

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, APPROVING THE REPORT,
4 ASSESSING THE COSTS AND ESTABLISHING LIENS
5 AGAINST PARCELS OF REAL PROPERTY IN THE CITY OF
6 RIVERSIDE RELATING TO THE ABATEMENT OF
7 GARBAGE, RUBBISH, REFUSE, TRASH/DEBRIS, OR
8 WASTE MATTER AS PUBLIC NUISANCES PURSUANT TO
9 THE PROVISIONS OF CHAPTERS 6.15 OF THE RIVERSIDE
10 MUNICIPAL CODE.

11 WHEREAS Article XI, Section 7 of the California Constitution grants counties and cities
12 authority to make and enforce local ordinances pursuant to their police power; and

13 WHEREAS the rights and remedies provided in Section 2929.3 of the California Civil
14 Code are cumulative and in addition to any other rights and remedies provided by law and does
15 not preempt local ordinances; and

16 WHEREAS by Section 6.15.020 of the Riverside Municipal Code, the existence of any
17 garbage, rubbish, refuse, trash/debris, or waste matter upon the premises within the City of
18 Riverside, contrary to the provisions of Chapters 6.04 of the Riverside Municipal Code was
19 declared a nuisance; and

20 WHEREAS Sections 6.15.050 and 6.15.055 of the Riverside Municipal Code authorizes
21 unpaid administrative costs to be placed on regular tax rolls for collection in the same manner as
22 an *ad valorem* tax; and

23 WHEREAS a public hearing was held on July 15, 2025, by the City Council of the City
24 of Riverside.

25 NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED
26 by the City Council of the City of Riverside, California, as follows:

27 Section 1: That in accordance with the provisions of Section 6.15.025 of the Riverside
28 Municipal Code, notices were given to the owners or persons in control of various parcels
located within the City of Riverside of the existence of garbage, rubbish, refuse, trash/debris, or
waste matter on such parcel contrary to the provisions of Chapter 6.15 of the Riverside

1 Municipal Code and advising that the existence of such garbage, rubbish, refuse, trash/debris, or
2 waste matter was a nuisance and ordering the abatement of such nuisance.

3 Section 2: That after expiration of the limit for compliance as set forth in such notice to
4 abate including the time for any appeal as set forth in Section 6.15.030 of the Riverside
5 Municipal Code, the City of Riverside either by its employees or by contractor caused the
6 nuisance to be abated as authorized by Section 6.15.040 of the Riverside Municipal Code.

7 Section 3: That said costs are based on the actual cost to abate the garbage, rubbish,
8 refuse, trash/debris, or waste matter nuisances and is levied without regard to property
9 valuations.

10 Section 4: That it be and is hereby found and determined by the City Council that the
11 existence of garbage, rubbish, refuse, trash/debris, or waste matter on each of the parcels of land
12 located within the City of Riverside as described in Exhibit "A," attached hereto and
13 incorporated hereby by this reference, constituted a nuisance as defined by and declared by
14 Chapter 6.15 of the Riverside Municipal Code.

15 Section 5: That the report and accounting setting forth the charges was prepared in full
16 compliance with the applicable requirements of Chapter 6.15 of the Riverside Municipal Code
17 and is thereby in compliance with the laws pertaining to the levy of the subject costs and said
18 costs are based on the actual cost to abate the nuisance and is levied without regard to property
19 valuations.

20 Section 6: That the above-mentioned report and account be and the same is hereby
21 confirmed and that the total costs of abating such nuisance on each of the parcels of land
22 described in said Exhibit "A," as said costs are set forth therein, be and the same are hereby
23 charged and assessed as special assessments against and liens upon the respective parcels of
24 land, as such parcels are shown on the last available assessment roll of the County of Riverside,
25 to be collected at the same time and in the same manner as ordinary municipal taxes are collected
26 in the 2025-2026 tax year.

27 Section 7: That the Tax Collector of the County of Riverside bill and collect the
28 assessments against each parcel of land as described in Exhibit "A" in the same manner as

1 ordinary municipal taxes are collected.

2 Section 8: That the City Clerk shall prepare and file with the County Recorder and
3 County Auditor of the County of Riverside a certified copy of this resolution, including said
4 Exhibit "A."

5 Section 9: That the costs against any parcel listed in Exhibit "A" assessed by this
6 resolution and the lien created thereby shall be deemed discharged and released upon the
7 payment of said parcel of the property taxes for the tax year above noted.

8 ADOPTED by the City Council this _____ day of _____, 2025.

9
10 _____
11 PATRICIA LOCK DAWSON
12 Mayor of the City of Riverside

13 Attest:

14
15 _____
16 DONESIA GAUSE
17 City Clerk of the City of Riverside

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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City
3 at its meeting held on the ____ day of _____, 2025, by the following vote, to wit:
4

5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
10 the City of Riverside, California, this ____ day of _____, 2025.

11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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25-0769 SBM 06/02/25

EXHIBIT “A”

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EXHIBIT A
TRASH/DEBRIS ABATEMENT
FISCAL YEAR 2024-2025
JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
141-250-020 4441 KNOEFLER PL	HOTCHKISS, BRUCE AND ALICE 4441 KNOEFLER PL RIVERSIDE, CA 92505	278877	9,343.47
237-192-039 7380 PONTOOSUC AVE	NICORICI, ROBERT 3380 LA SIERRA AVE #104-141 RIVERSIDE, CA 92503-5271	277086	4,775.00
213-192-005 3540 ORANGE ST	PACIFIC TELEPHONE & TELEGRAPH CO 140 NEW MONTGOMERY ST SAN FRANCISCO, CA 94105-3705	277985	1,725.36
243-080-025 2159 FALCON CREST DR	HARTY, WILLIAM / HARTY, BRENDA SUE 801 VIA CONCEPCION RIVERSIDE, CA 92506-3654	280069	3,573.46
241-231-020 7373 WHITEHAVEN LN	CALLOWAY, MIESHA / TAYLOR, MARQUEL 7373 WHITE HAVEN LN RIVERSIDE, CA 92506-5454	277787	760.00
142-262-012 11095 MAGNOLIA AVE	PSF WST RIVERSIDE LLC 6502 BLUE VALLEY LN DALLAS, TX 75214-2712	277082	380.00
138-320-004 3323 RACINE DR	FLORES BALLARDO, SILVIA 3323 RACINE DR RIVERSIDE, CA 92503-5337	277081	2,537.00
193-303-020 3867 ROBLYNN ST	BLUE BELL PROPERTIES LLC 7320 BLACK SWAN PL CARLSBAD, CA 92011-5601	277982	1,911.00
253-020-012 1550 UNIVERSITY AVE	QIN, STEVEN ZHI / HUANT RUILIAN 17700 CASTLETON ST STE 49 ROWLAND HEIGHTS, CA 91748-5845	277804	10,274.00

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JULY 15, 2025

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
145-304-004 9525 MAGNOLIA AVE	HOANG, PHUONG M / JAMES NGUYEN 415 W GODFREY AVE PHILADELPHIA. PA 19120-1433	277805	4,272.50
154-430-036 WESTERN HILLS X MOUNTAIN HIGH	ARLINGTON PARTNERS 270 N EL CAMINO REAL ENCINITAS, CA 92024-2874	278875	10,296.99
136-211-007 11136 THAMES CT	WALBURGA GALLER / BIJAN NICKROO 3410 LA SIERRA AVE # F232 RIVERSIDE, CA 92503-5270	278878	782.00
189-031-020 6174 JURUPA AVE	BETTES, TAMMI DAWN 6174 JURUPA AVE RIVERSIDE, CA 92504-1131	278879	3,019.54
221-100-001 12TH ST/EUCALYPTUS AVE	JONES, LIZZIE BRINKLEY 2117 W 30TH ST LOS ANGELES, CA 90018	277089	1,579.00
190-184-022 5545 NORMAN WAY	ALVARADO, PATRICK / EMMA E ALVARADO 6072 CANDLE LIGHT LN YORBA LINDA, CA 92886	277122	2,520.51
233-323-013 GIBSON ST & ARAIA DR	AYRES D & C CONSTRUCTION 355 BRISTOL ST #A COSTA MESA, CA 92626	280071	920.00
237-192-038 V/L PONTOOSUC & MADISON	NICORICI, ROBERT 3380 LA SIERRA AVE #104-141 RIVERSIDE, CA 92503-5271	277087	11,175.00
291-600-079 V/L CORPORATE CENTRE & CAMPU	JR LEGACY HOLDINGS 4141 S NOGALES ST #C102 WEST COVINA, CA 91792-3057	280962	7,697.73

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APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
191-302-011 9185 HAWTHORNE AVE	AJD AND ASSOCIATES 801 PARKCENTER DR STE 100 SANTA ANA, CA 92705-3526	277088	8,879.98
193-303-020 3867 ROBLYNN ST	BLUE BELL PROPERTIES LLC 7320 BLACK SWAN PL CARLSBAD, CA 92011-5601	277094	2,520.51
211-191-007 2960 9TH ST	SANCHEZ YOLANDA LIVING TRUST DATED 0/2019/SANCHE 3256 MARICOPA DR RIVERSIDE, CA 92507-3207	277099	3,375.00
218-183-009 4242 ROSEWOOD PL	LEREW TRUST DTD 0/ 22/ DAVID ALAN LEREW 2695 WINTERTREE CT RIVERSIDE, CA 92506-5149	281261	6,797.00
191-135-001 8846 HOLLY LN	MCCLATCHEY, SHERYL A 8846 HOLLY LN RIVERSIDE, CA 92503-2132	280106	4,775.22
141-110-034 V/L NEAR ACADIA DR	TIAN FU GUO / CLAIRE XY JING 590 W HUNTINGTON DR UNIT D ARCADIA, CA 91007-3418	280107	9,729.90
222-152-002 5298 BRONSON WAY	RODRIGUEZ, CARLOS E 5298 BRONSON WAY RIVERSIDE, CA 92506-1634	280964	4,438.76
291-460-020 6245 VALLEY SPRINGS PKWY	MHW REALTY / MDV PROP / VDAP PROP / WESTCO REAL E 26440 LA ALAMEDA STE 270 MISSION VIEJO, CA 92691-8307	281264	1,382.22
209-101-001 2450 MARKET ST	PARKVIEW LAKE LIVING 2450 MARKET ST RIVERSIDE, CA 92501-2103	280103	2,794.99

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JULY 15, 2025

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250-190-029 1445 UNIVERSITY AVE	1445 UNIVERSITY AVENUE LLC 1325 N COLLEGE AVE CLAREMONT, CA 91711	280066	3,677.32
TOTAL FOR EXHIBIT			125,913.46