

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

607B



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

**SUBMITTAL DATE:**  
May 15, 2014

**SUBJECT:** Order to Abate [Substandard Structure]  
Case No. CV13-02605 [RDR SPRINGS, LLC]  
Subject Property: 73534 Armand Way, Thousand Palms; APN 694-071-012  
District: 4/4 [\$0.00]

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

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-02605;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-02605; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV13-02605.

**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) located on the subject property to be a public nuisance. The Board ordered the property owner

(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**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Stone, and Ashley  
Nays: None  
Absent: Tavaglione and Benoit  
Date: June 3, 2014  
xc: Co.Co./TLMA-Code Enforcement., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

Departmental Concurrence

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

**FORM 11: Order to Abate [Substandard Structure]**

Case No. CV13-02605 [RDR SPRINGS, LLC]

Subject Property: 73534 Armand Way, Thousand Palms; APN: 694-071-012

District: 4/4 [\$0.00]

**DATE:** May 15, 2014

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

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

**DOC # 2014-0204689**  
06/04/2014

**Customer Copy Label**  
The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

5 WHEN RECORDED PLEASE MAIL TO:  
6 Michelle Cervantes, Code Enforcement Officer  
7 Regina Keyes, Senior Code Enforcement Officer  
8 CODE ENFORCEMENT DEPARTMENT  
4080 Lemon Street, Twelfth Floor (Stop #1012)  
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 13-02605  
12 [SUBSTANDARD STRUCTURE]; )  
13 APN 694-071-012, 73534 ARMAND WAY, ) FINDINGS OF FACT,  
14 THOUSAND PALMS, RIVERSIDE COUNTY, ) CONCLUSIONS AND ORDER TO  
CALIFORNIA; RDR SPRINGS, LLC, OWNER. ) ABATE NUISANCE  
15 ) [R.C.O. Nos. 457 and 725]

16 The above-captioned matter came on regularly for hearing on May 6, 2014, before the Board  
17 of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex,  
18 County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property  
19 described as 73534 Armand Way, Thousand Palms, Riverside County, Assessor's Parcel Number  
20 694-071-012 and referred to hereinafter as "THE PROPERTY."

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

23 Owner did not appear.

24 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
25 with attached Exhibits, evidencing the substandard structure on THE PROPERTY as violation of  
26 Riverside County Ordinance ("RCO") No. 457 and as a public nuisance.

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**COPY**

**SUMMARY OF EVIDENCE**

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

4           2.       Documents of title indicate that other parties potentially may 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, Sterling Bank and Trust,  
7 FSB, and Fidelity National Title Company (hereinafter collectively referred to as “INTERESTED  
8 PARTIES”).

9           3.       THE PROPERTY was inspected by Code Enforcement Officers on June 19, 2013,  
10 July 19, 2013, July 24, 2013, September 5, 2013, September 11, 2013, October 22, 2013, and  
11 January 2, 2014.

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

16           5.       THE PROPERTY was determined to be in violation of Riverside County Ordinance  
17 No. 457 by the Code Enforcement Officer.

18           6.       A Notice of Pendency of Administrative Proceedings was recorded on July 22, 2013,  
19 as Document Number 2013-0351073 in the Office of the County Recorder, County of Riverside.

20           7.       On June 19, 2013, Notice of Violation, Notice of Defects and a “Danger Do Not  
21 Enter” sign were posted on THE PROPERTY. On October 22, 2013, a Notice of Violation was  
22 posted on THE PROPERTY. On July 11, 2013, August 15, 2013, and January 30, 2014, Notices of  
23 Violation and Notice of Defects for the substandard structure were mailed to OWNER and  
24 INTERESTED PARTIES by certified mail with return receipt requested. On September 9, 2013,  
25 Notice of Violation was mailed to OWNER and INTERESTED PARTIES by first class mail.

26           8.       A “Notice to Correct County Ordinance Violations and Abate Public Nuisance”  
27 providing notice of the public hearing before the Board of Supervisors on May 6, 2014, was mailed  
28 to OWNER and INTERESTED PARTIES and was posted on THE PROPERTY.

1 **FINDINGS AND CONCLUSIONS**

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

4 1. WHEREAS, the substandard structure (dwelling) on the real property located at  
5 73534 Armand Way, Thousand Palms, Riverside County, California, also identified as Assessor's  
6 Parcel Number 694-071-012 violates RCO No. 457 and constitutes a public nuisance.

