

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

307B



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

**SUBMITTAL DATE:**  
March 12, 2015

**SUBJECT:** Order to Abate [Excessive Outside Storage & Accumulated Rubbish]  
Case No. CV12-00105 [PLACENCIA/GRANADOS]  
Subject Property: 23121 Lopez Street, Perris  
APN: 326-150-004  
District: 1 [\$0.00]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV12-00105;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV12-00105; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV12-00105.

**BACKGROUND:**

**Summary**

On January 27, 2015, this Board received the declaration of the Code Enforcement Officer in the above referenced matter and declared the excessive 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 (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 checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	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, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: March 24, 2015  
xc: TLMA/Co.Co.; Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

Prev. Agn. Ref.: 01/27/15; 9.2 | District: 1 | Agenda Number:

2-7

Departmental Concurrence

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

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

**FORM 11: Order to Abate [Excessive Outside Storage & Accumulated Rubbish]**

Case No. CV12-00105 [PLACENCIA/GRANADOS]

Subject Property: 23121 Lopez Street, Perris

APN: 326-150-004

District: 1 [\$0.00]

**DATE:** March 12, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

conditions on the property and directed County Counsel to prepare Findings of Fact, Conclusions and Order to Abate.

**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**

Findings of Fact

03/26/2015

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

**Customer Copy Label**

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

**Peter Aldana**

County of Riverside  
Assessor, County Clerk & Recorder

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

[EXEMPT GC §§ 6103 and 27383]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

11	IN RE ABATEMENT OF PUBLIC NUISANCE:	)	CASE NO. CV 12-00105
12	[EXCESSIVE OUTSIDE STORAGE AND	)	
13	ACCUMULATION OF RUBBISH];	)	FINDINGS OF FACT,
14	APN 326-150-004, 23121 LOPEZ STREET,	)	CONCLUSIONS AND ORDER TO
15	PERRIS, RIVERSIDE COUNTY, CALIFORNIA;	)	ABATE NUISANCE
16	RODOLFO PLACENCIA AND ROSALINA	)	
17	GRANADOS, OWNERS.	)	R.C.O. Nos. 348, 541 and 725
18		)	
19		)	

17 The above-captioned matter came on regularly for hearing on January 27, 2015, 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 23121 Lopez Street, Perris, Riverside County, Assessor's Parcel Number 326-  
21 150-004 and referred to hereinafter as "THE PROPERTY."

22 Sophia Choi, Deputy County Counsel, appeared along with Michelle Cervantes, Senior Code  
23 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Owners did not appear.

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 and 541 and as  
28 a public nuisance.

**COPY**

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder’s Office identify the owners  
3 of THE PROPERTY as Rodolfo Placencia and Rosalina Granados (“OWNERS”).

4 2. Documents of title indicate that no other parties appear to potentially hold a legal  
5 interest in THE PROPERTY.

6 3. THE PROPERTY was inspected by Code Enforcement Officers on August 2, 2013,  
7 and on seven (7) subsequent inspections, the last being January 22, 2015.

8 4. During each inspection an accumulation of rubbish and excess outside storage was  
9 observed throughout THE PROPERTY consisting of but not limited to: tires, scrap wood, household  
10 trash, plywood, building materials, and a fiberglass shower enclosure, in excess of 2,500 square feet.

11 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
12 Nos. 348 and 541 by the Code Enforcement Officer.

13 6. On August 16, 2013, a Notice of Pendency of Administrative Proceedings was  
14 recorded at the Riverside County Recorder’s Office as instrument number 2013-0402652.

15 7. On August 2, 2013, a Notice of Violation was posted on THE PROPERTY. On  
16 August 13, 2013 and December 2, 2013, a Notice of Violation was mailed to OWNERS by first class  
17 mail.

18 8. A “Notice to Correct County Ordinance Violations and Abate Public Nuisance”  
19 providing notice of the public hearing before the Board of Supervisors was mailed to OWNERS and  
20 was posted on THE PROPERTY.

