

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

107B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
March 8, 2012

SUBJECT: Abatement of Public Nuisance [Grading Without a Permit]
Case No: CV10-02403 [Hemet Madison Court c/o Weiland Dev]
Subject Property: 27013 Madison Court, Hemet; APN: 451-260-032
District: 3 / District : 3

RECOMMENDED MOTION: Move that:

1. The grading without permits on the real property located at 27013 Madison Court, Hemet, Riverside County, California, APN: 451-260-032 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which prohibits grading of more than fifty (50) cubic yards without a grading permit.
2. That a five (5) year hold on the issuance of building permits and land use approvals be placed on the property.

(Continued)

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

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
Tina Grande

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

Dept's Recomm.:
Per Exec. Ofc.:

Departmental Concurrence

Abatement of Public Nuisance
Case No. CV10-02403 [Hemet Madison Court c/o Weiland Dev]
27013 Madison Court, Hemet
APN#451-260-032
District 3 / District 3
Page 2

3. Owner, Hemet Madison Court c/o Weiland Dev, or whoever has possession and control of the subject real property, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion on the property within ninety (90) days.
4. If the owner or whoever has possession or control of the real property does not take the above described actions within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
5. 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 Nos. 725.
6. That upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property, the five (5) year hold on the issuance of building permits and land use approvals may be lifted.
7. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made of the subject property by the Code Enforcement Officer on March 25, 2010. The inspection revealed an open vacant land that had been subdivided into 16 lots. A stock pile on the property measures approximately 50 feet wide x 50 feet long x 8 feet high divided by 27 equaling 740 cubic yards of material which is in violation of Riverside County Ordinance No. 457. There are no permits on record regarding this property.
2. Follow-up inspections on May 28, 2010, July 7, 2010, September 30, 2010, November 10, 2010, January 13, 2011, May 3, 2011, and a recent inspection revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. 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 grading without a permit.