

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

636B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 5, 2007

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage and Accumulation of Rubbish]  
Case Nos.: CV 06-0672 AND CV 06-2869  
Subject Property: 14791 Van Buren Blvd., Riverside; APN: 271-050-012  
Darrell E. Koska and Deanna S. Koska

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 14791 Van Buren Blvd., Riverside, Riverside County, California, APN: 271-050-012 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. Darrell E. Koska and Deanna S. Koska, the owner 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.

Departmental Concurrence

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

(Continued)

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

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

**County Executive Office Signature**

Policy  
 Policy  
 Consent  
 Consent

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

**Prev. Agn. Ref.:** | **District:** 1 | **Agenda Number:**

RECEIVED RIVERSIDE COUNTY  
 03/05/07 10:00 AM  
 3001 WVB - 2 W111: 18

3. If the owner 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 Code Enforcement Department, 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.
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 is 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 May 9, 2006.
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: tires, appliances, wood, metal, debris, rubbish, household trash, furniture, bikes, buckets and miscellaneous items. The amount of excess outside storage of materials and accumulated rubbish measured approximately six thousand eight hundred (6,800) square feet.
3. Subsequent re-inspections of the above-described real property on July 13, 2006, November 2, 2006 and February 5, 2007 revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Code Enforcement Department 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 accumulated rubbish.