

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: PUBLIC WORKS *CP*

Urgent Routine ✓

CEO Concurs with Recommendation YES NO
(Information Attached)

BOARD AGENDA # 9:35 A.M.

AGENDA DATE JULY 31, 2001

4/5 Vote Required YES ✓ NO

SUBJECT: PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR DEMOLITION OF A
STRUCTURE LOCATED AT 1621 PORTLAND AVE., MODESTO, CALIFORNIA

STAFF
RECOMMEN-
DATIONS:

1. CONDUCT A PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR
DEMOLITION OF A STRUCTURE LOCATED AT 1621 PORTLAND AVE. MODESTO,
CALIFORNIA;
2. AUTHORIZE THE TREASURER/TAX COLLECTOR TO RECOVER THESE COSTS BY
SPECIAL ASSESSMENT AND A LIEN UPON THE PROPERTY; CAUSE THE SAME TO
BE RECORDED ON THE ASSESSMENT ROLL; AND THEREAFTER, SAID
ASSESSMENT SHALL CONSTITUTE A SPECIAL ASSESSMENT AGAINST AND A
LIEN UPON THE PROPERTY; AND,

(CONTINUED ON PAGE 2)

FISCAL
IMPACT:

This action will allow the County to recover costs associated with the demolition of the structure
located at 1621 Portland Avenue, Modesto, California. Final demolition costs, in the amount of
\$7,133.00, will be assessed as a lien against the property.

BOARD ACTION AS FOLLOWS:

No. 2001-582

On motion of Supervisor Blom , Seconded by Supervisor Mayfield
and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: Simon

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

MOTION:

SUBJECT: PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR DEMOLITION OF A
STRUCTURE LOCATED AT 1621 PORTLAND AVE., MODESTO, CALIFORNIA
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**STAFF
RECOMMEN
DATIONS**

(Continued): 3. ALL PROCEEDS RECEIVED FROM PAYMENT OF THIS ASSESSMENT IN
SATISFYING THE LIEN UPON THE PROPERTY SHALL BE PAID TO THE
STANISLAUS COUNTY TREASURER, WHO SHALL TRANSFER THE SAME
TO DEMOLITION TRUST FUND NO. 6268 (ORG. #00664100,
ACCOUNT # 63280).

DISCUSSION: In response to a complaint from the Department of Environmental Resources, the
Public Works staff conducted a field investigation that revealed one (1) vacant fire
damaged structure (dwelling) and two metal storage sheds, and debris on the property
located at 1621 Portland Ave., Modesto, California.

A letter was sent to the owner by certified mail with recommendation to demolish the
structure and clean up the debris, but no action was taken. In fact, the letters were
returned unopened and marked owner deceased. A "Notice and Order" was posted,
the heirs of the owner were notified, and a Certificate of Existence was recorded by
the Stanislaus County Clerk Recorder's Office. Approval for demolition was given by
the Planning Commission on February 14, 2001, with Board of Supervisors approval
on April 10, 2001. Demolition of the dwelling and storage buildings was completed on
June 6, 2001, at a total cost of \$7,133.00.

Notice of a public hearing was posted and sent to the heirs of the owner of the
property located at 1621 Portland Avenue, Modesto, California, pursuant to
Section 902 of the 1997 ICBO Uniform Code for the Abatement of Dangerous
Buildings.

**POLICY
ISSUE:**

This action is consistent with the Board's policy of providing a safe, healthy community
by removing dangerous structures, and efficient government operations by recovering
associated costs.

**STAFF
IMPACT:**

There is no staffing impact associated with this action.

COST REPORT

SUBJECT: Recovery of costs for the demolition and removal of an abandoned fire damaged substandard single-story dwelling and two metal storage sheds.

REF: Uniform Code for the Abatement of Dangerous Buildings, Chapter 9, 1997 Edition.

ADDRESS: 1621 Portland Avenue, Modesto, California

A portion of the northeast quarter of section 8, township 4 south, range 9 east, mount diablo base and meridian, described as follows:

Commencing at the southeast corner of the premises conveyed to M.S. Ball, et ux, by deed dated January 13, 1947, and recorded March 15, 1947, in volume 881 of official recorders, at page 22, as recorder's series no. 7649, Stanislaus County Records; thence from said point of commencement and running along the southerly line of said Ball premises, south 89 degrees 12' west a distance of 276.93 feet to a point; thence north 0 degrees 05' 30" east a distance of 100 feet to the principal point of beginning of this description; thence continuing north 0 degrees 05' 30" east 50 feet; thence south 89 degrees 12' west parallel with the southerly line of said Ball premises aforesaid, to a point that is distance north 0 degrees 06' east 150 feet from the southwest corner of said Ball premises; thence south 0 degrees 06' west along the westerly line of the said Ball premises 50 feet; thence north 89 degrees 12' east parallel with the southerly line of said Ball premises to the principal point of beginning.

EXPENSES:	1. Title Report.....	\$ 75.00
	2. Public Works Administrative Expense.....	1,058.00
	3. Structure Demolition and Cleanup, Contract #40057..	<u>6,000.00</u>
	Total costs to be charged against the parcel	<u>\$7,133.00</u>

Cost Report
1621 Portland Avenue, Modesto, California

The owner and parties who have legal interest in the property are listed below:

<u>Name</u>	<u>Interest</u>
1. Ada E. Cooksey	Owner (Deceased 12/4/95)
2. Maxine Hamou 1629 Florine Ln. Modesto, CA 95351	Heir of Ada E. Cooksey
3. Stanislaus County Tax Assessors 1010 10 th St. Place Modesto, CA 95354	Tax Assessment Lien
4. Turlock Irrigation Distict P.O.Box 949 Turlock, CA 95381	Lien
5. City of Modesto (water) 1010 10 th St. Place Modesto, CA 95354	Lien