



**CODE ENFORCEMENT**

2600 FRESNO STREET, ROOM 3076

FRESNO, CA 93721

(559) 621-8400, FAX (559) 488-1078

[www.fresno.gov](http://www.fresno.gov)

[mobilehomeparks@fresno.gov](mailto:mobilehomeparks@fresno.gov)

COUNTRY WEST PARTNERSHIP LP

32565 GOLDEN LANTERN #B111

DANA POINT, CA 92629

**Call or Schedule an Appointment With:**

**Amanda Berberian**

**Sr. Community Revitalization Specialist**

**Phone: 559-621-8420**

**E-Mail: [Amanda.Berberian@fresno.gov](mailto:Amanda.Berberian@fresno.gov)**

Case No. E23-00410/AB

May 23, 2023

**SUBJECT: MOBILEHOME PARK NOTICE OF VIOLATION AND ORDER TO CORRECT**

**ADDRESS: 3550 N DUKE AVE**

**APN: 496-070-01**

**DEADLINE: July 23, 2023**

Enclosed is a Notice of Violation and Order to Correct by removing the violations on the property referenced above by **July 23, 2023**. The violations noted on the attached Notice of Violation and Order to Correct were confirmed and documented by City staff. The City is requiring that all listed violations be corrected and completed within the timeframe noted in the attached Notice of Violation and Order to Correct. The City will perform a re-inspection to determine if corrections have been completed.

Failure to correct the violations within the timeframe provided will result in further action by the City, including notices to abate, abatement by the City, posting against occupancy, recordation of notices with the County Recorder, injunction, receivership, and/or other legal action. If such action is required, you may be held responsible for the City's costs to enforce the code and/or abate the violations. The City may collect costs either against the property through the imposition of liens and property tax assessments or as a personal debt collected through a collection agency or a lawsuit.

If you have any questions regarding this notice, **please contact the inspector. You must call to schedule an appointment if you wish to speak with the inspector in person.**

Enclosures:

Attached Interested Parties Mailing List

**INTERESTED PARTIES MAILING LIST**

**Copies sent First Class Mail to the following:**

COUNTRY WEST PARTNERSHIP LP  
32565 GOLDEN LANTERN #B111  
DANA POINT, CA 92629

PACIFIC GAS & ELECTRIC COMPANY  
FRESNO LAND SERVICES OFFICE  
650 O STREET, MAIL BAG 23  
FRESNO, CA 93760-001

COMCAST OF FRESNO, INC.  
3055 COMCAST PLACE  
LIVERMORE, CA 94551

COUNTRY LIVING MOBILE HOME PARK  
ATTN: MANAGER  
3550 N DUKE AVE  
FRESNO, CA 93727

CITY OF FRESNO  
CODE ENFORCEMENT  
NOTICE OF VIOLATION AND ORDER TO CORRECT

Address: 3550 N DUKE AVE  
APN: 496-070-01

Date: May 23, 2023  
Case No: E23-00410

**CORRECT THE FOLLOWING CODE VIOLATIONS:**

1. Space 1 The fence on the south side is damaged and dilapidated, such that it is structurally unsound.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18552, 18610; Cal. Code Regs., tit. 25, §§ 1002(a)(1) & (f)(2), 1608(b)(4).)  
Repair or replace all deteriorated and damaged components.
2. The lot address identification numbers of Spaces 14, 53, 57, 71, 97, 110, 116, 118, 120, 155, 181, and 193 are not visible.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102, 1104(a).)  
Repair or replace the unmaintained lot address identification numbers in a conspicuous location facing the roadway.
3. This Park has exposed live electrical equipment: Spaces 18, 21, 36, 39, 46, 53, 57, 60, 64, 67, 68, 75, 97, 101, 102, 103, 104, 109, 110, 118, 119, 120, 123, 135, 154, 155 and 192 are missing the dead front.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1188(b), 1608(d).)  
Repair the electrical equipment such that all exposed live electrical parts are covered and unused openings in electrical equipment are plugged.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.
4. Spaces 3, 4, 11, 12, 13, 14, 15, 17, 22, 24, 26, 30, 32, 34, 42, 44, 48, 54, 56, 63, 65, 74, 76, 79, 80, 81, 83, 89, 90, 93, 96, 98, 107, 111, 114, 116, 117, 124, 126, 131, 133, 136, 138, 144, 151, 153, 159, 161, 165, 169, 171, 173, 174, 178, 179, 181, 191, 193 and 195 have an electrical hazard: openings in the dead front cover plate of the lot electrical service equipment.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1134(a), 1188(b), 1606(d); Cal. Electrical Code §§ 110.12(A), 408.7.)  
Provide knock-out seals in the unused openings of the dead front cover plate.
5. Space 71 has an accumulation of waste material (including but not limited to refuse, rubbish, paper, leaves, brush or other combustible material) located throughout the lot.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102(b), 1120, 1606(j).)  
Remove all such material from the lot.

