

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





FROM: Code Enforcement Department/TLMA

**SUBMITTAL DATE:** August 7, 2013

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure – Dwelling]

Case No.: CV10-08836 [HARRIS]

Subject Property: 24036 Neighbors Blvd., Ripley; APN: 872-241-029

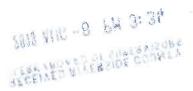
District: 4/4

## **RECOMMENDED MOTION:** Move that:

1. The substandard structure, (dwelling) on the real property located at 24036 Neighbors Ripley Riverside County California APN: 872-241-029 he declared a public

nuisan	ce and a violation of Riv	and a violation of Riverside County Ordinance No. 457 which does not betandard structures on the property.			
substa	Georgia A. Harris, the owner of the subject real property, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.				
(Continued) GREG FLANNERY, Code Enforcement Offi				ement Official	
FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Bud	get: N/A	
	<b>Current F.Y. Net County Cost:</b>	\$ 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	
				Requires 4/5 Vote	
C.E.O. RECO	OMMENDATION:	APPROV	re Bronoura	Le .	

**County Executive Office Signature** 



Dep't Recomm. Per Exec. Ofc.:

Policy

 $\boxtimes$ 

Consent

Policy

X

Consent

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

Tina Grande

Abatement of Public Nuisance Case No.: CV10-08836 [HARRIS]

Address: 24036 Neighbors Blvd., Ripley

APN #: 872-241-029

District 4/4 Page 2

- 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'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, may 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.

## BACKGROUND:

- 1. An initial inspection was made of the subject property by Code Enforcement Officer Rusty Hannah on December 15, 2010. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to, the following: Faulty weather protection, general dilapidation, improper maintenance, and public and attractive nuisance.
- 2. There has been approximately 16 subsequent follow-up inspections, with the last inspection being March 20, 2013, which 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.