

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



117B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: April 6, 2005

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage];
B&S Case No.: CV 03-2977
Subject Property: 22285 Alameda Del Monte, Wildomar, APN: 382-310-020
District One

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 22285 Alameda Del Monte, Wildomar, Riverside County, California, APN: 382-310-020, be declared a public nuisance and a violation of Riverside County Ordinance No. 348, Section 5.2.
2. Stanley B. Smith and Verna I. Smith, the owners 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

MONICA R. ROMERO
Deputy County Counsel

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

Jennifer L. Sayre

Policy

Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist. 1

AGENDA NO.

9.3

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 January 14, 2004.
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: dismantled metal, scrap wood, fencing material, tires, engines, scrap metal, metal carts, concrete pipes, metal racks, construction material, farm equipment, blocks, landscaping materials, trash and miscellaneous debris.
3. Subsequent inspections of the above-described real property on February 3, April 1, October 27, 2004 and March 11, 2005 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.