

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



310 B

**FROM:** County Counsel/TLMA  
Department of Building & Safety

**SUBMITTAL DATE:** February 9, 2005

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];  
B&S Case No.: CV 03-2723  
Subject Property: 25689 Grant Avenue, Hemet; APN 548-132-012  
District Three

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 25689 Grant Avenue, Hemet, Riverside County, California, APN: 548-132-012 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Jack G. Vergar and Wilma J. Vergar, 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 does not take the above described action within ninety (90) days of the posting and mailing 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)

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

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

**APPROVE**

County Executive Office Signature

*Jeffrey J. Buford*  
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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 and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 348 and 541, 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 July 2, 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. The items included but were not limited to: cardboard boxes and other miscellaneous debris. The amount of excess outside storage of materials and accumulation of rubbish measured approximately three hundred (300) square feet.
3. Subsequent inspections of the above-described real property on August 26, October 29, 2003, June 8, July 28, August 9, 2004 and January 5, 2005 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
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 and accumulation of rubbish.