

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

406B



FROM: County Counsel/TLMA  
Code Enforcement Department

SUBMITTAL DATE:  
11/18/2014

SUBJECT: Statement of Decision – Appeal of Administrative Hearing Officer's Order and  
Decision [Inoperative Vehicles];  
Case No. CV12-05804 [GOOD LAND INVESTMENTS IV, ET. AL.]  
Subject Property: 1 Parcel South of 30570 Brookstone, Lake Elsinore.  
APN: 387-280-001  
District: 1/1 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors:

1. The Statement of Decision Upholding Administrative Hearing officer's Decision and Order on Appeal in Case No. CV12-05804 be approved;
2. The Chairman of the Board of Supervisors be authorized to execute the Statement of Decision Upholding Administrative Hearing Officer's Decision and Order on Appeal in Case No. CV12-05804; and
3. The Clerk of the Board of Supervisors be authorized to record the Statement of Decision Upholding Administrative Hearing Officer's Decision and Order in Case No. CV12-05804.

BACKGROUND:

Summary  
(Continued)

GREGORY P. PRIAMOS

County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 2, 2014  
xc: Co.CO./TLMA-Code Enf., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: 09/30/14; 9.4

District: 1/1

Agenda Number:

2-5

Positions Added  
☐ A-30  
☐ 4/5 Vote  
Change Order  
☐

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Statement of Decision – Appeal of Administrative Hearing Officer's Order and Decision**

**[Inoperative Vehicles];**

**Case No. CV12-05804 [GOOD LAND INVESTMENTS IV, ET AL.]**

**Subject Property: 1 Parcel South of 30570 Brookstone, Lake Elsinore; APN: 387-280-001**

**District: 1/1 [\$0.00]**

**DATE:** 11/18/2014

**PAGE: 2 of 2**

**BACKGROUND:**

**Summary (continued)**

On September 30, 2014, the Board received the declaration of the Code Enforcement Officer together with other documentary evidence in the above referenced matter, including but not limited to, the Notice of Decision by Hearing Officer Michael Orr. The Board also heard testimony from the property owner's agent. At the conclusion of the hearing, the Board affirmed the decision of the Hearing Officer which declared the one hundred eight (108) abandoned, wrecked, dismantled and/or inoperative vehicles and vehicle parts to be a public nuisance. The Board ordered the Appellant to abate the nuisance within ninety (90) days and directed County Counsel to prepare the Statement of Decision Upholding Administrative Hearing Officer's Decision and Order on Appeal.

**Impact on Citizens and Businesses**

When property owners abate nuisances on their property, the surrounding neighborhood's safety, attractiveness and land values are potentially increased.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Statement of Decision Upholding Administrative Hearing Officer's Notice of Decision and Order on Appeal

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

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

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

WHEN RECORDED PLEASE MAIL TO:  
Michelle Cervantes, Senior Code Enforcement Officer  
Regina Keyes, Senior Code Enforcement Officer  
CODE ENFORCEMENT DEPARTMENT  
4080 Lemon Street, Twelfth Floor (Stop #1012)  
Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE APPEAL OF ADMINISTRATIVE	)	CASE NO. CV 12-05804
HEARING DECISION RE: INOPERATIVE	)	
VEHICLES; APN: 387-280-001, 1 PARCEL	)	STATEMENT OF DECISION
SOUTH OF 30570 BROOKSTONE, LAKE	)	UPHOLDING ADMINISTRATIVE
ELSINORE, COUNTY OF RIVERSIDE, STATE	)	HEARING OFFICER'S NOTICE OF
OF CALIFORNIA; GOOD LAND	)	DECISION AND ORDER ON
INVESTMENTS IV AND AUSPICIOUS	)	APPEAL
INVESTMENTS CORPORATION, OWNERS	)	
AND APPELLANTS.	)	R.C.O. No. 520

The above-captioned matter came on regularly for hearing on September 30, 2014, 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 appeal of an administrative hearing officer's decision on the abatement of abandoned, wrecked, dismantled and/or inoperative vehicles and vehicle parts on the real property described as 1 Parcel South of 30570 Brookstone, Lake Elsinore, Riverside County, APN 387-280-001 and referred to hereinafter as "THE PROPERTY."

