

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

905B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
June 4, 2007

SUBJECT: Abatement of Public Nuisance [Substandard Structure];
CE Case No.: CV 06-6547
Subject Property: One Lot West of 14979 Neighbors Blvd., Blythe; APN: 866-260-006
District Four

RECOMMENDED MOTION: Move that:

- (1) The substandard structure (detached shed) on the real property located at One Lot West of 14979 Neighbors Blvd., Blythe, Riverside County, California, APN: 866-260-006, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) William G. Rice, 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.

(Continued)

Warren Chu
WARREN CHU, 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

Tina Grande
BY Tina Grande
Tina Grande

Dept Recomm: Policy
Per Exec. Ofc: Policy
 Consent
 Consent

Prev. Agn. Ref.:

District: 4

Agenda Number:

9.4

- (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 Mojave Desert Air Quality Management District (MDAQMD).
- (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, then 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 Fact 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 Officers on October 26, 2006. The inspection revealed a substandard structure (detached shed) 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: faulty weather protection-main door is missing, interior and exterior walls lack insulation and/or other weather protection material; general dilapidation or improper maintenance- walls covered with mold, interior filled with discarded appliances, no flooring material, rodents' droppings and a beehive on the front wall; and public and attractive nuisance – abandoned/vacant.
2. Follow-up inspections on December 21, 2006, February 1, 2007, and May 9, 2007 revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. The Code Enforcement Department has complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structures.