

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



403 B

**FROM:** County Counsel  
Department of Building & Safety  
**SUBJECT:** Statement of Expense [B&S Case No. CV00-3179]  
Subject Property: 31732 Wakefield Avenue, Homeland;  
APN: 459-171-001  
District Five

**SUBMITTAL DATE:** November 10, 2003

**RECOMMENDED MOTION:** Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard mobile home) in the above-referenced matter to be one thousand, six hundred, ninety-seven dollars and forty cents (US \$1,697.40);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment.

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Chapter 15) and 725 (RCC Chapter 1.16) and Section 1724, Article 10, Title 25 of the California Code of Regulations, provide authority for the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

On January 11, 2001, the Department of Building and Safety issued a Ten-Day Notice to Abate a Substandard Mobile home, which was deemed to be an imminent hazard. When serving the seizure warrant on August 8, 2001, it was discovered mobile home had been removed. Mobile home was later discovered at another property and removed under a different case.

The property has a delinquent tax status as of 1996

All notices regarding the Statement of Expense hearing have been given to Dennis P. Nitschky, the property owner, as required by law (see attached exhibits).

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SHIRVAN SHERMA ACOSTA,  
Deputy County Counsel

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

**APPROVE**

County Executive Office Signature



Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

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COUNTY OF RIVERSIDE