Sophia Choi, Deputy County Counsel, appeared along with Michelle Cervantes, Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department. The Code Enforcement Department also presented the Declaration of Cynthia Black and Exhibits "A" through "I," evidencing the abandoned, wrecked, dismantled and/or inoperative vehicles and vehicle parts on THE PROPERTY as violations of Riverside County Ordinance No. 520, and as a public nuisance.

1 Kang-Shen Chen appeared as agent for the property owners and addressed the Board of  
2 Supervisors. The Board of Supervisors received the Declaration of the Code Enforcement Officer  
3 together with attached Exhibits.

4 **ORDER ON APPEAL**

5 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
6 regular session assembled on September 30, 2014, determines and orders as follows:

7 1. All due process requirements were satisfied by the Department of Code Enforcement.  
8 The Administrative Hearing Order and Notice of Decision (Exhibit "G" to the Declaration of  
9 Officer Cynthia Black) and exhibits have been considered.

10 2. The Administrative Hearing Order and Notice of Decision is affirmed.

11 3. OWNERS or anyone having possession or control of the vehicles or vehicle parts is  
12 required to abate the public nuisance by removing all the vehicles and vehicle parts set forth in the  
13 attached Vehicle Investigation Inventory and Abatement Report (Exhibit "C" to the Declaration of  
14 Officer Cynthia Black), making them operable or completely enclosing them within a building in a  
15 lawful manner where they are not visible from the street or other public or private property within  
16 ninety (90) days of the posting and mailing of this Board order in accordance with all Riverside  
17 County Ordinances and Codes, including but not limited to Riverside County Ordinance No. 520.

18 4 If the above described nuisance is not abated within ninety (90) days of issuance of  
19 the Board order, a designated representative of the Department of Code Enforcement, a towing  
20 contractor and/or Sheriff's Department representative may abate the nuisance by removal and  
21 destruction pursuant to Riverside County Ordinance No. 520 and applicable laws.

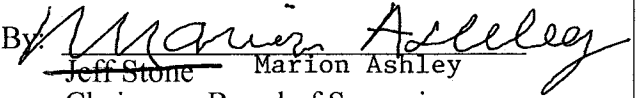
22 5. OWNERS and any registered owners of the vehicles identified within the attached  
23 Vehicle Investigation Inventory and Abatement Report are hereby notified that they may have  
24 additional remedies pursuant to California Code of Civil Procedure Sections 1094.5, 1094.6, et seq.  
25 and are further notified that the deadline to seek such remedies is ninety (90) days from the posting  
26 and mailing of the Statement of Decision Upholding Administrative Hearing Officer's Decision and  
27 Order on Appeal.

28 ///

1           6.       Reasonable costs of abatement, after notice and opportunity for hearing, shall be  
2 imposed as a lien on THE PROPERTY which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos.  
4 520 and 725.

5 Dated: December 2, 2014

COUNTY OF RIVERSIDE

6  
7 By:   
8       ~~Jeff Stone~~   Marion Ashley  
          Chairman, Board of Supervisors

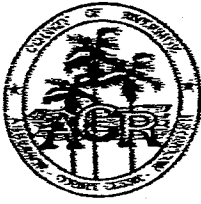
9 ATTEST:

10 KECIA HARPER-IHEM

11 Clerk to the Board

12  
13  
14 By   
15 Deputy

16 (SEAL)



