

RESOLUTION NO. 2004-2770

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
VILLA PARK DECLARING ITS INTENT TO CONDUCT A
PUBLIC HEARING ON CONDITIONS PRESENT AT 19409
MESA DRIVE, VILLA PARK, CALIFORNIA TO DETERMINE
WHETHER SUCH CONDITIONS CONSTITUTE A PUBLIC
NUISANCE**

WHEREAS, an inspection of the premises at 19409 Mesa Drive, Villa Park, California, was conducted by City of Villa Park personnel on March 19, 2004; and

WHEREAS, said inspection indicated certain conditions present at the site relating to the grading, sewer and storm drain construction associated with the property and the grading permit issued concerning said property were not completed. Specifically, those conditions include the following:

1. Installation of a protection grate on the storm drain inlet structure.
2. Relocation of the sewer manhole or obtaining an additional easement from the property at 19411 Mesa Drive.
3. Submittal of the original sewer easement deed for the property located at 19316 Canyon Drive signed and notarized by the property owners, Mr. and Mrs. Chorebagian.
4. A final grading inspection requiring conformance to the approved grading plan or in the alternative an "as-built" plan inspected and approved by the City Engineer; and

WHEREAS, the site is open and accessible to the public including minor children and may constitute an attractive nuisance; and

WHEREAS, such conditions may be hazardous, unsafe, unsanitary and constitute a nuisance detrimental to the property of others; and

WHEREAS, Section 6-1.6 defines property nuisances as follows:

Property maintenance nuisances include, but are not limited to:

- a. Land, the topography, geology and configuration of which, whether in natural state or as a result of grading operations or other alteration, causes erosion, subsidence, or surface water run-off problems of such magnitude as to be injurious or potentially injurious to the public health, safety and welfare or to neighboring properties.
- b. Buildings or structures maintained in violation of the Uniform Building Code.
- c. Buildings or structures which are structurally unsafe or which are not provided with adequate egress so as to constitute a fire hazard; or

