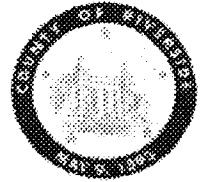


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

714B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBJECT: Order to Vacate Findings of Fact on Abatement of
Public Nuisance [Grading Without a Permit]
Case No.: CV 07-7082 (ZSB DEVELOPMENT, INC)
Subject Property: 1 Parcel North of 14478 Burwood Drive, Perris
APN: 286-240-017; District One

SUBMITTAL DATE:
July 29, 2010

RECOMMENDED MOTION: Move that:

- (1) The Board vacate its order of April 6, 2010.
- (2) The Findings of Fact, Conclusions and Order to Abate Nuisance, executed on May 18, 2010 and recorded on May 19, 2010 as Document Number 2010 – 0231045 be vacated.
- (3) The Chairman of the Board of Supervisors be authorized to execute the Order Vacating the Findings of Fact, Conclusions and Order to Abate Nuisance in Case No. CV 07-7082.

L. Alexandra Fong

L. ALEXANDRA FONG, 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: *Tina Grande*

Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 10, 2010
xc: Co.Co.(3); Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*

Deputy

Prev. Agn. Ref.: 5/18/10; 2.8 | District: 1 | Agenda Number:

2.9

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Policy Policy
Consent Consent

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

Abatement of Public Nuisance
Case No. CV 07-7082; ZSB DEV, INC.
One Parcel North of 14478 Burwood Drive, Perris
Page Two

- (4) The Clerk of the Board be authorized to record the Order Vacating the Findings of Fact, Conclusions and Order to Abate Nuisance in Case No. CV 07-7082.

JUSTIFICATION:

1. It has come to the attention of the Code Enforcement Department that the notice of the Board of Supervisors' previous hearing mailed on February 24, 2010 and set for April 6, 2010, was not delivered to OWNER until after the hearing occurred. The Board of Supervisors approved the matter on April 6, 2010, and Findings of Fact were executed by the Chairman and recorded as Document No. 2010-0231045.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



2.9

(1) On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from County Counsel/Code Enforcement regarding Approval of Order to Vacate Findings of Fact on Abatement of Public Nuisance Case No. CV 07-7082 located 1 Parcel North of 14478 Burwood Drive, Perris, APN: 286-240-017, 1st District is approved as recommended.

(2) On Motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter be reconsidered.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on _____ August 10, 2010 _____ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 10, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____ Deputy

AGENDA NO.
2.9

xc: Co.Co. Recorder

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

DOC # 2010-0385452
08/16/2010

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

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

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

[EXEMPT '6103]

8
9
10 **BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

11 IN RE ABATEMENT OF PUBLIC NUISANCE:) CASE NO. CV 07-7082
12 [UNAPPROVED GRADING]; APN: 286-240-017,)
1 PARCEL NORTH OF 14478 BURWOOD)
13 DRIVE, PERRIS, RIVERSIDE COUNTY,) ORDER VACATING FINDINGS OF
CALIFORNIA; ZSB DEVELOPMENT, INC.,) FACT, CONCLUSIONS AND ORDER
14 OWNER.) TO ABATE NUISANCE
15) [R.C.O. Nos. 457 (RCC Title 15) and
725 (RCC Title 1)]

16 The above-captioned matter came on regularly for hearing on August 10, 2010, before the
17 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor
18 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real
19 property described as 1 Parcel North of 14478 Burwood Drive, Perris, Riverside County, APN: 286-
20 240-017, and referred to hereinafter as "THE PROPERTY."

21 It has come to the attention of the Code Enforcement Department that the notice of the Board
22 of Supervisors' previous hearing mailed on February 24, 2010 and set for April 6, 2010, was not
23 delivered to OWNER ZSB DEVELOPMENT, INC. until after the hearing occurred. The Board of
24 Supervisors approved the matter on April 6, 2010, and Findings of Fact were executed by the
25 Chairman and recorded as Document No. 2010-0231045.

