

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

DEPT: Planning and Community Development Af

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE April 3, 2012

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 Cost Accounting to Abate Nuisance DAD2011-00006 Located at 503/505 Kerr Avenue, Modesto, California

STAFF RECOMMENDATIONS:

1. Adopt the decision of the Nuisance Abatement Hearing Board regarding cost accounting to abate nuisances at 503/505 Kerr Avenue, Modesto, California as set forth herein.
2. Direct staff to order an "Abatement Lien" to be recorded against the property through the Treasurer/Tax Collector's Office.

FISCAL IMPACT:

Demolition cost recovery will be achieved through the Abatement Lien placed on the property, pursuant to the California Government Code 25845 and the 2006 Edition of the International Property Maintenance Code Section 106. The demolition and clean-up of the said property was completed at a total cost of \$5,155.67. All costs associated with the abatement of dangerous buildings are funded by the Dangerous Building Fund. The current balance of the Dangerous Building Fund is 167,043. There are two other Dangerous Building Board items on this agenda that will also reduce the balance accordingly.

BOARD ACTION AS FOLLOWS:

No. 2012-144

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

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:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

## **DISCUSSION:**

On June 23, 2011, the Planning and Community Development Department, Building Permits Division conducted a field investigation that revealed a fire damaged structure (duplex), refuse, and debris on property located at 503/505 Kerr Avenue, Modesto, California.

A certified letter was sent to the owner with the recommendation to demolish the structure and remove all refuse and debris. The letter was delivered and signed for. On September 6, 2011, a "Notice and Order" was mailed and posted, and a "Certificate of Existence of Dangerous Building" was recorded by the Stanislaus County Clerk-Recorder's Office. Approval was given for demolition and clean-up by the Nuisance Abatement Board on October 27, 2011, with the Board of Supervisor's approval on November 15, 2011. The demolition of the dwelling and clean-up of the property was completed on December 23, 2011, at a total cost of \$5,155.67.

On February 23, 2012, the Nuisance Abatement Hearing Board supported staff's recommendations that the billing was reasonable and forwarded the matter to the Board of Supervisors. By adopting the decision of the Nuisance Abatement Hearing Board, the Board of Supervisors affirms the reasonableness of the billing. A detailed accounting of the billing is attached as Decision of Costs (Attachment 1) and Cost Accounting Staff Report (Attachment 2).

## **POLICY ISSUES:**

Acceptance of staff's recommendation would be consistent with the Board's priorities of providing A Safe Community and A Healthy Community by removing dangerous structures and the Efficient Delivery of Public Services by recovering associated costs from the responsible parties.

## **STAFFING IMPACTS:**

Current staff from the Stanislaus County Building Permits Division performs the administration of nuisance abatement cases.

## **CONTACT PERSON:**

Steve Treat, Chief Building Official Telephone: 209-525-6557

## **ATTACHMENTS:**

1. Nuisance Abatement Board's Decision of Costs
2. Cost Accounting Staff Report



## **NUISANCE ABATEMENT HEARING BOARD**

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### **DECISION OF COSTS**

**IN RE: 503/505 Kerr Avenue  
Abatement Hearing No. DAD2011-00006  
BOARD OF SUPERVISORS No. 2011-710**

The Stanislaus County Board of Supervisors authorized a forced cleanup for the above mentioned property on November 15, 2011. Using the guidelines set forth by the Board of Supervisors the Planning & Community Development Department Building Permits Division obtained bids for this cleanup. That cleanup was conducted on December 23, 2011.

The cost accounting for this cleanup is attached to this Decision of Costs as attachment AA. It is respectfully requested, on February 23, 2012, that the Nuisance Abatement Hearing Board, pursuant to 2.92.070 of the Stanislaus County Code, find these costs are reasonable. If the costs are found to be reasonable then the Board of Supervisors will be asked to accept, modify or deny the Decision of Costs so the billing process can proceed.

**Approved as Requested  
Robert Crabtree, Chair  
Stanislaus County  
Nuisance Abatement Hearing Board**

It should be noted that on March 27, 2012 the Board of Supervisors will hear this matter as a consent item.

**STAFF REPORT  
COST ACCOUNTING  
CASE: DAD2011-00006**

On November 15, 2011 the Stanislaus County Board of Supervisors, through Board Action No. 2011-711 adopted the finding of the Nuisance Abatement Hearing Board for the existence of a nuisance at 503/505 Kerr Avenue, Modesto, CA. APN 035-03-018.

