

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

DEPT: Environmental Resources *gja*

BOARD AGENDA # \*B-2(a)

Urgent  Routine

AGENDA DATE March 25, 2008

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Adopt the Recommendations of the Nuisance Abatement Hearing Board Regarding CE No. 07-0295 at 2230 Golf Road, Turlock, California

STAFF RECOMMENDATIONS:

Adopt the decision of the Nuisance Abatement Hearing Board regarding nuisances at 2230 Golf Road, Turlock, California as set forth in Attachment 1.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-197

On motion of Supervisor Grover, Seconded by Supervisor DeMartini  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini, and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**DISCUSSION:**

This agenda item is important because it promotes a safe community, a healthy community, and the efficient delivery of public services, serves the public's interest, and fosters pride in our local community. The decision to be made by the Board of Supervisors is to adopt, modify, or reject the February 28, 2008 recommendations of the Nuisance Abatement Hearing Board, as presented in Attachment 1.

The property in question is 2230 Golf Road, Turlock, California. The property is zoned A-2-10 (general agriculture district).

The property contains more than one commercial vehicle in violation of the property owner's Business License/Home Occupation Permit.

Should the Board decide to adopt the Nuisance Abatement Hearing Board's recommendations, as detailed in Attachment 1, Jita Singh, owner(s) of the property, will have to abate the nuisance within two weeks after the Board of Supervisors' decision by complying with the following actions:

1. Discontinuing the unlawful activity (Presence of more than one commercial vehicle).

Note: Failure to comply with the above noted Stanislaus County Code will result in the revocation of the business license issued for PTC Inc., as stated on the completed and signed Application For Stanislaus County Business License and could result in a civil/criminal action being brought against the property owner as an Unfair Business Practice (per the Business and Professions Code Section 17200).

Should the owner(s) fail to comply within that two-week period, the County would proceed with the abatement process through a forced clean-up action, whereby the property will be cleared of all contributing factors to the public nuisance. The cost of the abatement will be charged to the owner(s). If the responsible person(s) fail to pay the cost of abatement, a Notice of Abatement Lien will be recorded against the property.

If the Board adopts the Nuisance Abatement Hearing Board's decision, this public nuisance can be abated in a timely and efficient manner thus providing for a safe and healthy community, allowing the public to take greater pride in the areas they live in and frequent.

**POLICY ISSUE:**

The Board should decide if it should accept, modify, or reject the written decision as presented in the Decision of Abatement Hearing No. CE07-0295 (Attachment 1). Acceptance of staff's recommendation would be consistent with the Board's priorities of a safe community, a healthy community, and the efficient delivery of public services.

**STAFFING IMPACT:**

There is no staffing impact associated with this request.





## **NUISANCE ABATEMENT HEARING BOARD**

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### **DECISION**

**IN RE: 2230 Golf Road, Turlock, CA  
Abatement Hearing No. CE 07-0295**


The Nuisance Abatement Hearing Board heard the above-referenced matter on, February 28, 2008. Upon consideration of oral and documentary evidence presented at the hearing, the Nuisance Abatement Board finds and determines as follows:

1. The property located at 2230 Golf Road, Turlock, CA, in the unincorporated area of Stanislaus County, California, also identified as Assessor's Parcel Number 044-031-002, is zoned A-2-10, (General Agriculture District).
2. County Staff confirmed the existence of and presented evidence of violations of Stanislaus County Codes occurring on the property, as noted in "Attachment A."
3. All owners of record, tenants and others holding interest of record in the Property as identified in the title report. The tile report lists Jita Singh as the owner of record.
4. All interested parties were served a Notice and Order to Abate pursuant to Stanislaus County Code Section 2.92.030, describing the conditions or use of the property that constitutes the violations and ordering abatement of those conditions.
5. County staff has attempted to obtain voluntary compliance by the interested parties, and the interested parties have had significant and reasonable time to correct all violations but have refused and/or failed to meet the deadlines prescribed by Notice.
6. The owners have the legal responsibility for maintenance of the property in conformance with the applicable law, ordinance and rules, including abatement of all violations and compliance with all orders of the County.
7. The interested parties were served proper Notice of Hearing to Abate Nuisance pursuant to Stanislaus County Code Section 2.92.070.
8. Based on the evidence and testimony presented at the hearing, which is incorporated herein by reference, there is substantial evidence that violations of the Stanislaus County Code, as set forth in the staff report for the matter, still exists on the property.
9. Pursuant to Stanislaus County Code Section 2.92.010, the continuing violations that exist on the property constitute a public nuisance.

