

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



211B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: April 21, 2005

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];
B&S Case No.: CV 03-4843
Subject Property: 27560 Jarvis Street, Perris; APN 349-150-053
District Five

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 27560 Jarvis Street, Perris, Riverside County, California, APN: 349-150-053 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Anita E. Fellabaum, 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 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

MONICA R. ROMERO
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

George J. Pugh

Policy

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 Officers on March 11, 2004.
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: heavy equipment, tires, machinery, dismantled car parts and other miscellaneous items. The amount of excess outside storage of materials and accumulation of rubbish measured approximately four thousand five hundred fifty (4,550) square feet.
3. Subsequent inspections of the above-described real property on June 9, June 23, August 16, September 29, 2004 and March 21, 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.