This directed staff to conduct a forced Demolition of the Dwelling and Clean-up of the property listed above, if the property owner failed to comply within the time period stated in the Notice and Order which was September 6, 2011.

On December 23, 2011 the Department Planning and Community Development, Building Permits Division conducted the forced Demolition and clean-up at 503/505 Kerr Avenue, Modesto, CA. Prior to the Demolition and clean-up, the Building Permits Division staff used the approved methods by the Board of Supervisors and obtained three bids for the action from Contractor's permitted by Stanislaus County.

The Cost Accounting for the Demolition and clean-up is attachment AA.

On February 3, 2011 the billing statement, requesting payment was mailed to Soham Samaram for Demolition and Clean-up. They were allowed fifteen (15) days to appeal these costs and demand a public hearing. Since an appeal was not demanded within the fifteen (15) days, the Nuisance Abatement Hearing Board is requested to approve the cost accounting for the Demolition and Clean-up as reasonable. It is respectfully requested that the Nuisance Abatement Board find that the bill for the work completed reasonable.

It should be noted that on March 27, 2012 the Board of Supervisors will hear this matter as a consent item.

**Prepared By:**

Denny Ferreira,  
Stanislaus County Building Permits Division



February 3, 2012

APPEAL BILLING FORM

Pursuant to County Ordinance, 2.92.070 (D) 1, California Government Code 25845, and California Health and Safety Code 17980.10 (State Housing Law), you have the right to appeal this billing for **reasonableness only**. This appeal must occur within fifteen (15) days of the date of this notice. If you wish to appeal the reasonableness of this bill you must return this form to the Planning & Community Department, Building Permits Division, Attn: Steve Treat, Manager at 1010 10<sup>th</sup> St. Modesto, CA. 95358.

The Nuisance Abatement Hearing Board will hear the appeal on **February 23, 2012 at 6:00 pm** in the Joint Chambers, lower level, at 1010 10<sup>th</sup> St. Modesto. If you do not appeal, the Nuisance Abatement Hearing Board may find this billing reasonable, and the Stanislaus County Board of Supervisors will be asked to adopt the bill during their next regular meeting. The Stanislaus County Board of Supervisors will specially assess the cost of the abatement against the parcel and shall cause a Notice of Abatement Lien to be recorded on the parcel.

NAME: Soham Samaran

ADDRESS: 503/505 Kerr Avenue

ABATEMENT ACTION DAD#: 2011-00006

Please make note of the above referenced date and time. This is the only notification you will receive regarding when the hearing of this billing will be. There will be no other opportunity for a public hearing. The fact that your property was found to be a nuisance will not be considered at the Billing Appeal Hearing.

3-Feb-12

Soham Samaram  
18704 Avenue 19  
Madera, CA 95367

Re: 503/505 Kerr Avenue, Modesto CA

Re: BILLING STATEMENT: ABATEMENT ACTION # DAD2011-00006  
LOCATION: 503/505 Kerr Avenue, MODESTO, CA  
ASSESORS PARCEL NUMBER: 035-038-018

ORIGINAL DATE OF NOTICE and ORDER: September 6, 2011

|  |                    |                   |
|--|--------------------|-------------------|
| Title Search Fee                             | (1746-43290-40860) | \$75.00           |
| Recording Fees                               | (1206-40400-40860) | \$0.00            |
| Demolition/Cleanup Contractor Service        | (1746-43290-40860) | \$3,131.66        |
| <b>A. Total Costs-Fees to Other Agencies</b> |                    | <b>\$3,206.66</b> |
| Postage                                      | (1206-40400-40860) | \$40.00           |
| Notice and Order                             | (1746-43290-40860) | \$82.83           |
| Notice of Hearing to Abate                   | " "                | \$247.02          |
| Enforcement Decisions of Board of Superviso  | " "                | \$207.08          |
| Field Inspections Prior to Abatement         | " "                | \$289.91          |
| Administration                               | " "                | \$626.60          |
| <b>B. Total Posting/Field/Administration</b> |                    | <b>\$1,493.44</b> |
| Nuisance Abatement Hearing                   | " "                | \$248.49          |
| Board of Supervisors Hearing                 | " "                | \$207.08          |
| <b>C. Total Hearing Costs</b>                |                    | <b>\$455.57</b>   |
| <b>Total Balance Due by Owner</b>            |                    | <b>\$5,155.67</b> |

The balance is due and payable upon receipt of statement. Failure of the owner to make total payment upon demand by Stanislaus County shall result in a notice of abatement lien on the subject property pursuant to the provision of California Government Code 12845.

