

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

620 B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
June 9, 2008

SUBJECT: Abatement of Public Nuisance [Substandard Structure];
Case No.: CV 07-6223
Subject Property: 24630 Juniper Springs Road, Homeland; APN: 455-060-013
District Five

RECOMMENDED MOTION: Move that:

Departmental Concurrence

- (1) The substandard structure (dwelling room structure) on the real property located at 24630 Juniper Springs Road, Homeland, Riverside County, California, APN: 455-060-013, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) Bank of New York, 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 rehabilitating, removing and/or demolishing the same, including the removal and disposal of all structural debris and materials within ninety (90) days.

[Signature]

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

(Continued)

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

BY: *[Signature]*
Tina Grande

County Executive Office Signature

- | | |
|----------------------------------|---|
| <input type="checkbox"/> Policy | <input checked="" type="checkbox"/> Policy |
| <input type="checkbox"/> Consent | <input checked="" type="checkbox"/> Consent |
| <input type="checkbox"/> Consent | <input type="checkbox"/> Consent |

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: | **District: 5** | **Agenda Number:**

- (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.
- (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 of Supervisor'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 and disposing of 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 July 26, 2007. The inspection revealed a substandard structure 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: lack of required electrical lighting; deteriorated or inadequate foundation; defective or deteriorated flooring and floor supports; members of ceilings, roofs, ceilings and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; faulty weather projection; general dilapidation or improper maintenance; abandoned, vacant, public and attractive nuisance.
2. Follow-up inspections on August 27, 2007, October 17, 2007, December 3, 2007, February 14, 2008 and May 15, 2008 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 structures.