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

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

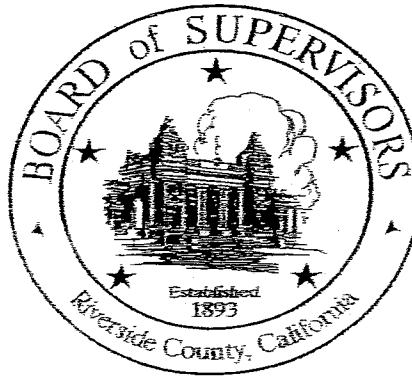
<http://riverside.asrcirec.com>

**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:

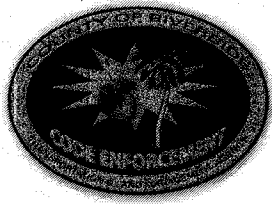
12-2-14

Signature:

*Karen Barton*

Print Name:

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



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### AFFIDAVIT OF POSTING OF NOTICES

January 28, 2015

RE CASE NO: CV1205804

I, Thomas McMullen, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
17650 Cajalco Road  
Perris, California 92570  
Mail Stop #5165.

That on 01/27/15 at 1300 hours, I securely and conspicuously posted Statement of Decision Upholding Administrative Hearing Officer's Notice of Decision and Order on Appeal at the property described as:

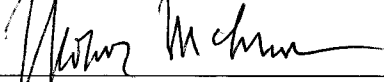
**Property Address:** On Grand Ave 1 par s/o 30570 Brookstone, Lake Elsinore

**Assessor's Parcel Number:** 387-280-001

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

Executed on January 28, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Thomas McMullen, Code Enforcement Officer

**PROOF OF SERVICE**

Case No. CV12-05804

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, 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 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on January 9, 2015, I served the following document(s):

- **BOARD OF SUPERVISORS COUNTY OF RIVERSIDE STATEMENT OF DECISION UPHOLDING ADMINISTRATIVE HEARING OFFICER'S NOTICE OF DECISION AND ORDER ON APPEAL**
- **NOTICE OF DECISION OF ADMINISTRATIVE HEARING OFFICER VEHICLE ABATEMENT**
- **NOTICE LIST**

by placing a true copy thereof enclosed in a sealed envelope(s) **Certified Mail Returned Receipt Requested** addressed as follows:

**OWNERS OR INTERESTED PARTIES  
(SEE ATTACHED NOTICE LIST)**

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 **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 January 9, 2015, at Riverside, California.

  
STACY BAUMGARTNER



## NOTICE LIST

Subject Property: Grand Ave 1 parcel s/o 30570 Brookstone,  
Lake Elsinore, CA Case No.: CV12-05804  
APN: 386-030-001; District 1/1

**GOOD LAND INV IV / AUSPICIOUS INV CORP**  
853 E VALLEY BLVD, NO 200,  
SAN GABRIEL, CA 91776

**OCCUPANT**  
1 PAR S/O (30570 BROOKSTONE)  
LAKE ELSINORE, CA 92530

**GOOD LAND INV IV C/O KANG-SHEN CHEN**  
1230 MAPLE TREE COURT,  
LA HABRA, CA 90631

**AUSPICIOUS VENTURE C/O ANGELA CHEN SABELLA**  
853 EAST VALLEY BLVD, STE 200,  
SAN GABRIEL, CA 91776

**REED NICHOLS/ MIKE BURKE/ DENIS BLIETZ**  
32391 ORTEGA HWY,  
LAKE ELSINORE, CA 92530

**KIM M HAGUEWOOD**  
27112 14<sup>TH</sup> STREET,  
HIGHLAND, CA 29346

**JIM THOMAS GUIDA**  
4320 ARAGON,  
SAN DIEGO, CA 92115

**CARY F SIMON**  
14814 HAZELWOOD DR,  
CHINO, CA 91710

**EDWIN WILLIAM LIPPE**  
825 S. BIRCH ST,  
SANTA ANA, CA 92701

## NOTICE LIST

Subject Property: Grand Ave 1 parcel s/o 30570 Brookstone,  
Lake Elsinore, CA Case No.: CV12-05804  
APN: 386-030-001; District 1/1