If you have any questions regarding this document, please feel free to call me between the hours of 8:00 am and 5:00 pm at 525-6557.

Steve Treat, Chief Building Official

PROJECT: 503/505 KERR  
CASE #: DAD2011-00006  
Owner/Beneficiary: SOHAN SAMRAM

| ADMINISTRATIVE TIME                      | DATE      | TIME | COST    | TOTAL      |
|--|-----------|------|---------|------------|
| Open case                                | 6/23/11   | 0.5  | \$82.83 | \$41.42    |
| Administration research                  | 9/6/11    | 1    | \$82.83 | \$82.83    |
| Owner contact and parcel research        | 6/23&7/25 | 1    | \$82.83 | \$82.83    |
| Notice and Order                         | 9/6/11    | 1    | \$82.83 | \$82.83    |
| Certificate of existance Order           | 9/7/11    | 1    | \$82.83 | \$82.83    |
| Nuisance Abadement Board Item research   | 9/13/11   | 2    | \$82.83 | \$165.66   |
| Public Hearing Notices to Owner & public | 10/13/11  | 2    | \$82.83 | \$165.66   |
| Administative mailings of Public Notices | 10/14/11  | 2    | \$40.68 | \$81.36    |
| Nuisance Abadement Board Meeting         | 10/27/11  | 1    | \$82.83 | \$82.83    |
| Board of Supervisors agenda item         | 10/27/11  | 2    | \$82.83 | \$165.66   |
| Board of Supervisors meeting             | 11/15/11  | 0.5  | \$82.83 | \$41.42    |
| Purchasing/contract meeting              | 11/16/11  | 0.5  | \$82.83 | \$41.42    |
| Finalize Dangerous Case                  | 2/3/12    | 3    | \$82.83 | \$378.12   |
| Nuisance Abadement Board meeting         | 2/23/12   | 1    | \$82.83 | \$82.83    |
| Board of Supervisors Meeting             | 3/27/12   | 0.5  | \$82.83 | \$41.42    |
| Total                                    |           |      |         | \$1,619.10 |

| INSPECTION TIME                             | DATE     | TIME | COST    | TOTAL    |
|---|----------|------|---------|----------|
| Initial Inspection and posting              | 6/23/11  | 1    | \$82.83 | \$82.83  |
| Posting N&O                                 | 9/6/11   | 0.5  | \$82.83 | \$41.42  |
| Progress inspection                         | 11/28/11 | 1    | \$82.83 | \$82.83  |
| Job site walk w/ purchasing and contractors | 12/7/11  | 0.5  | \$82.83 | \$41.42  |
| Job site meeting with contractor            | 12/23/11 | 0.5  | \$82.83 | \$41.42  |
| Total                                       |          |      |         | \$289.91 |

| INCIDENTAL EXPENSES     | DATE     | TIME | COST       | TOTAL      |
|-------------------------|----------|------|------------|------------|
| Postage                 | 10/14/11 | 1    | \$40.00    | \$40.00    |
| Title Search Fee        | 8/25/11  | 1    | \$75.00    | \$75.00    |
| Rcording Fees           |          |      | \$0.00     | \$0.00     |
| Demolition and clean up | 12/23/11 | 1    | \$3,131.66 | \$3,131.66 |
| Total                   |          |      |            | \$3,246.66 |

SUB TOTALS

|                     |            |
|---------------------|------------|
| ADMINISTRATIVE TIME | 1,619.10   |
| INSPECTION TIME     | 289.91     |
| INCIDENTAL EXPENSES | 3,246.66   |
| Total               | \$5,155.67 |

Invoice 0018 from Lea's Demolition & Excavation

<http://www.aynax.com/printInvoice.php>

Lea's Demolition & Excavation  
 P.O. Box 6  
 Denair Ca, 95316  
 Phone/Fax (209) 620-8095



