

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



740B

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

**SUBMITTAL DATE:** June 30, 2003

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures];  
B&S Case No.: CV 02-0449  
Subject Property: 18474 Grand Avenue, Lake Elsinore; APN: 371-090-015  
District One

**RECOMMENDED MOTION:** Move that:

- (1) The substandard structures (primary dwelling and converted storage structure) on the real property located at 18474 Grand Avenue, Lake Elsinore, Riverside County, California, APN: 371-090-015, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 (RCC Title 15) which does not permit substandard structures on the property.
- (2) Roger Paquette and Sharon Paquette, and/or Erwin Family LLC, the owners of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structures on the property by removing the same from the real property within ninety (90) days.
- (3) The owners 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.

*Shirvan Sherma Acosta*  
SHIRVAN SHERMA ACOSTA,  
Deputy County Counsel

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

**APPROVE**

County Executive Office Signature

*James L. Bryant*

Policy

Consent

Department Recommendation:  
Per Executive Office:

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COUNTY OF RIVERSIDE  
CLERK'S OFFICE

- (4) If the owners or whoever has possession or control of the real property do 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 or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structures and contents therein, by removing the same from the real property.
- (5) The reasonable costs of 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 (RCC Title 1).
- (6) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structures on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject property by the Code Enforcement Officer on September 27, 2002.
2. The inspection revealed two substandard structures (primary dwelling and converted storage structure) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to, the following: incomplete shower stall, missing toilet and sink; no water heating or facilities; missing electrical fixtures and chase, unprotected wiring; missing floor covering, exposed wood sub floor, portion of main structure on a raised foundation, fire wood as post with a two inch by four inch block as wedge; missing siding; deteriorated or water damaged roofing material broken windows, missing lighting fixtures, general dilapidation; fire hazard, trash and debris scattered throughout structure; abandoned, vacant, open to the public, public and attractive nuisance.
3. Follow-up inspections on October 29, 2002 and June 20, 2003 revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
4. Staff and the Department of Building and Safety have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures.