

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

102B



FROM: County Counsel/TLMA
Code Enforcement Department

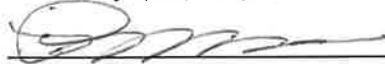
SUBMITTAL DATE:
January 26, 2012

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 10-03758 [CHRISTENSEN]
Subject Property: 26220 Leon Road, Homeland; APN: 459-110-032
District Five / District Three

RECOMMENDED MOTION: Move that:

1. The three substandard structures (mobile home, garage and an unpermitted arbor) on the real property located at 26220 Leon Road, Homeland, Riverside County, California, APN: 459-110-032 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Cheryl L. Christensen, the owner of the subject real property, be directed to abate the three 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.

(Continued)


PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, 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

BY: 
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.:

District: 5 / 3

Agenda Number:

9.2

Departmental Concurrence

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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 26220 Leon Road, Homeland, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. Cheryl L. Christensen, the owner of the subject 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 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 or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
7. 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 Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the three substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

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BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officers on June 25, 2010.
2. The inspection revealed three substandard structures on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the three structures included, but were not limited to the following: Structure #1, a mobile home: lack of adequate lighting; lack of adequate heating facilities; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection i.e. Deteriorated or ineffective weather proofing of exterior walls, roof or floors, including broken windows or doors; general dilapidation or improper maintenance; public and attractive nuisance - abandoned/vacant. Structure #2, a garage: members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection, a) 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; public and attractive nuisance-abandoned/vacant. Structure #3, an unpermitted arbor: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; general dilapidation or improper maintenance; public and attractive nuisance-abandoned/vacant. The three structures are an eyesore to the community. The inspection also revealed the accumulation of rubbish (approximately 300 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: discarded carpet, a broken A/C unit, green waste and miscellaneous household trash and some of the rubbish is concealed by the overgrown weeds.
3. Subsequent inspections of the above-described real property on October 26, 2010, and January 21, 2012, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. 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 substandard structure and accumulation of rubbish.