

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

712B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
August 5, 2015

SUBJECT: Order to Abate [Excessive Outside Storage & Accumulated Rubbish]
Case No. CV 12-00102 [VALOV]
Subject Property: 1 Parcel West of 23121 Lopez Street, Perris
APN: 326-150-003
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. CV12-00102;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV12-00102; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV12-00102.

BACKGROUND:

Summary

On June 30, 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 type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY:
Alex Gann
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Benoit
Nays: None
Absent: Ashley
Date: August 18, 2015
xc: Co.CO./TLMA-CED, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

2-33

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. CV12-00102 [VALOV]

Subject Property: 1 Parcel West of 23121 Lopez Street, Perris;

APN: 326-150-003

District: 1 [\$0.00]

DATE: August 5, 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

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

2015-0371140

08/20/2015 08:59 AM

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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 12-00102
12	[EXCESSIVE OUTSIDE STORAGE AND)	
13	ACCUMULATION OF RUBBISH];)	FINDINGS OF FACT,
14	APN 326-150-003, 1 PARCEL WEST OF 23121)	CONCLUSIONS AND ORDER TO
15	LOPEZ STREET, PERRIS, RIVERSIDE)	ABATE NUISANCE
16	COUNTY, CALIFORNIA; WILLIAM F. VALOV,)	
	OWNER.)	R.C.O. Nos. 348, 541 and 725
)	
)	

17 The above-captioned matter came on regularly for hearing on June 30, 2015, before the Board
18 of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex,
19 County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property
20 described as 1 Parcel West of 23121 Lopez Street, Perris, Riverside County, Assessor's Parcel
21 Number 326-150-003 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 Owner 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 owner
3 of THE PROPERTY as William F. Valov (“OWNER”).

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

6 3. THE PROPERTY was inspected by Code Enforcement Officers on January 9, 2013,
7 and on twelve (12) subsequent follow up inspections, with the last inspection being June 23, 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: damaged household items
10 and scrap metal, in excess of 900 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 6, 2013, a Notice of Pendency of Administrative Proceedings was
14 recorded at the Riverside County Recorder’s Office as instrument number 2013-0381490.

15 7. On January 9, 2013, a Notice of Violation was posted on THE PROPERTY. On
16 January 11, 2013, a Notice of Violation was mailed to OWNER by first class mail.

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

20 **FINDINGS AND CONCLUSIONS**

21 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
22 regular session assembled on June 30, 2015, finds and concludes that:

23 1. WHEREAS, the excessive outside storage of materials and accumulation of rubbish
24 on the real property located at 1 Parcel West of 23121 Lopez Street, Perris, Riverside County,
25 California, also identified as Assessor's Parcel Number 326-150-003 violates Riverside County
26 Ordinance Nos. 348 and 541 and constitutes a public nuisance.

27 2. WHEREAS, the OWNER, occupants and any other person having possession or
28 control of THE PROPERTY shall abate the accumulation of rubbish and excessive outside storage of