

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



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

**SUBMITTAL DATE:** October 20, 2003

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure];  
B&S Case No.: CV 03-1068  
Subject Property: southwest corner of Oleander Drive and Sierra Boulevard, Painted Hills;  
APN: 668-030-007  
District Five

**RECOMMENDED MOTION:** Move that:

- (1) The substandard structure (single family residence) on the real property located at southwest corner of Oleander Drive and Sierra Boulevard, Painted Hills, Riverside County, California, APN: 668-030-007, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) Clarence C. Vanarsdale, the owner of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.
- (3) The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

*Shirvan Sherma Acosta*  
SHIRVAN SHERMA ACOSTA,  
Deputy County Counsel

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

**APPROVE**

County Executive Office Signature

*George S. Huff*

Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

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- (4) If the owner or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Department of Building & Safety, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and contents therein, by removing the same from the real property.
- (5) 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 Ordinance No. 725.
- (6) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An inspection was made of the subject property by the Code Enforcement Officer on March 24, 2003. The inspection revealed a substandard structure (single family residence) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structure included, but were not limited to, the following: no bathroom, no running water or well, hazardous plumbing; no heating unit, no electricity or fixtures; deteriorated flooring and supports that split and are pulled from foundation; members of walls and vertical supports split, lean and are weather damaged; missing roof material and roof truss is leaning; faulty weather protection, all windows are broken out, part of siding removed, one wall has collapsed; general dilapidation and improper maintenance; open, abandoned, vacant, public and attractive nuisance.
2. Follow-up inspections on May 20, July 23 and September 25, 2003 revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Department of Building and Safety have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures.