

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

604B



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

**SUBMITTAL DATE:**  
May 15, 2014

**SUBJECT:** Order to Abate [Substandard Structure & Accumulated Rubbish]  
Case No. : CV13-02618 [RDR SPRINGS, LLC]  
Subject Property: 73576 Armand Way, Thousand Palms; APN: 694-071-015  
District: 4/4 [\$0.00]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. The Findings of Fact, Conclusions and Order to Abate in Case No. CV13-02618 be approved;
2. The Chairman of the Board of Supervisors be authorized to execute the Findings of Fact, Conclusions and order to Abate in Case No. CV13-02618; and
3. The Clerk of the Board of Supervisors be authorized to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-02618.

**BACKGROUND:**

**Summary**

On May 6, 2014, this Board received the declaration of the Code Enforcement Officer in the above-referenced matter. At the conclusion of the hearing, this Board declared the substandard structure (dwelling) and accumulated rubbish on the subject property to be a public nuisance. The Board ordered

(Continued)

PATRICIA MUNROE  
Deputy County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:**

Budget Adjustment:

For Fiscal Year:

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: 05/06/14; 9.5

District: 4/4

Agenda Number:

2-18

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

**FORM 11:** Order to Abate [Substandard Structure & Accumulated Rubbish]

Case No. : CV13-02618 [RDR SPRINGS, LLC]

Subject Property: 73576 Armand Way, Thousand Palms; APN: 694-071-015

District: 4/4 [\$0.00]

**DATE:** May 15, 2014

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

the property owner to abate the violative conditions on the property and directed County Counsel to prepare Findings of Fact, Conclusions and Order to Abate.

**Impact on Citizens and Businesses**

When property owners abate nuisances on their property, the surrounding neighborhood's safety, attractiveness and land values are potentially increased.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Findings of Fact

1 RECORDING REQUESTED BY:  
Kecia Harper-Ihem, Clerk of the  
2 Board of Supervisors  
(Stop #1010)  
3  
4

5 WHEN RECORDED PLEASE MAIL TO:  
6 Michelle Cervantes, Code Enforcement Officer  
Regina Keyes, Senior Code Enforcement Officer  
7 CODE ENFORCEMENT DEPARTMENT  
4080 Lemon Street, Twelfth Floor (Stop #1012)  
8 Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

9  
10 **BOARD OF SUPERVISORS**  
**COUNTY OF RIVERSIDE**

11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 13-02618  
12 [SUBSTANDARD STRUCTURE AND )  
ACCUMULATION OF RUBBISH]; ) FINDINGS OF FACT,  
13 APN 694-071-015, 73576 ARMAND WAY, ) CONCLUSIONS AND ORDER TO  
THOUSAND PALMS, RIVERSIDE COUNTY, ) ABATE NUISANCE  
14 CALIFORNIA; RDR SPRINGS, LLC, )  
15 OWNER. ) R.C.O. Nos. 457, 541 and 725

16  
17 The above-captioned matter came on regularly for hearing on May 6, 2014, before the Board  
18 of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex,  
19 County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property  
20 described as 73576 Armand Way, Thousand Palms, Riverside County, Assessor's Parcel Number  
21 694-071-015 and referred to hereinafter as "THE PROPERTY."

22 Patricia Munroe, Deputy County Counsel, appeared along with Michelle Cervantes, Senior  
23 Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Owner did not appear.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
26 with attached Exhibits, evidencing the substandard structure and accumulation of rubbish on THE  
27 PROPERTY as violations of Riverside County Ordinance Nos. 457 and 541, and as a public  
28 nuisance.

**SUMMARY OF EVIDENCE**

1  
2           1.       Documents of record in the Riverside County Recorder’s Office identify the owner  
3 of THE PROPERTY as RDR Springs, LLC (“OWNER”).

4           2.       Documents of title indicate that other parties may potentially hold a legal interest in  
5 THE PROPERTY, to wit: Shenandoah Springs Development Company, Inc., Shenandoah Springs,  
6 LLC, Palm Desert National Bank, Federal Deposit Insurance Corporation, and Sterling Bank and  
7 Trust FSB, (“INTERESTED PARTIES”).

8           3.       THE PROPERTY was inspected by Code Enforcement Officers on June 19, 2013,  
9 July 19, 2013, July 24, 2013, September 18, 2013, and January 2, 2014.

10          4.       During each inspection, a substandard structure (dwelling) was observed on THE  
11 PROPERTY. The structure was observed to be abandoned, dilapidated and vacant. The structure  
12 contained numerous deficiencies, including but not limited to: hazardous plumbing; hazardous  
13 wiring; faulty weather protection; general dilapidation or improper maintenance; public and  
14 attractive nuisance – abandoned/vacant.

15          5.       During each inspection an accumulation of rubbish was observed throughout THE  
16 PROPERTY consisting of but not limited to: wood and dry vegetation in excess of 100 square feet.

17          6.       THE PROPERTY was determined to be in violation of Riverside County Ordinance  
18 Nos. 457 and 541 by the Code Enforcement Officer.

19          7.       A Notice of Pendency of Administrative Proceedings was recorded on July 22, 2013,  
20 as Document Number 2013-0351075 in the Office of the County Recorder, County of Riverside.

