

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



416 B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: August 29, 2003

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];
B&S Case No.: CV 01-1662
Subject Property: 25244 Trumble Road, Romoland; APN: 329-030-006
District Five

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 25244 Trumble Road, Romoland, Riverside County, California, APN: 329-030-006 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Violet Realty, Inc., the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.
3. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Department of Building & Safety, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the excess outside storage and accumulation of rubbish by removing the same from the real property.

(Continued)

Shirvan Sherma Acosta

 SHIRVAN SHERMA ACOSTA,
 Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

George L. Busset

Policy

Consent

Department Recommendation:
Per Executive Office:

4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of Rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare and Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by Code Enforcement Officers on January 29, 2003.
2. The inspection revealed the excess outside storage of materials and accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items of excess outside storage included but were not limited to: vehicles, motorhomes, trailers, mobilehomes, appliances, vehicle parts, scrap metal, debris, propane tanks, storage containers, dumpsters, sealed metal drums with unknown substance, semi-trailers, gas cylinders, scrap wood, drums full of trash, debris, and scrap metal. The accumulation of rubbish consisted of, but was not limited to: debris, scrap wood and scrap metal. The accumulation of rubbish and outside storage measured approximately seventy-seven thousand three hundred fifty (77,350) square feet.
3. Subsequent re-inspections of the above-described real property on February 3 and 18, March 5 and 17, May 1, June 9, and July 3, 2003, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff of the Department of Building and Safety have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for the removal of excess outside storage and accumulation of rubbish.