

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

6213



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

**SUBMITTAL DATE:**  
June 9, 2008

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures and Accumulation of Rubbish]  
Case No.: CV 06-4122  
Subject Property: 87050 Avenue 59, Thermal  
APN: 757-210-001  
District Four

**RECOMMENDED MOTION:** Move that:

Departmental Concurrence

- (1) The five substandard structures (dwelling and four sheds) on the real property located at 87050 Avenue 59, Thermal, Riverside County, California, APN: 757-210-001, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 457 which does not permit substandard structures on the property.
- (2) Owner, Network Real Estate Services, Inc., or whoever has possession and control of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials, within ninety (90) days, in strict accordance with Riverside County Ordinance No. 457.

*Tiffany N. North*

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

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

APPROVE

BY: *Tina Grande*  
Tina Grande

**County Executive Office Signature**

Policy

Consent

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

**Prev. Agn. Ref.:**

**District:** 4

**Agenda Number:**

9.2

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- (3) The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures 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) The accumulation of rubbish on the real property located at 87050 Avenue 59, Thermal, Riverside County, California, APN: 757-210-001, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 541 which does not permit the accumulation of rubbish on the property.
- (5) The owner, or whoever has possession and control of the subject real property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the owner, or whoever has possession or control of the real property, does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, the accumulated rubbish, five substandard structures and contents therein shall be abated and disposed of by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order where necessary under applicable law authorizing entry onto The Property.
- (7) The reasonable cost 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 Nos. 457, 541 and 725.
- (5) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the accumulation of rubbish and substandard structures on the real property are declared to be in violation of Riverside County Ordinance Nos. 541 and 457, and a public nuisance, and further, to prepare an Order to Abate and Order and Findings for approval by the Board.

**JUSTIFICATION:**

1. An inspection was made of the subject real property by the Code Enforcement Officers on September 13, 2007. The inspection revealed the accumulation of rubbish and five substandard structures on the subject property in violation of Riverside County Ordinance Nos. 541 and 457. The accumulated rubbish consisted of, but was not limited to: household trash, construction materials and dry/cut vegetation. The officer estimated that the accumulated rubbish covered approximately twenty-five hundred (2500) square feet of the property. The inspection also revealed a substandard main dwelling structure and four substandard sheds. The substandard conditions of the structures included but were not limited to: hazardous wiring; lack of adequate heating facilities; faulty weather protection; improper maintenance; and public and attractive nuisance.
2. Subsequent inspections of the above-described real property on November 19, 2007, December 19, 2007, March 4, 2008 and May 19, 2008, revealed the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.

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3. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the abatement of substandard structures and accumulated rubbish.