Stanislaus County Building Department  
 1010 10th st.  
 Modesto Ca, 95353

**INVOICE**

**Invoice #** 0018  
**Invoice Date** 01/07/2012  
**Due Date** 01/13/2012

| Item               | Description  | Unit Price | Quantity | Amount      |
|--------------------|--|------------|----------|-------------|
| Service            | Demolition of <del>1421</del> 505,507 Kerr rd Modesto                        | 5380.00    | 1.00     | 5,380.00    |
| Service            | Demolition of 1421 Canal st. Modesto   | 4930.00    | 1.00     | 4,930.00    |
| Service            | Asbesto Test for <del>1421</del> 505, 507 Kerr rd and 1421 Canal St. Modesto | 1200.00    | 1.00     | 1,200.00    |
| Service            | Asbestos Abatement for 1421 Canal st.  | 600.00     | 1.00     | 600.00      |
| Service            | Notification fee paid to Air Quality Control                                 | 125.00     | 1.00     | 125.00      |
| <b>Subtotal</b>    |  |            |          | 12,235.00   |
| <b>Total</b>       |  |            |          | 12,235.00   |
| <b>Amount Paid</b> |  |            |          | 0.00        |
| <b>Balance Due</b> |  |            |          | \$12,235.00 |

**NOTES:** Invoices made out to Lea's Demo for the Asbestos test and abatement will accompany this invoice. Thank You.

Okay to pay from a faxed copy





Modesto, CA 95352-4816  
 Bovee Environmental Management, Inc.

Office # (209) 847-3800 Fax # (209) 847-3830

# Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 12/19/2011 | 10108     |

|           |               |              |
|-----------|---------------|--------------|
| BEM Job # | Client/P.O. # | Terms        |
| 11-10108  |               | Upon Receipt |

|  |   |
|--|---|
| <b>Bill To</b>   | <b>Job Site</b>   |
| Lea's Demolition & Excavation<br>Troy Lea<br>P. O. Box 6<br>Denair, CA 95316 | Residential<br>503/505/507 Kerr Avenue, Modesto<br>1421 Canal Street, Modesto |

| Date       | Service             | Description   | Quantity | Rate     | Amount   |
|------------|---------------------|---|----------|----------|----------|
| 12/15/2011 | Asbestos Inspection | Site Inspection, Sample Collection, Analysis & Report |          | 1,200.00 | 1,200.00 |

|   |   |              |            |
|---|---|--------------|------------|
| E-mail <a href="mailto:bem@boveeinc.com">bem@boveeinc.com</a> | Web Site <a href="http://www.boveeinc.com">www.boveeinc.com</a> | <b>Total</b> | \$1,200.00 |
|---|---|--------------|------------|

|   |                         |            |
|---|-------------------------|------------|
| BEM, Inc. Thanks You for your business, we appreciate it very much.<br>Invoices that are 30 days past due a 1.5% interest charge will apply per month.<br>Returned Checks will result in a charge of \$35.00. | <b>Payments/Credits</b> | \$0.00     |
|   | <b>Balance Due</b>      | \$1,200.00 |

**We Accept VISA, Master Card and Discover!!**

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

DEPT: Planning and Community Development

BOARD AGENDA # \*D-2

Urgent

Routine

AGENDA DATE November 15, 2011

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Approval to Adopt the Recommendations from the Nuisance Abatement Board's Public Hearing Regarding Dangerous Building Case DAD2011-00006 Located at 503 and 505 Kerr Avenue, Modesto, California

STAFF RECOMMENDATIONS:

1. Adopt the decision from the Nuisance Abatement Board to abate the dangerous buildings located at 503 and 505 Kerr Avenue, Modesto, California.
2. Approve the use of the Dangerous Building Abatement Fund for all costs associated with the abatement of the public nuisance.
3. Direct the Department of Planning and Community Development to recover costs by recording a "Notice of Abatement Lien" against the property in an amount not to exceed \$9,500 in the event the owners and/or interested parties fail to pay the costs incurred by the Dangerous Building Abatement Fund following approval of cost recovery by the Nuisance Abatement Board.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with the remediation of dangerous buildings within Stanislaus County are funded through the use of the Dangerous Building Abatement Fund. The estimated cost to administer, demolish the structures, and remove all debris and rubbish located at 503 and 505 Kerr Avenue is \$9,500. Cost allocations from the Dangerous Building Abatement Fund are to be reimbursed through the use of an abatement lien or paid for by the responsible parties that have legal ownership of said parcel.

BOARD ACTION AS FOLLOWS:

No. 2011-710

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, De Martini, and Chairman Monteith

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.



## NUISANCE ABATEMENT HEARING BOARD

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### DECISION

**IN RE: 503/505 Kerr Avenue  
Abatement Hearing No. DAD2011-00006**


The Nuisance Abatement Hearing Board heard the above-referenced matter on **October 27, 2011**. 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 503/505 Kerr Avenue, Modesto, CA, in the unincorporated area of Stanislaus County, California, also identified as Assessor's Parcel Number 035-038-018, is zoned R-3, residential.
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 title report lists **Sohan Samaram** as the owner(s) of record.
4. All interested parties were served a Notice and Order 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: October 27, 2011

  
\_\_\_\_\_  
**Steve Boyd, Chair**  
**Stanislaus County Nuisance Abatement Hearing Board**

It should be noted that on **November 15, 2011** the Board of Supervisors will hear this matter as a consent item.

## **ATTACHMENT "A"**

**COUNTY OF STANISLAUS  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING PERMITS DEVISION  
INSPECTION REPORT  
CASE # DAD2011-00006**

**BUILDING INSPECTOR:**

Denny Ferreira

**PROPERTY ADDRESS, APN AND LEGAL DESCRIPTION:**

503/505 Kerr  
Modesto, CA. 95351  
APN 035-038-018

All that certain real property situated in the State of California, County of Stanislaus, Unincorporated Area and described as follows:

The South 60 feet of the North 132.71 feet of Lot 1 in Block 2078 of Sierra Subdivision No. 2 in the County of Stanislaus, State of California, as shown on Map filed in Book 11, Page 31 of Maps, in the Office of the County Recorder of said County.

APN: 035-038-018

There is one (1) structure on the parcel that was used as a multifamily dwelling unit. According to the assessors records the structure was built in 1950. The parcel listed herein is located in a residential neighborhood currently zoned R-3 and has an estimated lot size of 0.15 acres. The physical location of the parcel is south of Canal street and north of Oregon Drive within the Sierra Subdivision Number 2.

**PROPERTY OWNER INFORMATION:**

Soham Samaran is the owner of record according to the Stanislaus County Tax Assessor's web site. The most current title report and Deed obtained from Stewart Title Company stated that the transfer of title was completed on December 3, 2009 and conveyed to Sohan Samaran.

## **GENERAL HISTORY AND BACKGROUND INFORMATION:**

### **JUNE 23, 2011**

- Stanislaus County Building Permits Division was notified about two (2) house fires on neighboring properties. (503/505 Kerr and 507 Kerr)
- An Inspection of the property was completed and immediately posted. The roof, interior walls and exterior walls are severely fire damaged and must be removed.
- The Building Permits Division completed an investigation and found that the structure meets the standard of a Dangerous Building and posted the structure "DO NOT ENTER, Unsafe to Occupy"
- A certified letter was sent to the owner listed on the assessor's records, Sohan Samaram. The letter notified the owner that the structure had been burned and the damage to the structure is to such an extent that it is not repairable. The recommendation was made to demolish the remaining portion of the structure.

### **JUNE 27, 2011**

- Certified mail receipt was returned to indicate that the owner received and signed for the letter

### **JULY 25, 2011**

- Site Inspection performed. No attempt to remove the substandard building had been made.
- A second letter was sent notifying the property owner, Soham Samaram, that positive action must be taken to correct the unsafe and substandard conditions by August 25, 2011. It is noted within the letter that the Building Permits Division will start the legal action, after the mentioned date, in order to abate the unsafe and substandard structure that exists on said property.

### **JULY 28, 2011**

- Certified mail receipt was returned to indicate that the owner received and signed for the letter.

### **AUGUST 25, 2011**

- Lot Book Guarantee was ordered from Stewart Title.

### **SEPTEMBER 6, 2011**

- Lot Book Guarantee received.

- Site Inspection performed. No attempt to remove the substandard building had been made.
- Posted the structure with a "Notice and Order to Abate" and also sent a "Notice an Order to Abate" to the owner by Certified Mail.
- The Stanislaus County Building Permits Division recorded a "Certificate of Existence of a Dangerous Building" with the Stanislaus County Clerk Recorder's Office. Doc #11-0073880-00

**SEPTEMBER 12, 2011**

- Certified mail receipt was returned to indicate that the owner received and signed for the "Notice and Order" letter.

**ENFORCEMENT ACTION TAKEN:**

**SEPTEMBER 6, 2011**

- Posted "Notice and Order" on structure; per Chapter 2 (2.92.030) of Title 16 and Title 16 (16.25.30);
- Certified letter sent with "Notice and Order"; per Chapter 2 (2.92.030) of Title 16 and Title 16 (16.25.30);
- Recorded "Certificate of Existence of Substandard and Dangerous Building" per Title 16 (16.25.30).

