

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



908B

FROM: County Counsel/TLMA
Department of Building & Safety

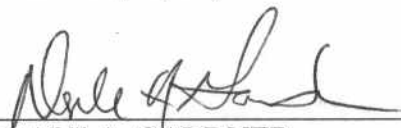
SUBMITTAL DATE: January 21, 2004

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage];
B&S Case No.: CV 01-3921
Subject Property: 20678 Grand Avenue, Wildomar; APN: 368-100-065
District One

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 20678 Grand Avenue, Wildomar, Riverside County, California, APN: 368-100-065 be declared a public nuisance and a violation of Riverside County Ordinance No. 348.
2. Donald A. Berg, 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)



DALE A. GARDNER,
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature



Policy
 Policy

Consent
 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 on the real property is declared to be in violation of Riverside County Ordinance No. 348, and a public nuisance, and further, to prepare an 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 April 9, 2002.
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: furniture, wood, metal, household items, appliances, 55 gallon plastic and metal containers, construction materials, metal shipping containers, bicycles, metal racks, wood and metal shelves, hand and power tools, truck shells, auto parts, approximately 200 tires, fencing material, boats, tanks, cabinets, swamp coolers, water heaters, barbecues, lawn mowers, truck racks and pallets of bricks.
3. Subsequent re-inspections of the above-described real property on October 28, 2002, March 31, October 30, November 13, and December 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.