**MICHAEL P BURKE**  
1255 N LINDA VISTA,  
ORANGE, CA 92869

**MICHEAL MORRIS BLANTON**  
24694 THEDA ST,  
PERRIS, CA 92570

**K/D AUTO DISM**  
23800 HIGHWAY 74  
PERRIS, CA 92570

**RED NICHOLS**  
32391 ORTEGA HIGHWAY,  
LAKE ELSINORE, CA 92530

**ROBERT/ DIANE SWARTZBAUGH**  
9163 DUARTE RD,  
SAN GABRIEL, CA 91775

**W R NICHOLS TRUST**  
32391 ORTEGA HWY,  
LAKE ELSINORE, CA 92530

**TODD ALAN COCHRAN**  
11802 EAST AVE D,  
LANCASTER, CA 93535

**WEELIE KING INC**  
P.O. BOX 1438,  
LAKE ELSINORE, CA 92531

**DENNIS BLIETZ**  
2127 VIA AGUILA  
SAN CLEMENTE, CA 92673

## NOTICE LIST

Subject Property: Grand Ave 1 parcel s/o 30570 Brookstone,  
Lake Elsinore, CA Case No.: CV12-05804  
APN: 386-030-001; District 1/1

**WILLIAM REED NICHOLS**  
32391 ORTEGA HIGHWAY  
LAKE ELSINORE, CA 92530

**TODD ALLEN COCHRAN**  
11802 EAST AVE D,  
LANCASTER, CA 92535

**FREDRICK ROY NORTHAM**  
PO BOX 1211,  
TEMECULA, CA 92593

**MOUNTAIN BRITISH**  
32391 ORTEGA HIGHWAY,  
LAKE ELSINORE, CA 92530

**ANDREW HENNESSEY**  
3714 ½ PARK LN,  
NEWPORT BEACH, CA 92663

**RODGER HENRY CANFIELD**  
166 BARKENTINE ST,  
FOSTER CITY, CA 94404

**MIKE THOMPSON RV**  
13940 FIRESTONE BLVD.  
SANTA FE SPRINGS, CA 90670

**C/A LEASING CO**  
2555 E CHAPMAN AVE STE 300,  
FULLERTON, CA 92631

**KENNETH RICHARD LAVEZZARI**  
41200 CALLE DE MAYA,  
TEMECULA, CA 92592

**THOMAS MUNOZ**  
817 EAST D ST,  
ONTARIO, CA 91764

**CLARENCE L. MIXON**  
400 N HUETTER,  
WHITTER, CA 90605

## NOTICE LIST

Subject Property: Grand Ave 1 parcel s/o 30570 Brookstone,  
Lake Elsinore, CA Case No.: CV12-05804  
APN: 386-030-001; District 1/1

CLARENCE L. MIXON  
13420 LAMBERT RD APT A,  
WHITTER, CA 90605

CORINNE K. PETERSON  
1443 KATELLA CT,  
ESCONDIDO, CA 92072

ADA JUDITH VASQUEZ OR  
EFRAIN VAZQUEZ  
10962 WHITE OAK LN,  
FONTANA, CA 92337

GIL EPHRAIN RUIZ  
2576 TEMESCAL AVE,  
NORCO, CA 91760

RONALD D. OR LINDA M. MAGNESS  
2449 W. BROADWAY,  
ANAHEIM, CA 92804

STERLING INT GP  
32738 ORTEGA HIGHWAY,  
LAKE ELSINORE, CA 92530

DONALD OR MAGDALENE BOON  
2011 DOLPHINE ST,  
RIVERSIDE, CA 92506

KIM PAUL NELSON  
160 YORKTOWN LN,  
COSTA MESA, CA 92626

STEVEN JOHN MANOS  
29070 TANGERINE WAY,  
LAKE ELSINORE, CA 92530

REED NICHOLS / SUSAN M. THOMAS  
32391 ORTEGA HIGHWAY,  
LAKE ELSINORE, CA 92530