

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



412B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: March 2, 2005

SUBJECT: Abatement of Public Nuisance [Substandard Structures, Excessive Outside Storage
and Accumulation of Rubbish];
B&S Case No.: CV 03-4687
Subject Property: 22635 Fisher Street, Perris; APN: 325-200-036
District Five

RECOMMENDED MOTION: Move that:

- (1) The substandard structures (single-family residence and detached garage) on the real property located at 22635 Fisher Street, Perris, Riverside County, California, APN: 325-200-036, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) The Estate of Dedeaux Vitelsia Haggins, Elliot Haggins, John R. Haggins, Marion F. Haggins, Barbara H. Jenkins, Martin Haggins, Becknell Haggins Scott, Ellapie Haggins and Marcus Haggins, the owners of the subject real property, be directed to abate the substandard structure on the property by removing and disposing of the same from the real property within ninety (90) days.
- (3) The owners or whoever has possession or control of the premises be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures 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.

Monica R. Romero
MONICA R. ROMERO
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

[Handwritten Signature]

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

- (4) The unpermitted outside storage of materials and accumulation of rubbish on the real property located at 22635 Fisher Street, Perris, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which does not permit the outside storage of materials in excess of two hundred square feet and accumulation of rubbish on the property.
- (5) The Estate of Dedeaux Vitelsia Haggins, Elliot Haggins, John R. Haggins, Marion F. Haggins, Barbara H. Jenkins, Martin Haggins, Becknell Haggins Scott, Ellapie Haggins and Marcus Haggins, the owners of the subject real property, be directed to abate the excess outside storage on the property by removing the same from the real property within ninety (90) days.
- (6) 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 structure by removing and disposing of the structures and contents therein from the real property and shall further abate any outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
- (7) The reasonable cost 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.
- (8) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions of Law that the substandard structures, excessive outside storage and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457, 348 and 541 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 November 21, 2003.
2. The inspection revealed two substandard structures on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions consisted of, but were not limited to: missing windows and doors; holes in walls; lack of utilities; vandalism; exposed electrical outlets; rotted and sagging floors due to weather exposure; sagging/cracked roof; and cracked/missing stucco. The inspection also revealed the outside storage of materials in excess of 200 square feet and the accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541.
3. Subsequent inspection of the above-described real property on February 26, March 16, June 29, 2004 and January 5, 2005 revealed the property continues to be in violation of Riverside County Ordinance Nos. 457, 348 and 541.
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, excessive outside storage and accumulation of rubbish.