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COPY

ORDER TO VACATE

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IT IS THEREFORE ORDERED that the Board's Order of April 6, 2010 is hereby VACATED.

IT IS THEREFORE ORDERED that the Findings of Fact, Conclusions and Order to Abate Nuisance, executed by the Chairman on or about May 18, 2010 and recorded on or about May 19, 2010 as Document No. 2010 - 0231045 are hereby VACATED.

Dated: August 10, 2010

COUNTY OF RIVERSIDE

By Marion Ashley
Marion Ashley
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM

Clerk to the Board

By Kamberton
Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL
BY: Alexandra Fong 7/29/10
DATE



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

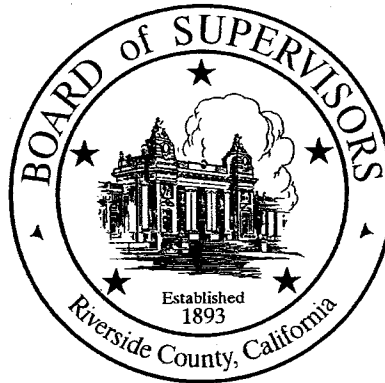
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrclrec.com>

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: 08-10-10

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

PROOF OF SERVICE

Case No. CV 07-7082

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, 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 3960 Orange Street, 5th Floor, Riverside, California 92501.

That on September 1, 2010, I served the following document(s):

**ORDER VACATING 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.

XX **BY FIRST CLASS MAIL.** 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.

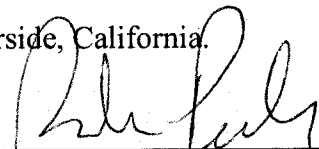
— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

XX **ELECTRONIC SERVICE.** Based on an agreement of the parties to accept service by electronic transmission, I caused the documents to be sent to the persons at the electronic notification addresses listed on the attached Notice List. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

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 September 1, 2010, at Riverside, California.



BRENDA PEELER

NOTICE LIST

Subject Property: 1 Parcel North of 14478 Burwood Drive, Perris
 Case No.: CV 07-7082; APN: 286-240-017; District 1

ZSB DEVELOPMENT, INC.
 C/O SERRATO PROPERTIES INVESTMENT
 PO BOX 70240
 RIVERSIDE, CA 92513

[Via Certified Mail, Regular Mail & Electronic Mail @ vserrato@aol.com]

ASAD YAVARI
 11716 W. PICO BLVD., STE. 201
 LOS ANGELES, CA 90064
 [Via Certified Mail]

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:

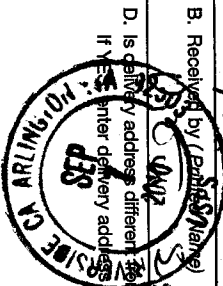
ZSB DEVELOPMENT INC
 C/O SERRATO PROPERTIES
 INVESTMENT
 PO BOX 70240
 RIVERSIDE, CA 92513

COMPLETE THIS SECTION ON DELIVERY

A. Signature X
 Agent
 Addressee

B. Received By (Print 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
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label)
 7009 3410 0000 1317 9759

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

October 23, 2012

RE CASE NO: CV077082

I, Nicole Wapner, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 17650 Cajalco Road, Perris, California 92570 .

That on 10-23-12 at 10:35 a.m., I securely and conspicuously posted "Order Vacating Findings of Fact, Conclusions and Order to Abate Nuisance" at the property described as:

Property Address: 1 P/N OF (14478 Burwood Dr), Perris

Assessor's Parcel Number: 286-240-017

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

Executed on October 23, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Nicole Wapner, Code Enforcement Officer

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: VICTOR SERATO

Address: P.O. BOX. 70240 RIV, CA 92513
(only if follow-up mail response requested)

City: RIV. **Zip:** 92513

Phone #: 951-906-4243

Date: 8/10/10 **Agenda #** 2.9

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**
owner prop.

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.