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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:** January 18, 2005

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage];  
B&S Case No.: CV 04-1156  
Subject Property: 3851 Pyrite Street, Riverside, APN: 171-040-032  
District Two

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials on the real property located at 3851 Pyrite Street, Riverside, Riverside County, California, APN: 171-040-032, be declared a public nuisance and a violation of Riverside County Ordinance No. 348, Section 5.2.
2. Dutch Anglo Trading, 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 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 of the owner 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)

*Monica R. Romero*  
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MONICA R. ROMERO  
Deputy County Counsel

Policy  
 Policy

**C.E.O. RECOMMENDATION: APPROVE**

Consent  
 Consent

County Executive Office Signature

*Adrian J. Lopez*  
\_\_\_\_\_  
Adrian J. Lopez  
County Executive

Department Recommendation:  
Per Executive Office:

Prev. Agn. ref.

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Dist. 2

AGENDA NO.

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

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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 Code Enforcement Officer on March 18, 2003.
2. The inspection revealed the excess outside storage of materials in excess of 200 square feet on the subject property in violation of Riverside County Ordinance No. 348, Section 5.2, including but not limited to: appliances, appliance parts, metal and miscellaneous debris.
3. Subsequent inspections of the above-described real property on April 6, May 25, August 26, September 28 and December 14, 2004 revealed that the property continues to be in violation of Riverside County Ordinance No. 348, Section 5.2.
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.