

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



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**FROM:** County Counsel/TLMA  
Department of Building & Safety

**SUBMITTAL DATE:** June 26, 2003

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures and Excess Outside Storage];  
B&S Case No. CV 02-3460 & CV 02-3461;  
Subject Property: 18300 Cajalco Road, Perris; APN: 321-110-012  
District One

**RECOMMENDED MOTION:** Move that:

- (1) The three (3) substandard structures (single family residence, garage, and barn or accessory structure) on the real property located at 18300 Cajalco Road, Perris, Riverside County, California, APN: 321-110-012 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) I. Sakioka Family LLC, Owner, the owner of the subject real property, be directed to abate the substandard structures on the property by removing the same from the real property within ninety (90) days.
- (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.

(continued)

*Shirvan Sherma Acosta*  
SHIRVAN SHERMA ACOSTA  
Deputy County Counsel

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

**APPROVE**

County Executive Office Signature

*James L. Buford*

Department Recommendation:  Policy  Policy  
 Consent  Consent  
Per Executive Office:

- (4) The unpermitted outside storage of materials on the real property located at 18300 Cajalco Road, Perris, be declared a public nuisance and a violation of Riverside County Ordinance No. 348 which does not permit the outside storage of materials in excess of two hundred square feet on the property.
- (5) I. Sakioka Family LLC, Owner, the owner of the subject property, be directed to abate the excess storage on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the owner 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 Department of Building & Safety, Sheriff's Department, and/or a contractor, upon consent of the owner, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the excess outside storage by removing and disposing of the same from the real property
- (7) The reasonable cost of the 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.
- (8) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structure on the real property and the excess outside storage are declared to be in violation of Riverside County Ordinance Nos. 457 and 348 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on August 28, 2002.
2. The inspection revealed three substandard structures (single family residence, garage, barn or accessory structure) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: walls, sinks, toilets and plumbing fixtures have been removed from two bathrooms and kitchen; wiring and light fixtures have been removed; all outside walls have holes in them and all windows and doors are missing' all walls have been stripped of drywall; holes through walls and doors and windows have exposed the inside of the structure to the elements; water damage to the wood; the entire accessory structure is open to the elements and the wood is rotting; the house is stripped of drywall, fixtures, wiring, floor and wall coverings and plumbing; fire hazard; the house is open and accessible to vandals and children; dilapidated and not maintained; abandoned, vacant, public and attractive nuisance. The inspection also revealed the outside storage of materials in excess of 200 square feet (approximately 1,260 square feet) on the subject property in violation of Riverside County Ordinance No. 348. Excess outside storage of materials consisted of, but was not limited to the following materials: green waste, furniture, tires, broken refrigerator, scrap wood and metal, horse manure and straw and miscellaneous debris.
3. Subsequent inspections of the above-described real property on February 25, March 25, and June 5, 2003, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 348.
4. Staff and the Department of Building and Safety have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and excessive outside storage.