

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE REPORT ON THE ABATEMENT OF DANGEROUS BUILDINGS WITHIN THE CITY OF RIVERSIDE, ASSESSING THE COSTS THEREFORE AND ESTABLISHING LIENS AGAINST THE PARCELS OF REAL PROPERTY INVOLVED PURSUANT TO THE PROVISIONS OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

WHEREAS Article XI, Section 7 of the California Constitution grants counties and cities authority to make and enforce local ordinances pursuant to their police power; and

WHEREAS the rights and remedies provided in Section 2929.3 of the California Civil Code are cumulative and in addition to any other rights and remedies provided by law and does not preempt local ordinances; and

WHEREAS administrative charges relating to the abatement of the dangerous buildings have been established by resolution of the City Council to reimburse the City for costs incurred in the investigation, inspection, enforcement and administration of the abatement proceedings, in addition to any charges incurred for the actual abatement of the nuisances; and

WHEREAS, Section 16.10.140 of the Riverside Municipal Code authorizes unpaid administrative costs to be placed on the regular tax rolls for collection in the same manner as an *ad valorem* tax; and

WHEREAS, a public hearing was held on July 14, 2026, by the City Council of the City of Riverside.

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the City Council of the City of Riverside, California, as follows:

Section 1: That dangerous buildings as defined by the Uniform Code for the Abatement of Dangerous Buildings as adopted by Section 16.10.020 of the Riverside Municipal Code were found to exist on various properties located in the City of Riverside, California, and hereinafter identified.

Section 2: That in accordance with Section 16.10.065 of the Riverside Municipal Code, notices were given to the record owners of the buildings of the existence of a dangerous building

1 on said owners' property and Certificates of Existence of Dangerous Buildings were duly recorded
2 if necessary.

3 Section 3: That after the time limit for compliance, including the time for any appeal, the
4 City of Riverside caused the nuisance to be abated as authorized by Chapter 8 of the Uniform Code
5 for the Abatement of Dangerous Buildings as adopted by the Riverside Municipal Code including
6 demolishing or securing the building as appropriate.

7 Section 4: That a report from the Community Development Director of the City of
8 Riverside specifying the work done, the itemized and total cost, a description of the real property
9 on which the building or structure is or was located, and the names and addresses of the persons
10 entitled to notice was filed with the City Clerk.

11 Section 5: That the report and accounting setting forth the charges was prepared in full
12 compliance with the applicable requirements of the Uniform Code for the Abatement of Dangerous
13 Buildings as adopted by reference by Section 16.10.020 of the Riverside Municipal Code and is
14 thereby in compliance with the laws pertaining to the levy of the subject costs and said costs are
15 based on the actual cost to abate the nuisance and is levied without regard to property valuations.

16 Section 6: That the buildings located on the properties described in Exhibit "A," attached
17 hereto and incorporated herein by reference, were dangerous buildings as defined by the Uniform
18 Code for the Abatement of Dangerous Buildings, as adopted by reference by Section 16.10.020 of
19 the Riverside Municipal Code.

20 Section 7: That pursuant to Section 16.10.140 of the Riverside Municipal Code, the above
21 noted report by the Community Development Director is hereby confirmed and that the total costs,
22 including the administrative costs, of abating such dangerous buildings on each of the parcels of
23 land described in Exhibit "A," as said costs are set forth therein, be and the same are hereby
24 charged and assessed as special assessments against and liens upon the respective parcels of land,
25 as such parcels are shown on the last available assessment roll of the County of Riverside, to be
26 collected at the same time and in the same manner as ordinary municipal taxes are collected in the
27 2026-2027 tax year.

28 Section 8: That the Tax Collector of the County of Riverside bill and collect the
assessments against each parcel of land as described in Exhibit "A" in the same manner as ordinary

1 municipal taxes are collected.

2 Section 9: That the City Clerk shall prepare and file with the County Recorder and County
3 Auditor of the County of Riverside a certified copy of this resolution, including said Exhibit "A."

4 Section 10: That the costs against any parcel listed in Exhibit "A" assessed by this
5 resolution and the lien created thereby shall be deemed discharged and released upon the payment
6 of said parcel of the property taxes for the tax year above noted.

7 ADOPTED by the City Council this ____ day of _____, 2026.

8
9
10 _____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

11 Attest:

12
13 _____
DONESIA GAUSE
City Clerk of the City of Riverside

14
15 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
16 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City
17 at its meeting held on the ____ day of _____, 2026, by the following vote, to wit:

18 Ayes:

19 Noes:

20 Absent:

21 Abstain:

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
23 City of Riverside, California, this ____ day of _____, 2026.

24
25
26 _____
DONESIA GAUSE
City Clerk of the City of Riverside

27
28 314267 SBM 05/27/26

EXHIBIT A
 DANGEROUS BUILDING ABATEMENT
 FISCAL YEAR 2025-2026
 JULY 16, 2026

APN/PROPERTY ADDRESS	PROPERTY OWNER	INVOICE	AMOUNT DUE
189-023-039 5844 REPUBLIC ST	MOHAGERI, SHERRY 21951 ERIE LN LAKE FOREST, CA 92630	286102	547.00
191-281-037 4065 VAN BUREN BLVD	BONANNI DEVELOPMENT INC 15132 BOLSA CHICA ST HUNTINGTON BEACH, CA 92649	282365	10,182.00
209-270-011 2726 MAIN ST	INLAND PROPERTY INVESTOR LLC 16485 ZOCALO PL 1 MORENO VALLEY, CA 92551	281426	656.38
209-270-012 2742 MAIN ST	INLAND PROPERTY INVESTOR LLC 16485 ZOCALO PL51 MORENO VALLEY, CA 92551	281422	522.00
213-282-008 3398 MISSION INN AVE	CAMARILLO ACQUISITION GROUP LLC 4 S WATERMAN AVE #20 SAN BERNARDINO, CA 92408	285146	857.00
		TOTAL FOR EXHIBIT	12,764.38