

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

824B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
October 4, 2006

SUBJECT: Abatement of Public Nuisance [Substandard Structure];
Case No.: CV 02-5108; VARELA
Subject Property: 19644 Grand Avenue, Lake Elsinore, APN: 370-280-024
District One

RECOMMENDED MOTION: Move that:

- departmental Concurrence
- (1) The substandard structure (accessory structure without a primary dwelling) on the real property located at 19644 Grand Avenue, Lake Elsinore, Riverside County, California, APN: 370-280-024, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
 - (2) Alfonso Varela and Jeanette Varela, the owners 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 or rehabilitating the same from the real property within ninety (90) days.

(Continued)

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

FINANCIAL DATA	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

SOURCE OF FUNDS:	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

Consent

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

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

9.2

- (3) The owners 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.
- (4) If the owners 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 Code Enforcement Department, 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 of Supervisors.

JUSTIFICATION:

1. An inspection was made of the subject property by the Code Enforcement Officer on December 11, 2002. The inspection revealed one (1) substandard structure (accessory structure without primary dwelling) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard condition of the structure included, but was not limited to, the following: lack of improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; lack of connection to required sewage system; hazardous plumbing; lack of required electrical lighting; hazardous wiring; lack of adequate heating facilities; faulty weather protection-deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering; general dilapidation or improper maintenance; fire hazard; public and attractive nuisance-abandoned/vacant; and accessory structure without a primary dwelling on property.
2. Follow-up inspections on April 27, 2004, March 1, 2005, March 14, 2005, September 1, 2005 and June 6, 2006, and August 25, 2006 revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure.