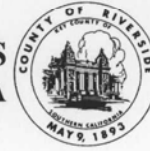


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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: May 25, 2004

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];
B&S Case No.: CV 03-1805
Subject Property: 21915 Gavilan Road, Perris; APN: 287-280-005
District One

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 21915 Gavilan Road, Perris, Riverside County, California, APN: 287-280-005 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Walter Steinbrink and Dorene Steinbrink, the owners 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 owners of the real property do 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)



 DALE A. GARDNER
 Deputy County Counsel

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature 

Policy

Consent

Department Recommendation:
Per Executive Office:

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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 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 an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by Code Enforcement Officers on May 20, 2003.
2. The inspection and subsequent inspections 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 included but were not limited to: used furniture, used mattresses, used appliances, wheel barrows, bicycles and bicycle parts, household items, used construction materials, tires, used carpeting, scrap metal, scrap wood, fencing materials, wood pallets, used lawn mowers, pipes, tools, green waste, and miscellaneous debris. The amount of excess outside storage of materials and accumulation of rubbish measured approximately nine thousand two hundred-four (9,204) square feet.
3. Subsequent re-inspections of the above-described real property on May 20, June 10, August 28, November 13, November 25, and December 4, 2003 and May 25, 2004 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff members 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.

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