21 **FINDINGS AND CONCLUSIONS**

22 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
23 regular session assembled on January 27, 2015, finds and concludes that:

24 1. WHEREAS, the excessive outside storage of materials and accumulation of rubbish  
25 on the real property located at 23121 Lopez Street, Perris, Riverside County, California, also  
26 identified as Assessor's Parcel Number 326-150-004 violates Riverside County Ordinance Nos. 348  
27 and 541 and constitutes a public nuisance.

28 2. WHEREAS, the OWNERS, occupants and any other person having possession or

1 control of THE PROPERTY shall abate the accumulation of rubbish and excessive outside storage of  
2 materials by removing and disposing of all rubbish and excessive outside storage on THE  
3 PROPERTY in strict accordance with all Riverside County Ordinances, including but not limited to  
4 Riverside County Ordinance Nos. 348 and 541 within ninety (90) days.

5 3. WHEREAS, the OWNERS ARE HEREBY FURTHER NOTICED that the time  
6 within which judicial review of the administrative determinations made herein must be sought is  
7 ninety (90) days from the posting and mailing of the Findings of Fact, Conclusions and Order To  
8 Abate Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

9 **ORDER TO ABATE NUISANCE**

10 IT IS ORDERED that the accumulation of rubbish and excessive outside storage of materials  
11 on THE PROPERTY be abated by OWNERS or anyone having possession or control of THE  
12 PROPERTY by removing and disposing of all rubbish and excessive outside storage of materials on  
13 THE PROPERTY in strict accordance with all Riverside County Ordinances, including but not  
14 limited to Riverside County Ordinance Nos. 348 and 541, within ninety (90) days of the posting and  
15 mailing of this Order to Abate Nuisance.

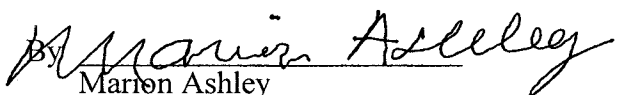
16 IT IS FURTHER ORDERED that if the accumulation of rubbish and excessive outside  
17 storage of materials is not removed and disposed of in strict accordance with all Riverside County  
18 Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and 541 within ninety  
19 (90) days of the date of this Order to Abate Nuisance, the accumulation of rubbish and excessive  
20 outside storage of materials may be abated and disposed of by representatives of the Riverside  
21 County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an  
22 owner's consent or a Court Order when necessary under applicable law.

23 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
24 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
25 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
26 County Ordinance Nos. 348, 541, and 725. Under Riverside County Ordinance No. 725, "abatement  
27 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate  
28 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,


1 collection and administrative costs, attorneys fees, and the costs associated with the removal or  
2 correction of the violation.” Reasonable abatement costs accrued by the Code Enforcement  
3 Department will be recoverable from OWNERS even if THE PROPERTY is brought into  
4 compliance within ninety (90) days of the date of this Order to Abate Nuisance.

5  
6 Dated: March 24, 2015

COUNTY OF RIVERSIDE

7  
8   
9 Marion Ashley  
Chairman, Board of Supervisors

10 ATTEST:  
11 KECIA HARPER-IHEM  
12 Clerk to the Board

13  
14 By   
15 Deputy

16 (SEAL)  
17  
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28



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

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

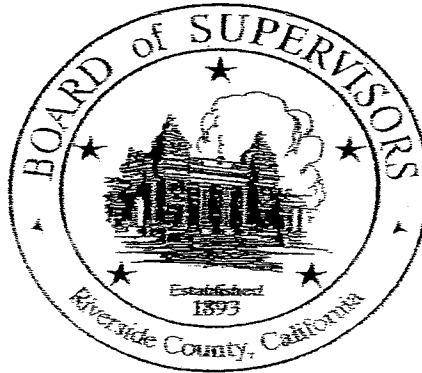
www.riversideacr.com

**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 OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

3-24-15

Signature:

Karen Barton

Print Name:

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