

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



904 B

FROM: County Counsel/TLMA
Department of Building & Safety

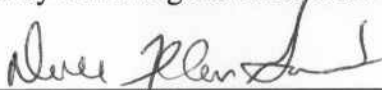
SUBMITTAL DATE: November 23, 2004

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];
B&S Case No.: CV 02-0411
Subject Property: 22163 San Jacinto Avenue, Perris; APN: 325-100-006
District Five

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 22163 San Jacinto Avenue, Perris, Riverside County, California, APN: 325-100-006 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Jean Coleman, 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)



DALE ALLEN GARDNER,
Deputy County Counsel

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature



Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

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Prev. Agn. ref.

Dist. 5

AGENDA NO.

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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 February 10, 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.
3. Subsequent re-inspections of the above-described real property on August 19, November 19 and November 21, 2003 and on March 2 and November 3, 2004, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541. The excess outside storage of materials and accumulated rubbish included but were not limited to: lumber, tires, household appliances, 55-gallon drums, furniture, various building materials, and miscellaneous debris. As of November 19, 2003, the amount of excess outside storage of materials and accumulation of rubbish measured approximately thirteen thousand seven hundred sixty (13,760) square feet.
4. Staff and 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.