

FEBRUARY 18, 2025

CITY COUNCIL MEETING

PUBLIC HEARING ITEM NO. 13 – PUBLIC HEARING AND ABATEMENT BY CITY FOR 4082 VALLEY VIEW AVE (APN 323-011-85 AND 323-011-86)

ADDITIONAL INFORMATION RECEIVED AFTER POSTING OF AGENDA

RESOLUTION NO. 2025-5929

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YORBA LINDA, CALIFORNIA DECLARING THAT THE LACK OF PROPERTY MAINTENANCE BY ALLOWING DEAD, OVERGROWN WEEDS AND VEGETATION UPON 4082 VALLEY VIEW AVENUE DOES CONSTITUTE A PUBLIC NUISANCE AND ORDERING ABATEMENT THEREOF.

WHEREAS, this matter pertains to property located at 4082 Valley View Avenue, Yorba Linda (APN 323-011-85 and 323-011-86) (the "Property"); and

WHEREAS, there is a lack of property maintenance, allowing dead, overgrown weeds and vegetation upon the Property; and

WHEREAS, notice related to the lack of maintenance on the vacant parcels was mailed to the property owner and given in the amount and form prescribed by law; however, such property maintenance measures were not conducted, and the Property remains a public nuisance; and

WHEREAS, a public hearing by the City Council of the City of Yorba Linda was held on February 18, 2025, at which the City Council heard and considered all evidence pertaining to the matter and objections to such abatement; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YORBA LINDA DOES FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

1. The Property constitutes a nuisance. The Property requires property maintenance based on dead, decayed, diseased, overgrown or hazardous trees, weeds, and vegetation cultivated or uncultivated, which is likely to harbor rats or vermin, and constitutes an unsightly appearance and is detrimental to neighboring properties and property values and constitutes a fire hazard.
2. All nuisance conditions shall be abated by the property owner within 30 days. The work to be performed includes mowing, weeding and trimming the overgrown vegetation through the entire Property.
3. If the nuisance is not completely abated by the owner as directed, the City shall immediately cause the same to be abated by the City personnel or private contract, and such individuals are expressly authorized to enter upon the Property for such purposes. The Property owner shall be liable to the City for all costs of the abatement, including administrative costs.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Yorba Linda on this 18th day of February 2025.

JANICE LIM, MAYOR
CITY OF YORBA LINDA

ATTEST:

MARCIA BROWN, CITY CLERK
CITY OF YORBA LINDA

APPROVED AS TO FORM:
RUTAN & TUCKER, LLP

CITY ATTORNEY

STATE OF CALIFORNIA)

ss.

COUNTY OF ORANGE)

I, MARCIA BROWN, City Clerk of the City of Yorba Linda, California, **DO HEREBY CERTIFY** that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Yorba Linda held on the 18th day of February, 2025, and was carried by the following roll call vote:

MARCIA BROWN, CITY CLERK
CITY OF YORBA LINDA