6. Spaces 14, 46, 71, 97, 110, 112, 116, 118, 120, 181, 192, and 193 have an accumulation of weeds located throughout the lots.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18610; Cal. Code Regs., tit. 25, §§ 1120, 1606(j).)  
Remove the overgrowth/hazard and properly maintain the landscaping on the lots.  
**Note:** Regular maintenance is required to prevent recurrence.
7. This Park has rubbish (including but not limited to waste paper, hay, grass, straw, weeds, litter, refuse, or combustible flammable waste) located throughout the common areas of the property and along Dayton Avenue.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102(a), 1120.)  
Remove all such rubbish from all common areas.
8. This Park has exposed live electrical equipment: Spaces 25, 70, 83, 92, 147, 173, 191 and 193 have an improperly installed dead front.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1188(b), 1608(d).)  
Repair the electrical equipment such that all exposed live electrical parts are covered and unused openings in electrical equipment are plugged.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.
9. Spaces 1, 10, 18, 19, 25, 31, 46, 47, 68, 89, 97, 128, 167 and 181 have an open sewer inlet.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1102(a), 1254(b).)  
Provide a gas-tight cap or plug for the openings.
10. Spaces 31, 39, 53, 74, 91, 122, 125, 136, 156 and 195 have evidence of a plumbing leak at the main water supply lines (park side connection).  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1240(a), 1246(a); 1608(e).)  
Repair the plumbing leak as needed to stop the water leakage, and repair or replace all components damaged by the water leakage.  
**\*B/P Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department
11. Space 22 This lot has exposed live electrical equipment: located at the back of the pedestal.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18552, 18610, 18670; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1608(d).)  
Repair the electrical equipment, such that no live parts are exposed.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.

12. A tree on Spaces 23, 82 and 109 poses a specific fire, health, and safety hazard: a tree on the lot is in contact with the roof of the unit.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(a)(3), 18691; Civ. Code, § 798.37.5, Cal. Code Regs., tit. 25, § 1606(j).)  
Remove the overgrowth/hazard and properly maintain the landscaping. Regular maintenance is required to prevent recurrence.  
**Note:** The City of Fresno has determined that this tree's present condition constitutes a violation of the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code).
13. Space 31 The electrical lot service equipment has been physically damaged.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1134, 1178, 1188(b).)  
Repair the damaged equipment, and install protective posts or fencing around the lot service equipment.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.
14. The gas piping serving Space 39 has been disconnected without properly capping or plugging the outlet.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1208(a); Cal. Plumbing Code § 1206.3.)  
Properly cap off the outlet.
15. Space 42 The unit (feeder assembly at the pedestal) on this lot is missing the cover (raceway) to protect the electrical equipment from weather damage.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18552, 18610, 18670; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1188(b), 1606(d).)  
Repair or replace the covers for all electrical equipment.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.
16. The electrical lot service equipment at Spaces 44, 126, 134 is susceptible to physical damage as there are no protective barriers.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1102(a), 1134, 1178, 1188(b).)  
Install protective posts, fencing, or bollards around the lot service equipment.  
**\*B Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.
17. Space 129 The electrical panel cover is damaged.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18552, 18610, 18670; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1608(d)(1).)  
Replace all missing/damaged components with approved components or replace the service panel.  
**\*E Note:** Obtain all required permits and inspections from the Building and Safety Services Division of the Planning and Development Department.

18. The gas meter for Space 193 is not properly supported by a post and bracket.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102, 1226(a).)  
Repair or replace the post and bracket to properly support the gas meter.
19. Space 131 has an electrical hazard: openings in the lot electrical service equipment (pedestal).  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1134(a), 1188(b), 1606(d); Cal. Electrical Code §§ 110.12(A), 408.7.)  
Provide knock-out seals in the unused openings of the electrical panel.
20. Space 195 has an improperly maintained permanent structure: the cement walkway is damaged and deteriorated, causing a tripping hazard.  
(Health & Saf. Code §§ 18300(a) & (b), 18420(b)(3), 18552, 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1102(a).)  
Repair, replace or remove the damaged cement walkway such that there are no tripping hazards.
21. The waste disposal containers in the Park are overfilled.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102(a), 1120(d).)  
Provide and maintain a collection system for the safe disposal of all rubbish.
22. There are cats roaming free throughout the Park.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1114(a).)  
All domestic animals must be secured within the owner's lot or unit.
23. The clubhouse outlet is missing the cover to protect the electrical equipment from weather damage.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1018(a), 1134(a), 1188(b), 1608(d).)  
Repair or replace the covers for all electrical equipment.
24. The pool pump area has an electrical hazard: openings in the dead front cover plate of the lot electrical service equipment.  
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1134(a), 1188(b), 1606(d); Cal. Electrical Code §§ 110.12(A), 408.7.)  
Provide knock-out seals in the unused openings of the dead front cover plate.

