

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

902B



FROM: County Counsel/TLMA  
Code Enforcement Department

SUBMITTAL DATE:

November 16, 2015

SUBJECT: Order to Abate [Substandard Structure]  
Case No. CV09-06454 [WILDE]  
Subject Property: 24360 Gunther Road, Romoland; APN: 327-110-013  
District: 5 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV09-06454;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV09-06454; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV09-06454.

BACKGROUND:

Summary

On October 6, 2015, 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 (school house) located on the subject property to be a public nuisance. The Board ordered the property (Continued)

GREGORY P. PRIAMOS  
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:

County Executive Office Signature

Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 8, 2015  
xc: Co.CO./TLMA-Code Enf., Recorder

Kecia Harper-Ihem  
Clerk of the Board

By: Deputy

Prev. Agn. Ref.: 10/06/15; 9.3

District: 5

Agenda Number:

2-10

A-30  
Positions Added  
Change Order  
4/5 Vote

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

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

Case No. CV09-06454 [WILDE]

Subject Property: 24360 Gunther Road, Romoland; APN: 327-110-013

District: 5 [\$0.00]

**DATE:** November 16, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

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

2015-0536912

12/10/2015 03:07 PM

\*\*\*Customer Copy Label\*\*\*

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

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

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

5 WHEN RECORDED PLEASE MAIL TO:  
6 Michelle Cervantes, Senior 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 09-06454  
12 [SUBSTANDARD STRUCTURE]; )  
13 APN 327-110-013, 24360 GUNTHER ROAD, ) FINDINGS OF FACT,  
14 ROMOLAND, RIVERSIDE COUNTY, ) CONCLUSIONS AND ORDER TO  
RANDY ALAN WILDE, OWNERS. ) ABATE NUISANCE  
15 ) [R.C.O. Nos. 457 and 725]

16 The above-captioned matter came on regularly for hearing on October 6, 2015, before the  
17 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
18 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
19 property described as 24360 Gunther Road, Romoland, Riverside County, California, Assessor's  
20 Parcel Number 327-110-013 and referred to hereinafter as "THE PROPERTY."

21 Sophia Choi, Deputy County Counsel, appeared along with Regina Keyes, Senior Code  
22 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

23 Owners 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



1 regular session assembled on October 6, 2015, finds and concludes that:

2 1. WHEREAS, the substandard structure (school house) on the real property located at  
3 24360 Gunther Road, Romoland, Riverside County, California, also identified as Assessor's Parcel  
4 Number 327-110-013 violates RCO No. 457 and constitutes a public nuisance.

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

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

16 **ORDER TO ABATE NUISANCE**

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

24 IT IS FURTHER ORDERED that if the substandard structure is not razed, removed and  
25 disposed of, or reconstructed and rehabilitated in strict accordance with all Riverside County  
26 Ordinances, including but not limited to RCO No. 457, within ninety (90) days of the posting and  
27 mailing of this Order to Abate Nuisance, the substandard structure, contents therein, and structural  
28 debris and materials, may be abated by representatives of the Riverside County Code Enforcement

1 Department, a contractor, or the Sheriff's Department upon receipt of the owner's consent or a Court  
2 Order, where necessary, under applicable law authorizing entry onto THE PROPERTY.

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

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

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

3  
4 Dated: December 8, 2015

COUNTY OF RIVERSIDE

5  
6 By Marion Ashley  
Marion Ashley  
Chairman, Board of Supervisors

7  
8 ATTEST:

9 KECIA HARPER-IHEM

10 Clerk to the Board

11  
12 By Karen Dastan  
13 Deputy

14 (SEAL)



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

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

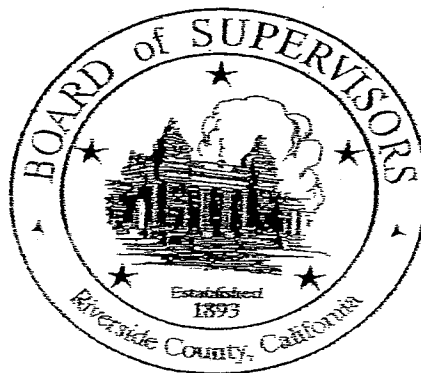
[www.riversideacr.com](http://www.riversideacr.com)

**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:

12-8-15

Signature:

Karen Barton

Print Name:

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



CV09-06454

24360 Gunther Road, Romoland APN: 327-110-013



- Legend**
- RCLIS Parcels
  - TBM Page
  - TBM Grid
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



0 391

783 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/28/2015 1:07:57 PM

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**Notes**

Thomas Bros. Page 808  
Grid G5



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### AFFIDAVIT OF POSTING OF NOTICES

January 12, 2016

RE CASE NO: CV0906454

I, Lanee Padilla, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
581 South Grand Avenue  
San Jacinto, California, 92582  
Mail Stop #5002.

That on 1/12/2016 at 0930, I securely and conspicuously posted FINDING OF FACTS, CONCLUSION AND ORDER TO ABATE SUBSTANDARD STRUCTURE at the property described as:

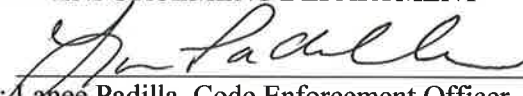
**Property Address:** 24360 GUNTHER RD, ROMOLAND

**Assessor's Parcel Number:** 327-110-013

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

Executed on January 12, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lanee Padilla, Code Enforcement Officer

**PROOF OF SERVICE**  
Case No. **CV09-06454 Wilde**

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 January 4, 2016, I served the following document(s):

- **FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE**
- **NOTICE LIST**

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 January 4, 2016, at Riverside, California.



STACY BAUMGARTNER  
CODE ENFORCEMENT OFFICER III

## NOTICE LIST

Subject Property: 24360 Gunther Road, Romoland;

Case No.: CV09-06454

APN: 327-110-013; District: 5

JAMES RODNEY WILDE  
RANDY ALAN WILDE  
24262 GUNTHER ROAD  
ROMOLAND, CA 92585

JAY AND BETTY ELLER  
25280 ANTELOPE ROAD  
ROMOLAND, CA 92380

ALVARADO LAW FIRM  
29970 TECHNOLOGY DR.  
SUITE 117F  
MURRIETA, CA 92563

RAYMOND G. WOODRUFF  
42545 CACTUS VALLEY ROAD  
HEMET, CA 92543