NOW THEREFORE, the Nuisance Abatement Hearing Board recommends that the Stanislaus County Board of Supervisors:

1. Order the owner and interested parties to abate the nuisance on the property within two weeks from the date of the Board decision by correcting the condition or use of the property as set forth in the staff report on this matter.
2. Authorize the County to abate the nuisance and to charge the costs of the abatement to the County if the Owners or other interested parties do not abate the nuisance within the specified time period.
3. Authorize County staff, pursuant to Stanislaus County Code Section 2.92.070, to dispose of any material, equipment, vehicles or other personal property removed from the property to abate a nuisance in any manner authorized by law, and to charge the costs of disposal to the owners and/or interested parties as part of the cost of abatement.
4. Authorize County staff to charge the owners and/or interested parties for County staff time incurred to investigate through the Abatement Hearing.
5. Order a Notice of Abatement Lien be recorded against the property if the owners and/or interested parties fail to pay the costs demanded by the County.

Dated: February 28, 2008



**Marie Assali, Chair**

**Stanislaus County Nuisance Abatement Hearing Board**

It should be noted that on MAR 25 2008 the Board of Supervisors will hear this matter as a consent item.

## Attachment "A"

**RE:** File Number : CE 07-295  
Assessor's Parcel No : 044-031-002  
Address : 2230 GOLF ROAD, TURLOCK, CA

### A. CONDITIONS OF VIOLATIONS:

Inspection of the above referenced property revealed the following violations of Stanislaus County Code §2.92.010:

1. (Presence of more than one commercial vehicle) is not allowed under your Home Occupation Permit. This is a violation of §21.94.020 of the Stanislaus County Code.