**DEADLINES:**

All violations are to be corrected by **July 23, 2023**. A final re-inspection by this department will be required for clearance of this notice.

**Note:** The expiration date of a permit does not change, extend, or otherwise affect the deadline to remove violations.

**WILLFUL VIOLATIONS:**

Pursuant to Health and Safety Code, section 18401, any willful violation of this part, or any rule or regulation adopted pursuant thereto, is a misdemeanor under Section 18700.

**INFORMAL CONFERENCE RIGHTS:**

If the person receiving this Notice of Violation disagrees with:

- (1) The existence of one or more alleged violations;
- (2) The alleged failure to correct the violations in the required time frame was not complied with; or
- (3) The time frame within which the violations shall be corrected is not sufficient.

You have the right to submit a written request for an Informal Conference. Any written request for an Informal Conference must contain the following information: the name, address, and telephone number of the person requesting the Informal Conference; and a brief description of the issues disputed. Submit your request to [mobilehomeparks@fresno.gov](mailto:mobilehomeparks@fresno.gov), or Code Enforcement, 2600 Fresno St. Room 3076, Fresno, CA 93721.

**Note:** Failure to make this timely written request will result in a conclusive presumption that a nuisance exists and that it must be abated as ordered and the right to a conference is waived.

**NOTICE TO TAXPAYERS:**

Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, you may lose certain deductions for interest, taxes, depreciation or amortization attributable to rental income derived from substandard housing.

*All corrections, removal, and/or disposal of violations must be completed in a lawful manner.*

*Amanda Berberian*

Amanda Berberian, Sr. Community Revitalization Specialist  
Phone: 559-621-8420

\_\_\_\_\_  
LR  
S.I.

## PROOF OF SERVICE

I, the undersigned declare:

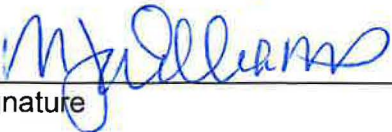
I am a citizen of the United States and a resident of the County of Fresno; I am over the age of eighteen years and an employee of the City of Fresno; my business address is 2600 Fresno Street, Fresno, California 93721.

On **May 23, 2023**, I caused to be served the foregoing documents described as **NOTICE OF VIOLATION AND ORDER TO CORRECT** on the interested parties to the within action by placing the original/a true copy thereof, enclosed in a sealed envelope, addressed as stated on the attached mailing list, as follows:

- ☐ (BY CERTIFIED) I am "readily familiar" with the City's practice of collection and processing correspondence for certified mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business.
- ☒ (BY FIRST CLASS MAIL) I am "readily familiar" with the City's practice of collection and processing of correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully paid at Fresno, California in the ordinary course of business.
- ☐ (BY PERSONAL SERVICE) I delivered such document by hand to the interested parties.
- ☐ (BY ELECTRONIC SERVICE) I delivered such document(s) to be delivered by electronic mail to the addressee.
- ☐ (BY POSTING) I posted the foregoing **NOTICE OF VIOLATION AND ORDER TO CORRECT** at the property located at:

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

Executed on or about **May 23, 2023**, at Fresno, California.

  
\_\_\_\_\_  
Signature

Subject Address: 3550 N DUKE AVE  
Case Number : E23-00410

Mail To:  
See Interested Parties Mailing List attached



**INTERESTED PARTIES MAILING LIST**

**Copies sent First Class Mail to the following:**

COUNTRY WEST PARTNERSHIP LP  
32565 GOLDEN LANTERN #B111  
DANA POINT, CA 92629

PACIFIC GAS & ELECTRIC COMPANY  
FRESNO LAND SERVICES OFFICE  
650 O STREET, MAIL BAG 23  
FRESNO, CA 93760-001

COMCAST OF FRESNO, INC.  
3055 COMCAST PLACE  
LIVERMORE, CA 94551

COUNTRY LIVING MOBILE HOME PARK  
ATTN: MANAGER  
3550 N DUKE AVE  
FRESNO, CA 93727