

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

908B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
April 21, 2008

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage]
C&E Case No.: CV 07-8032
Subject Property: 20335 Avenida de Arboles, Murrieta; APN: 929-270-007
District One

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 20335 Avenida de Arboles, Murrieta, APN: 929-270-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 348.
2. Lon Wendell Bike and Sandra Josephine Bike, 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.

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

(Continued)

FINANCIAL DATA	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

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 *[Signature]*
Tina Grande

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dept's 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 by removing 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 on the real property is declared to be in violation of Riverside County Ordinance No 348. 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 September 26, 2007.
2. The inspection revealed the excess outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348. The items included: two metal storage containers (connex boxes) measuring approximately five hundred and twenty eight (528) square feet and a stored commercial office trailer measuring approximately seven hundred and twenty (720) square feet. Under RCO No. 348 (RCC Chapter 17.32), no amount of outside storage of materials is allowed to be kept on the unimproved property.
3. Subsequent re-inspections of the above-described real property on January 7, 2008; February 25, 2008; and April 2, 2008, revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
4. Staff of the Code Enforcement Department has 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.