

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

104B



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

**SUBMITTAL DATE:**  
Sept 1, 2010

**SUBJECT:** Order to Abate [Excess Outside Storage & Accumulated Rubbish]  
Case No: CV 09-01036 (BLANCO)  
Subject Property: 27290 Irma Street, Perris; APN: 349-121-002  
District: 5

**RECOMMENDED MOTION:** Move that:

1. The Findings of Fact, Conclusions and Order to Abate in Case No. CV 09-01036 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 09-01036; 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 09-01036.

(Continued)

*L. Alexandra Fong*  
L. ALEXANDRA FONG, 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: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster 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: September 14, 2010  
xc: Co.Co.(3); Recorder

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

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD  
Departmental Concurrence

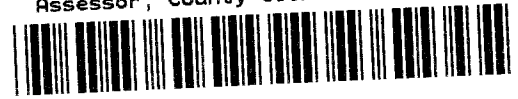
Consent     Policy  
 Consent     Policy

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

Order to Abate  
Case No. CV 09-01036; BLANCO  
27290 Irma Street, Perris  
Page 2

**BACKGROUND:**

On August 10, 2010, this Board received the declaration of the Code Enforcement Officer in the above-referenced matter. At the conclusion of the hearing, this Board declared the excess outside storage and accumulated rubbish located 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 Findings of Fact, Conclusions and Order to Abate.



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

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

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[EXEMPT'6103]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**



11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 09-01036  
 12 [EXCESSIVE OUTSIDE STORAGE AND )  
 13 ACCUMULATION OF RUBBISH]; ) FINDINGS OF FACT,  
 14 APN 349-121-002, 27290 IRMA STREET, ) CONCLUSIONS AND ORDER TO  
 15 PERRIS, RIVERSIDE COUNTY, CALIFORNIA; ) ABATE NUISANCE  
 16 ADOLFO BLANCO AND M. ELICENA )  
 17 BLANCO, OWNERS. ) [R.C.O. Nos. 348 (RCC Chapter 17.16),  
 541 (RCC Chapter 8.120) and 725  
 (RCC Title 1)]

17 The above-captioned matter came on regularly for hearing on August 10, 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 as 27290 Irma Street, Perris, Riverside County, California and further described as  
21 Assessor's Parcel Number 349-121-002 and referred to hereinafter as "THE PROPERTY."

22 L. Alexandra Fong, Deputy County Counsel, appeared along with Brian Black, Supervising  
23 Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Owners appeared but did not address the Board of Supervisors.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
26 with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of  
27 rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside  
28 County Code Chapter 17.16) and 541 (Riverside County Code Chapter 8.120) and as a public

1 nuisance.

2 **SUMMARY OF EVIDENCE**

3 1. Documents of record in the Riverside County Recorder's Office identify the owners of  
4 THE PROPERTY as Adolfo Blanco and M. Elicena Blanco ("OWNERS").

5 2. Documents of title indicate that other parties may potentially hold a legal interest in  
6 THE PROPERTY, to wit: Wells Fargo Financial California, Inc., NDEX West, LLC, US Recordings,  
7 Inc., Capital One Home Loans, Inc., and MERS ("INTERESTED PARTIES").

8 3. THE PROPERTY was inspected by Code Enforcement Officers on October 16, 2009,  
9 February 2, 2010, April 22, 2010, June 18, 2010 and August 5, 2010.

10 4. During each inspection, the outside storage of materials and accumulation of rubbish  
11 were observed on THE PROPERTY. The materials and rubbish were intermingled and included but  
12 were not limited to: wood, metal, appliances, scrap wood and roofing tile. The officer measured the  
13 accumulated rubbish and excess outside storage of materials and determined it was approximately  
14 three thousand six hundred (3,600) square feet. Given the size of the parcel (0.9 acres) and the  
15 zoning classification (R-R, Rural Residential), one hundred (100) square feet of outside storage of  
16 materials and no amount of rubbish is allowed on THE PROPERTY.

17 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
18 Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

19 6. A Notice of Noncompliance was recorded on March 5, 2010, as Document Number  
20 2010-0102924 in the Office of the County Recorder, County of Riverside.

21 7. On October 16, 2009, Notices of Violation for violation of Riverside County  
22 Ordinance Nos. 348 and 541 were posted on THE PROPERTY. On December 1, 2009, Notice of  
23 Violations was mailed to OWNERS and INTERESTED PARTIES by certified mail, return receipt  
24 requested.

