

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

318B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 10, 2008

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];  
Case No.: CV 07-3655  
Subject Property: 3955 Blair Street, Corona; APN: 115-252-004  
District Two

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 3955 Blair Street, Corona, Riverside County, California, APN: 115-252-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Manuela A. Guerrero aka Manuel A. Guerrero, 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.

Departmental Concurrence

*[Signature]*

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

(Continued)

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

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

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

APPROVE  
*Michael R. Shetter*  
BY *[Signature]*  
Tina Grande

**County Executive Office Signature**

Policy  
 Policy  
 Consent  
 Consent

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

9.5

3. If the owner 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 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 and accumulation of 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 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 is declared to be in violation of Riverside County Ordinance Nos. 348 and 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 property by the Code Enforcement Officer on May 11, 2007.
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: lumber, appliances, furniture, building materials, work tools, tires, other substance, paper, shrub and tree limbs, trimmings, twigs, leaves, trash, litter, construction waste, tires, junked appliances, vegetative waste and other refuse. Given the size of the property (.22 acres) and the zoning classification (R-1), no amount of outside storage of materials is allowed to be kept on the property under RCO No. 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on the property.
3. Subsequent re-inspections of the above-described real property on August 21, 2007; October 11, 2007; January 9, 2008; and February 20, 2008, 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 and accumulated rubbish.