

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



532 B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: September 15, 2003,

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage];
B&S Case No.: CV 02-4682
Subject Property: 22929 Markham Street, Perris; APN: 314-210-007
District One

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 22929 Markham Street, Perris, Riverside County, California, APN: 314-210-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 348.
2. Reba Waddle, the owner of the subject real property, be directed to abate the excess outside storage 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 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

James G. Smith

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

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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 on the real property is declared to be in violation of Riverside County Ordinance No. 348, 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 the Code Enforcement Officer on February 10, 2003.
2. The inspection revealed the excess outside storage of materials or junkyard on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: wood, metal, debris, appliances, furniture, vehicle parts, hoses, tools, crates, coolers, and miscellaneous junk. The amount of outside storage was determined to be two thousand (2,000) square feet.
3. Subsequent re-inspections of the above-described real property on June 5 and August 11, 2003 revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
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.