

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



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

**SUBMITTAL DATE:** April 21, 2005

**SUBJECT:** Abatement of Public Nuisance [Accumulation of Rubbish];  
B&S Case No.: CV 03-1875  
Subject Property: Theda Avenue, Perris; APN: 349-170-013  
District Five

**RECOMMENDED MOTION:** Move that:

- (1) The accumulation of rubbish on the real property located on Theda Avenue, APN: 349-170-013 be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- (2) Theresa Ann Dole, the owner of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.
- (3) If the owner or whoever has possession or control 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 of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, shall abate the 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

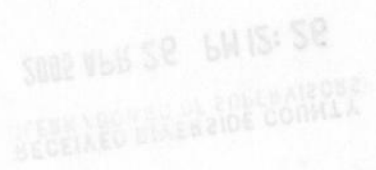
**C.E.O. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

*[Handwritten Signature]*  
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Department Recommendation:  Policy  Consent  
Per Executive Office:  Policy  Consent



- (4) The reasonable cost 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 Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 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 real property by the Code Enforcement Officer on May 12, 2003.
2. The inspection revealed the accumulation of rubbish in excess of one forty thousand (40,000) square feet on the subject property in violation of Riverside County Ordinance No. 541.
3. Subsequent inspections of the above-described real property on July 17, August 26, November 1, December 11, 2003, January 22, April 30, June 16, 2004 and March 25, 2005 revealed the property continues to be in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: discarded tires, vehicles, vehicle parts, roofing material, furniture, mattresses, clothing, construction materials and other miscellaneous trash and debris.
4. Staff and the Department of Building and Safety have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for the removal of accumulation of rubbish.