21          8.       On June 19, 2013, Notice of Violation, Notice of Defects, a “Danger Do Not Enter”  
22 and a “Do Not Dump” sign were posted on THE PROPERTY. On July 19, 2013, July 24, 2013, and  
23 September 18, 2013, Notice of Violation was posted on THE PROPERTY. On July 15, 2013 and  
24 August 15, 2013, Notice of Violation and Notice of Defects were mailed to OWNER and  
25 INTERESTED PARTIES by certified mail with return receipt requested and on January 30, 2014, a  
26 Notice of Violation was mailed to INTERESTED PARTY by first class mail.

27          9.       A “Notice to Correct County Ordinance Violations and Abate Public Nuisance”  
28 providing notice of the public hearing before the Board of Supervisors, was mailed to OWNER and

1 INTERESTED PARTIES and was posted on THE PROPERTY.

2 **FINDINGS AND CONCLUSIONS**

3 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
4 regular session assembled on May 6, 2014, finds and concludes that:

5 1. WHEREAS, the substandard structure (dwelling) and accumulation of rubbish on the  
6 real property located at 73576 Armand Way, Thousand Palms, Riverside County, California, also  
7 identified as Assessor's Parcel Number 694-071-015 violates Riverside County Ordinance Nos. 457  
8 and 541 and constitutes a public nuisance.

9 2. WHEREAS, the OWNER, occupants and any person having possession or control of  
10 THE PROPERTY shall abate the substandard structures conditions by razing, removing and  
11 disposing of the substandard structure, including the removal and disposal of all structural debris  
12 and materials, and contents therein or by reconstruction and rehabilitation of said structure provided  
13 that said reconstruction or demolition can be accomplished in strict accordance with all Riverside  
14 County Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety  
15 (90) days.

16 3. WHEREAS, the OWNER, occupants and any other person having possession or  
17 control of THE PROPERTY shall abate the accumulation of rubbish by removing and disposing of  
18 all rubbish on THE PROPERTY in strict accordance with all Riverside County Ordinances,  
19 including but not limited to Riverside County Ordinance No. 541 within ninety (90) days.

20 4. WHEREAS, the OWNER AND INTERESTED PARTIES ARE HEREBY  
21 FURTHER NOTICED that the time within which judicial review of the administrative  
22 determinations made herein must be sought is ninety (90) days from the posting and mailing of the  
23 Findings of Fact, Conclusions and Order To Abate Nuisance, and is governed by California Code of  
24 Civil Procedure Section 1094.6.

25 **ORDER TO ABATE NUISANCE**

26 IT IS THEREFORE ORDERED that the substandard structure (dwelling) on THE  
27 PROPERTY be abated by the OWNER, RDR Springs, LLC, or anyone having possession or control  
28 of THE PROPERTY, by razing and removing the substandard structure including the removal and

1 disposal of all structural debris and materials, as well as the contents therein, or by reconstruction  
2 and rehabilitation of said structure provided such reconstruction and rehabilitation can be  
3 accomplished in strict accordance with all Riverside County Ordinances, including but not limited to  
4 Riverside County Ordinance No. 457 within ninety (90) days of the posting and mailing of this Order  
5 to Abate Nuisance.

6 IT IS FURTHER ORDERED that if the substandard structure is not razed, removed and  
7 disposed of, or reconstructed and rehabilitated in strict accordance with all Riverside County  
8 Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90)  
9 days of the posting and mailing of this Order to Abate Nuisance, the substandard structure, contents  
10 therein, and structural debris and materials, may be abated by representatives of the Riverside County  
11 Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt of the owner's  
12 consent or a Court Order, where necessary, under applicable law authorizing entry onto THE  
13 PROPERTY.

14 FURTHERMORE, the OWNER is ordered to ascertain the existence or non-existence of  
15 asbestos containing materials in said structures by survey and materials sample testing by a duly  
16 licensed and certified asbestos consultant; and, prior to the abatement ordered hereinabove, to secure  
17 the removal of all asbestos containing materials discovered through such survey and testing by  
18 contract with a duly certified and licensed contractor for the handling of such materials to avoid  
19 citations and/or fines by South Coast Air Quality Management District (SCAQMD).

20 IT IS FURTHER ORDERED that the accumulation of rubbish on THE PROPERTY be  
21 abated by the OWNER or anyone having possession or control of THE PROPERTY, by removing  
22 and disposing of all rubbish from THE PROPERTY in strict accordance with all Riverside County  
23 Ordinances, including but not limited to Riverside County Ordinance No. 541 within ninety (90)  
24 days of the date of this Order to Abate Nuisance.

25 IT IS FURTHER ORDERED that if the accumulation of rubbish is not removed and disposed  
26 of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside  
27 County Ordinance Nos. 541 within ninety (90) days of the date of this Order to Abate Nuisance, the  
28 accumulation of rubbish may be abated by representatives of the Riverside County Code

1 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's  
2 consent or a Court Order when necessary under applicable law.

3 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
4 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
5 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
6 County Ordinance Nos. 457, 541, and 725. Under Riverside County Ordinance No. 725, "abatement  
7 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate  
8 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,  
9 collection and administrative costs, attorneys fees, and the costs associated with the removal or  
10 correction of the violation." Reasonable abatement costs accrued by the Code Enforcement

11 ///

12 ///

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

1 Department will be recoverable from the OWNER even if THE PROPERTY is brought into  
2 compliance within ninety (90) days of the date of this Order to Abate Nuisance.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
Jeff Stone  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk to the Board

By  
Deputy  
(SEAL)