### CORRECTIVE ACTION REQUIRED:

1. Discontinuing the unlawful activity (Presence of more than one commercial vehicle).

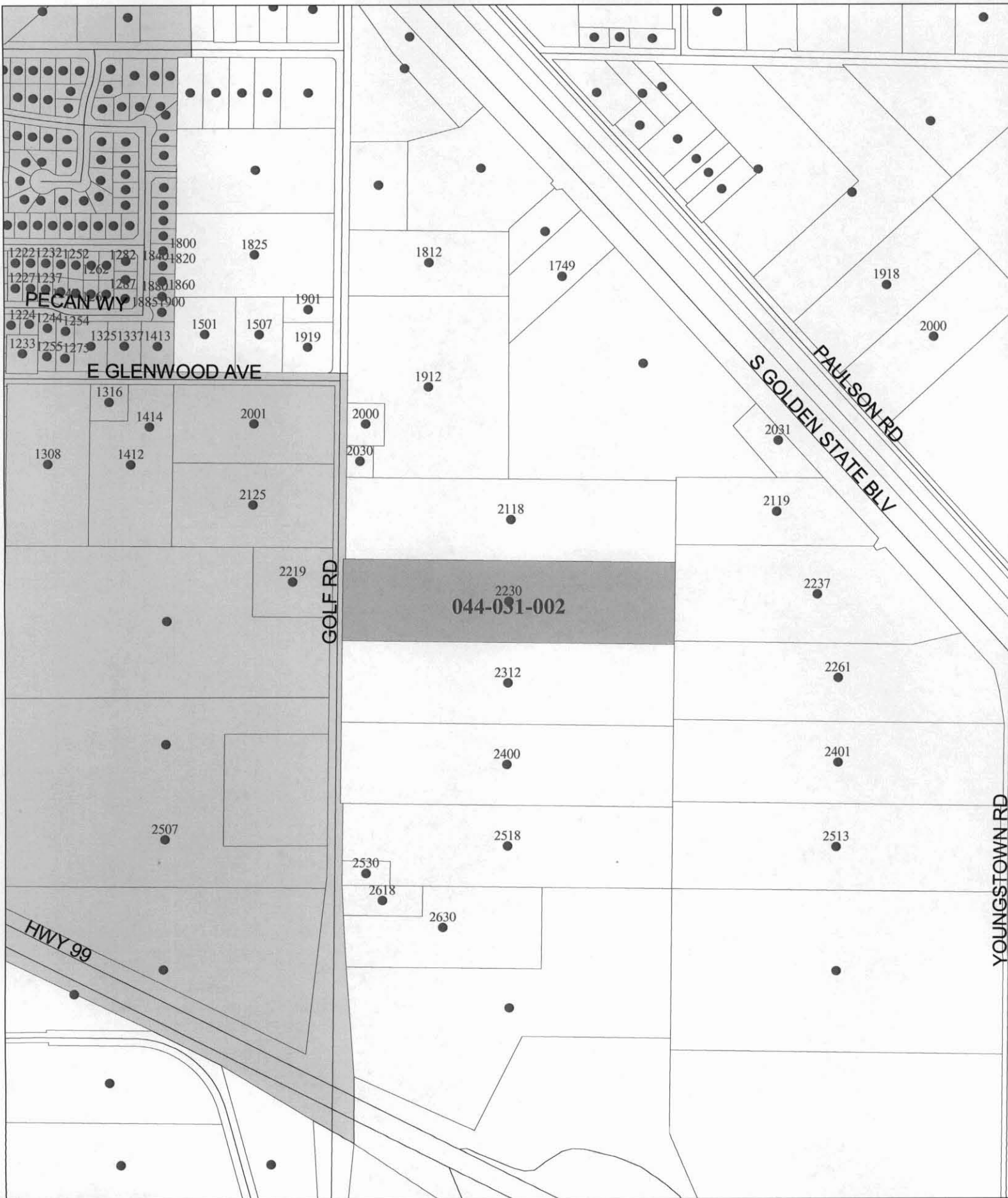
**NOTE:** Failure to comply with the above noted Stanislaus County Code will result in the revocation of the business license issued for PTC Inc., as stated on the completed and signed Application For Stanislaus County Business License (attached), and could result in a civil/criminal action being brought against the property owner as an Unfair Business Practice (per the Business and Professions Code Section 17200).

**PLEASE NOTE:** A compliance inspection will be conducted on or after August 16, 2007. Please contact our office at (209) 525-6700 to provide an update with the corrective actions as requested above.

Enclosures: Stanislaus County Code  
Copy of signed Application

CE # 07-0295

2230 GOLF ROAD, TURLOCK, CA



**Assessor Parcel Number: 044-031-00**

245 0 245 490 Feet



Map created: 2/5/2008



1



06/25/2007

2



06/25/2007

3

09/20/2007



4



10/16/2007

5

12/11/2007



6



01/09/2008

7

01/09/2008



A black and white photograph of a residential area. In the foreground, a utility pole stands vertically, featuring three reflective white bands. To the left, a metal fence runs across the frame. In the background, a single-story house with a white garage door is visible, surrounded by trees, including a prominent palm tree. A white truck is parked near the house. The sky is overcast. In the top right corner, a small white box contains the number '8'. In the bottom right corner, the date '01/16/2008' is printed.

8

01/16/2008



9

01/23/2008





11

02/07/2008



12

02/28/2008

