

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

709 B



**FROM:** County Counsel/TLMA  
Department of Building & Safety

**SUBMITTAL DATE:**  
July 17, 2006

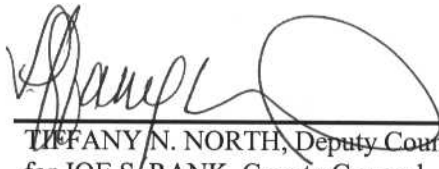
**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish];  
B&S Case No.: CV 03-4503; OCHS  
Subject Property: 16191 Sunset Trail, Riverside; APN: 245-360-022  
District One

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 16191 Sunset Trail, Riverside, Riverside County, California, APN: 245-360-022 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 (Riverside County Code Chapter 17.32) and 541 (Riverside County Code Chapter 8.120).
2. Christopher R. Ochs and Sylvia Ochs, the owners of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.
3. If the owners of the real property does not take the above described action within ninety (90) days of the date of posting and mailing the Board's Order to Abate, that representatives of the Department of Building & Safety, 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 and accumulation of rubbish by removing the same from the real property.

Departmental Concurrence

(Continued)

  
\_\_\_\_\_  
TIFFANY N. NORTH, Deputy County Counsel  
for JOE S. RANK, County Counsel

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

**County Executive Office Signature** 

Policy  Policy  
 Consent  Consent  
 Dep't Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.: \_\_\_\_\_ District: 1 Agenda Number: \_\_\_\_\_

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

9 . 1

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 Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 348 and 541, 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 Code Enforcement Officers on December 4, 2003.
2. The inspection revealed the excess outside storage of materials and accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: metal, piping, wood, used tires, cardboard, barrels, bricks, and miscellaneous household trash and debris. The amount of excess outside storage of materials and accumulation of rubbish measured approximately one thousand five hundred ninety-three (1,593) square feet.
3. Subsequent re-inspections of the above-described real property on October 12, 2004, January 28, 2005, August 10, 2005, April 21, 2006 and June 5, 2006 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Department of Building & Safety staff have 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 and accumulation of rubbish.