc.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: 7-30-08

Signature: *Sandi Schlemmer*

Print Name: Sandi Schlemmer, Deputy Clerk - Riverside County Clerk of the Board



NOTICE LIST

Subject Property: 5263 Concha Drive, Mira Loma
Case No.: CV 07-8565; APN: 160-081-057; District 2

RAUL VELASQUEZ
LORENA VELASQUEZ
5263 CONCHA DRIVE
MIRA LOMA CA 91752

RAUL VELASQUEZ
LORENA VELASQUEZ
PO BOX 4837
ONTARIO CA 91761

HOMECOMINGS FINANCIAL LLC
ONE MERIDIAN CROSSING STE 100
MINNEAPOLIS MN 55423

HOMECOMINGS FINANCIAL LLC
4350 VON KARMAN AVENUE
SUITE 100
NEWPORT BEACH CA 92660

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC
PO BOX 2026
FLINT MI 48501-2026

GINO L ACKERMAN
ETTA L ACKERMAN
PO BOX 2587
EDGEWOOD NM 87015

L:\DOCS\6000\CV078565\A28767.DOC

EXHIBIT NO. B²



JOHN BOYD
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

STEVE BLOOMQUIST
GREG FLANNERY
NEIL LINGLE
JAMES P. MONROE
TRACEY TOWNER
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No: CV07-8565

I, the undersigned, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
P.O. Box 1440
Riverside CA. 92502

2. That on 9/3/08 at 9:25 a.m., I securely and conspicuously posted the Finding of Facts, Conclusions and Order to Abate Nuisance for RCC 17.32.010- Excessive Outside Storage and RCC 8.120- Accumulated Rubbish at the property described as:

Property Address: 5263 Concha Dr. Mira Loma, CA 91752
Assessor's Parcel Number: 160-081-057

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

Executed 9/4/08 at Home Gardens, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Jonathan Lance, Code Enforcement Officer III

EXHIBIT NO. B³

When recorded please mail to
2135

DOC # 2008-0030029
01/18/2008

Conformed Copy
Has not been compared with original

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

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
LORENA J. VELASQUEZ)

Case No. CV07-8565

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348 & 541, (RCC Title 17.32.010 & 8.120) described as EXCESSIVE OUTSIDE STORAGE & PROHIBITED STORAGE CONTAINER & ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at 5263 CONCHA DR., MIRA LOMA, CA, and more particularly described as Assessor's Parcel Number 160-081-057 and having a legal description of LOT/PARCEL 9, BLOCK NOT AVAILABLE, TR 18592-3, T2SR6W SEC 17, MB 131/96, Records of Riverside County, with the requirements of Ordinance No. 348 & 541, (RCC Title 17.32.010 & 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 5317 Mission Blvd., Riverside, CA 92509-4612, Attention Code Enforcement Officer J. LANCE, (951)275-8739.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By James Palmer
James Palmer
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 1/10/08 before me, Marcella Villanueva, Notary Public, personally appeared James Palmer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marcella Villanueva

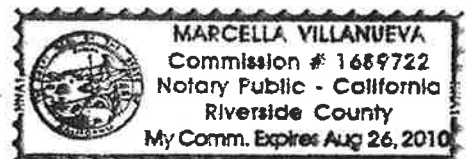


EXHIBIT NO. C

Assessment Roll For the 2009-2010 Tax Year as of January 1, 2009

Assessment #160081057-2		Parcel # 160081057-2	
Assessee:	VELASQUEZ LORENA	Land	89,000
Mail Address:	5263 CONCHA DR MIRA LOMA CA 91752	Structure	227,000
Real Property Use Code:	R1	Full Value	316,000
Base Year	2008	Homeowners' Exemption	7,000
Conveyance Number:	0523806	Total Net	309,000
Conveyance (mm/yy):	8/2007		
PUI:	R010012		
TRA:	99-012		
Taxability Code:	0-00		
ID Data:	Lot 9 MB 131/096 TR 18592-3		
Situs Address:	5263 CONCHA DR MIRA LOMA CA 91752		

View Parcel Map

This must be in red to be a
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 pages to be a full, true and correct copy of the original on file and of record in my office.