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

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

18 **ORDER TO ABATE NUISANCE**

19 IT IS THEREFORE ORDERED that the substandard structure (dwelling) on THE  
20 PROPERTY be abated by the OWNER, RDR Springs, LLC, or anyone having possession or control  
21 of THE PROPERTY, by razing and removing the substandard structure including the removal and  
22 disposal of all structural debris and materials, as well as the contents therein, or by reconstruction  
23 and rehabilitation of said structure provided such reconstruction and rehabilitation can be  
24 accomplished in strict accordance with all Riverside County Ordinances, including but not limited to  
25 RCO No. 457 within ninety (90) days of the posting and mailing of this Order to Abate Nuisance.

26 IT IS FURTHER ORDERED that if the substandard structure is not razed, removed and  
27 disposed of, or reconstructed and rehabilitated in strict accordance with all Riverside County  
28 Ordinances, including but not limited to RCO No. 457, within ninety (90) days of the posting and

1 mailing of this Order to Abate Nuisance, the substandard structure, contents therein, and structural  
2 debris and materials, may be abated by representatives of the Riverside County Code Enforcement  
3 Department, a contractor, or the Sheriff's Department upon receipt of the owner's consent or a Court  
4 Order, where necessary, under applicable law authorizing entry onto THE PROPERTY.

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

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


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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.


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Dated: June 3, 2014

COUNTY OF RIVERSIDE

By   
Jeff Stone  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk to the Board

By   
Deputy  
(SEAL)



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

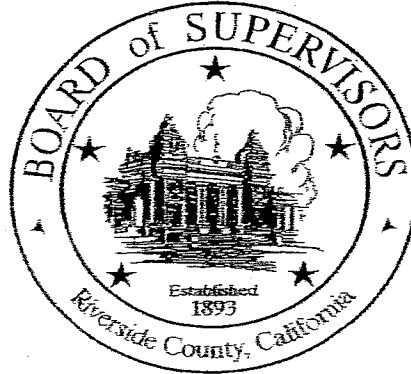
<http://riverside.asrcrkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

6-3-14

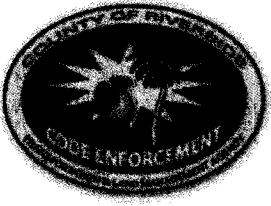
Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### AFFIDAVIT OF POSTING OF NOTICES

June 18, 2014

RE CASE NO: CV1302605

I, Hector Herrera, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
77588 El Duna Court  
Palm Desert, California 92211  
Mail Stop #4016.

That on 06/18/2014 at 8:10 am, I securely and conspicuously posted Finding of facts at the property described as:

**Property Address:** 73534 ARMAND WAY, THOUSAND PLMS

**Assessor's Parcel Number:** 694-071-012

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on June 18, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

H. Herrera  
By: Hector Herrera, Sr. Code Enforcement Officer

ack

RECEIVED JUN 20 2014

**PROOF OF SERVICE**

Case No. CV13-02605 RDR

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on June 20, 2014, I served the following document(s):

**FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE**

by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

**OWNERS OR INTERESTED PARTIES  
(SEE ATTACHED NOTICE LIST)**

XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

     **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

     **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON June 20, 2014, at Riverside, California.

  
STACY BAUMGARTNER

## NOTICE LIST

Subject Property: 73534 Armand Way, Thousand Palms;  
Case No.: CV13-02605 APN: 694-071-012; District 4/4 - RDR

RDR SPRINGS, LLC.  
C/O DAVID BRUDVIK  
7266 EDINGER AVE.  
HUNTINGTON BEACH, CA 92647

RDR SPRINGS, LLC.  
52050 INDUSTRIAL WAY  
COACHELLA, CA 92236

SHENANDOAH SPRINGS, LLC.  
7266 EDINGER AVE. SUITE L  
HUNTINGTON BEACH, CA 92647

FIDELITY NATIONAL TITLE COMPANY  
135 MAIN STREET, STE 1900  
SAN FRANCISCO, CA 94105

STERLING BANK AND TRUST, FSB  
ATTN: MATT HOOKS, TITLE OFFICER  
ONE TOWNE SQUARE, 17<sup>TH</sup> FLOOR  
SOUTHFIELD, MI 48076

PALM DESERT NATIONAL BANK  
73-745 EL PASO  
PALM DESERT, CA 92260

FDIC AS RECEIVER FOR  
PALM DESERT NATIOANL BANK  
ATTN: CLAIMS AGENT  
1601 BRYAN STREET  
DALLAS, TX 75201

SBEMP, LLC  
ATTN: BRENT CLEMMER ESQ.  
1800 E. TAHQUITZ CANYON WAY  
PALM SPRINGS, CA 92262