

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

324 B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
December 10, 2007

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage and Accumulated Rubbish];  
Case No.: CV 03-4882  
Subject Property: 22765 Cajalco Road, Perris; APN: 317-080-007  
District One

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulated rubbish on the real property located at 22765 Cajalco Road, Perris, Riverside County, California, APN: 317-080-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 348 (RCC Chapter 17.120) and 541 (RCC Chapter 8.120).
2. Estate of Tommy Stephens, Henrietta L. Stephens, Mylene Stephens Muldrew, Craig Stephens, the owners of the subject real property, be directed to abate the excess outside storage of materials and accumulated rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

TIFFANY N. NORTH, Deputy County Counsel  
for JOE S. RANK, County Counsel

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:
Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:
Annual Net County Cost:	\$ N/A	For Fiscal Year:

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30:	<input type="checkbox"/>
Requires 4/5 Vote:	<input type="checkbox"/>

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

Consent  
 Policy  
  
 Consent  
 Policy  
  
 Dep't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 1

Agenda Number:

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 Code Enforcement Department, 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 of materials and accumulated rubbish by removing and disposing of the same from the real property.
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 Riverside County 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 accumulated rubbish on the real property is 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 the Code Enforcement Officer on November 5, 2003.
2. The inspection revealed the excess outside storage of materials or junkyard on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: tires, appliances, trash, scrap metal, wood debris, and other miscellaneous items. Accumulated rubbish was also observed at the property consisting of but not limited to: green waste, wood, and other miscellaneous trash and debris.
3. Subsequent re-inspections of the above-described real property on February 11, 2004, October 19, 2004, August 4, 2006, May 8, 2007, July 16, 2007, September 10, 2007, October 11, 2007 and November 14, 2007 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department 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 of materials and accumulated rubbish.