25 8. On June 17, 2010, the "Notice To Correct County Ordinance Violations and Abate  
26 Public Nuisance" providing notice of the public hearing before the Board of Supervisors scheduled  
27 for August 10, 2010, was mailed by certified mail, return receipt requested, to OWNERS and  
28 INTERESTED PARTIES and was posted on THE PROPERTY on June 18, 2010.



1 to Abate Nuisance.

2 IT IS FURTHER ORDERED that if the materials and rubbish are not removed and disposed  
3 of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside  
4 County Ordinance Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) within ninety (90)  
5 days of the date of this Order to Abate Nuisance, the excess outside storage of materials and  
6 accumulation of rubbish shall be abated and disposed of by representatives of the Riverside County  
7 Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's  
8 consent or a Court Order when necessary under applicable law.

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

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09/15/2010 08:00A  
4 of 6

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

4 Dated: September 14, 2010

COUNTY OF RIVERSIDE

6 By Marion Ashley  
Marion Ashley  
Chairman, Board of Supervisors

7 ATTEST:

8 KECIA HARPER-IHEM

9 Clerk to the Board

11 By Karumbarton  
12 Deputy

13 (SEAL)

FORM APPROVED COUNTY COUNSEL  
BY: L. Alexandra Fong 8/24/10  
DATE

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2010-0442776  
09/15/2010 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.asrelkrec.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:

09-14-10

Signature:

Karen Barton

Print Name:

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



# NOTICE LIST

Subject Property: 27290 Irma Street, Perris  
Case No.: CV 09-01036 APN: 349-121-002; District 5

ADOLFO BLANCO  
M. ELICENA BLANCO  
27290 IRMA STREET  
PERRIS, CA 92570

WELLS FARGO FINANCIAL CALIFORNIA, INC  
24635 MADISON AVENUE, SUITE C  
MURRIETA, CA 92562

NDEX WEST, LLC  
15000 SURVEYOR BLVD, SUITE 500  
ADDISON, TX 75001

US RECORDINGS, INC.  
2925 COUNTRY DRIVE  
ST. PAUL, MN 55117

CAPITAL ONE HOME LOANS, INC  
12800 FOSTER AVENUE  
OVERLAND PARK, KS 66213

MERS  
PO BOX 2026  
FLINT, MI 48501



# NOTICE LIST

Subject Property: 27290 Irma Street, Perris  
Case No.: CV 09-01036 APN: 349-121-002; District 5

### 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:

CAPITAL ONE HOME LOANS INC  
12800 FOSTER AVENUE  
OVERLAND PARK KS 66213  
CV09-01036-FF-Blanco W

### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  *Diana X Gram*  Agent  
B. Received By (Printed Name)  Addressee  
C. Date of Delivery **OCT 06**  
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  
(Transfer from service label)

7009 3410 0000 J317 8639

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# NOTICE LIST

Subject Property: 27290 Irma Street, Perris  
Case No.: CV 09-01036 APN: 349-121-002; District 5

**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.

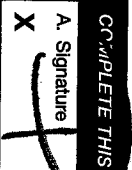
1. Article Addressed to:

WELLS FARGO FINANCIAL  
CALIFORNIA INC  
24635 MADISON AVENUE, SUITE C  
MURRIETA CA 92562  
CNO9-01036-FOF-BLANCO

2. Article Number  
(Transfer from service label)  
7009 3410 0000 1317 8592

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) **PETE NANTILLO**  Agent  Addressee

C. Date of Delivery **OCT 06**

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

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.

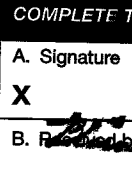
1. Article Addressed to:

CAPITAL ONE HOME LOANS INC  
12800 FOSTER AVENUE  
OVERLAND PARK KS 66213  
CNO9-01036-FOF-BLANCO

2. Article Number  
(Transfer from service label)  
7009 3410 0000 1317 8615

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) **Pete Nantillo**  Agent  Addressee

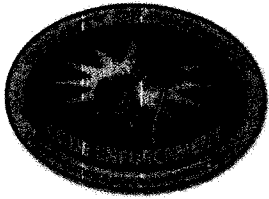
C. Date of Delivery **OCT 06**

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

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

4. Restricted Delivery? (Extra Fee)  Yes





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

October 5, 2010

RE CASE NO: CV0901036

I, Ryan Dolan, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 10/05/2010 at 1435 hours, I securely and conspicuously posted Findings of Fact, Conclusion and Order To Abate Nuisance at the property described as:


**Property Address:** 27290 IRMA ST, PERRIS

**Assessor's Parcel Number:** 349-121-002

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

Executed on October 5, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Ryan Dolan, Code Enforcement Officer

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**