**OCTOBER 13, 2011**

- Notice of Public Hearings sent to owner and all parcel owners within 300 feet. Per Chapter 2 (2.92.070:A:1)of Title 16

**VIOLATIONS:**

Based upon the conditions I observed at the property and reviewing county files, I found the property owner violated the following provisions of the Stanislaus County Code and Business & Professions Code:

Unsafe structure found to be dangerous to the life, health, property or safety of the public. Sec. 16.25 Stanislaus County Code, Sec. 108.1.1 Unsafe Structures 2006 International Property Maintenance Code.

The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the

structure, to demolish and remove such structure. Section 16.25 Stanislaus County Code, Sec. 110 International Property Maintenance Code.

Any use or condition of Property that is dangerous to human life, Unsafe or detrimental to the public health or safety Sec. 2.92.010 of the Stanislaus County Code.

**DECLARATION:**


**I declare under penalty of perjury that the forgoing is true and correct.**

DATE: 10/27/2011

Denny Ferreira

OFFICER

Approved:



Building Inspector



## ATTACHMENT 2

PROJECT: 503/505 KERR

CASE #: DAD2011-00006

Owner/Beneficiary: SOHAN SAMRAM

| ADMINISTRATIVE TIME                      | DATE      | TIME | COST    | TOTAL      |
|--|-----------|------|---------|------------|
| Open case                                | 6/23/11   | 0.5  | \$82.83 | \$41.42    |
| Administration research                  | 9/6/11    | 1    | \$82.83 | \$82.83    |
| Owner contact and parcel research        | 6/23&7/25 | 1    | \$82.83 | \$82.83    |
| Notice and Order                         | 9/6/11    | 1    | \$82.83 | \$82.83    |
| Certificate of existance Order           | 9/7/11    | 1    | \$82.83 | \$82.83    |
| Nuisance Abadement Board Item research   | 9/13/11   | 2    | \$82.83 | \$165.66   |
| Public Hearing Notices to Owner & public | 10/13/11  | 2    | \$82.83 | \$165.66   |
| Administative mailings of Public Notices | 10/14/11  | 2    | \$40.68 | \$81.36    |
| Nuisance Abadement Board Meeting         | 10/27/11  | 1    | \$82.83 | \$82.83    |
| Board of Supervisors agenda item         | 10/27/11  | 2    | \$82.83 | \$165.66   |
| Board of Supervisors meeting             | 11/15/11  | 0.5  | \$82.83 | \$41.42    |
| Purchasing/contract meeting              | 11/16/11  | 0.5  | \$82.83 | \$41.42    |
| Finalize Dangerous Case                  | 2/3/12    | 3    | \$82.83 | \$378.12   |
| Nuisance Abadement Board meeting         | 2/23/12   | 1    | \$82.83 | \$82.83    |
| Board of Supervisors Meeting             | 3/27/12   | 0.5  | \$82.83 | \$41.42    |
| Total                                    |           |      |         | \$1,619.10 |

| INSPECTION TIME                             | DATE     | TIME | COST    | TOTAL    |
|---|----------|------|---------|----------|
| Initial Inspection and posting              | 6/23/11  | 1    | \$82.83 | \$82.83  |
| Posting N&O                                 | 9/6/11   | 0.5  | \$82.83 | \$41.42  |
| Progress inspection                         | 11/28/11 | 1    | \$82.83 | \$82.83  |
| Job site walk w/ purchasing and contractors | 12/7/11  | 0.5  | \$82.83 | \$41.42  |
| Job site meeting with contractor            | 12/23/11 | 0.5  | \$82.83 | \$41.42  |
| Total                                       |          |      |         | \$289.91 |

| INCIDENTAL EXPENSES     | DATE     | TIME | COST       | TOTAL      |
|-------------------------|----------|------|------------|------------|
| Postage                 | 10/14/11 | 1    | \$40.00    | \$40.00    |
| Title Search Fee        | 8/25/11  | 1    | \$75.00    | \$75.00    |
| Rcording Fees           |          |      | \$0.00     | \$0.00     |
| Demolition and clean up | 12/23/11 | 1    | \$3,131.66 | \$3,131.66 |
| Total                   |          |      |            | \$3,246.66 |

### SUB TOTALS

|                     |            |
|---------------------|------------|
| ADMINISTRATIVE TIME | 1,619.10   |
| INSPECTION TIME     | 289.91     |
| INCIDENTAL EXPENSES | 3,246.66   |
| Total               | \$5,155.67 |