Lany W. Han

Assessor - County Clerk - Recorder
County of Riverside, State of California

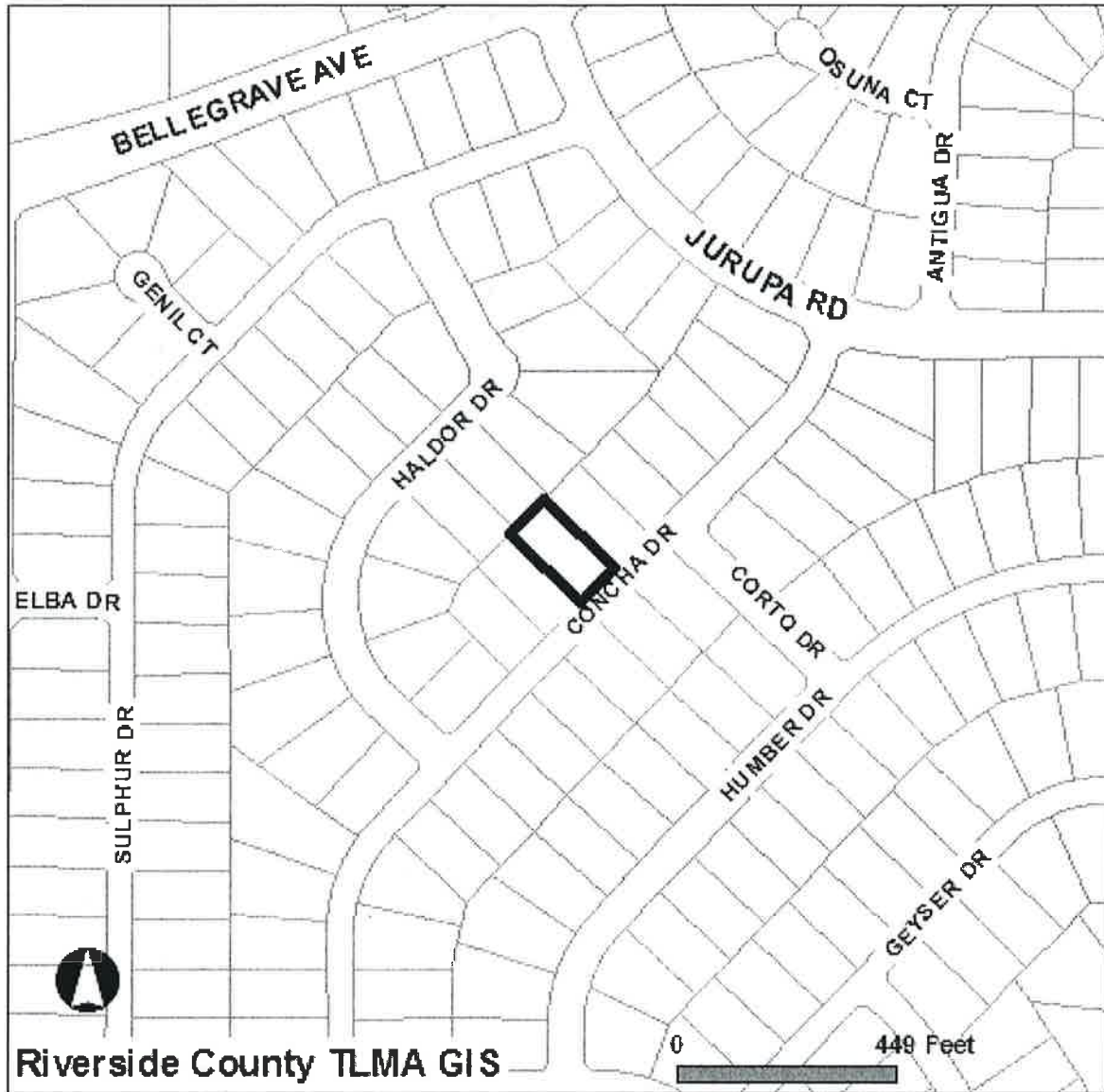
Dated: **MAR 08 2010**



Certification must be in red to be a
"CERTIFIED COPY"

EXHIBIT NO. D

RIVERSIDE COUNTY GIS



Selected parcel(s):
160-081-057

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.

STANDARD REPORT

APNs

160-081-057-2

OWNER NAME / ADDRESS

LORENA VELASQUEZ
5263 CONCHA DR
MIRA LOMA, CA. 91752

MAILING ADDRESS

(SEE OWNER)
5263 CONCHA DR
MIRA LOMA CA.. 91752

EXHIBIT NO. D²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 131/96
SUBDIVISION NAME: TR 18592-3
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
TRACT NUMBER: 18592

LOT SIZE

RECORDED LOT SIZE IS 0.46 ACRES

PROPERTY CHARACTERISTICS

160-081-057
NO PROPERTY DESCRIPTION AVAILABLE

160-081-057

WOOD FRAME, 1881 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(672 SQ. FT), CONST'D 1984SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 683 GRID: G3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR6W SEC 17

ELEVATION RANGE

705 FEET

PREVIOUS APN

158-784-015

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

EQUESTRIAN SPHERE POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A

ZONING DISTRICTS AND ZONING AREAS

PRADO-MIRA LOMA DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

SKY COUNTRY
PLAN NUMBER: #125
PLANNING AREA: NOT AVAILABLE
ADOPTED DATE: 12/19/1978

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
JURUPA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

7

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT

JURUPA UNIFIED

COMMUNITIES

MIRA LOMA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.45 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040604

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

099-012

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA COMM SERV IMP 2
- JURUPA COMM SERV IMP 2 DEBT SERV
- JURUPA COMM SERV IMP 3
- JURUPA COMMUNITY SERVICES
- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

NO CODE COMPLAINTS

REPORT PRINTED ON...Thu Mar 04 14:58:37 2010