

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

DEPT: Environmental Resources

BOARD AGENDA # *B-4

Urgent

mm
Routine

AGENDA DATE September 30, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding CE No. 14-0050 at 101 N G Street, Empire, California

STAFF RECOMMENDATIONS:

Adopt the recommended decision of the Nuisance Abatement Hearing Board regarding nuisances at 101 N G Street, Keyes, California, as set forth in Attachment 1.

FISCAL IMPACT:

There is a potential fiscal impact if the property owner(s) fails to comply and the Department is forced to incur abatement costs. The Department has budgeted for abatements and will request estimates from contractors if this item is approved and the property owner(s) fail to abate the nuisance(s). However, if a forced abatement is necessary, the costs will be charged to the property owner(s) and if the responsible person(s) fails to pay the cost of abatement, a Notice of Abatement Lien will be recorded against the property. The Department estimates the cost of the board-up of the vacant structure and clean-up of the property to be \$4,000.

BOARD ACTION AS FOLLOWS:

No. 2014-498

On motion of Supervisor Monteith, Seconded by Supervisor Withrow

and approved by the following vote,

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

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:

Please note that this item contains a clerical error regarding the location of the subject property. The correct address is 101 North G Street in Empire (not in Keyes).

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board
Regarding CE No. 14-0050 at 101 N G Street, Empire, California

DISCUSSION:

The Code Enforcement Unit (CEU) responds to complaints throughout the unincorporated area of Stanislaus County and attempts to gain voluntary compliance through education and personal contact by working with property owners and those persons responsible for creating nuisances. Compliance efforts include issuing Notice and Orders to Abate, conducting inspections, granting extension requests, issuing Administrative Civil citations, recording Notices of Non-compliance with the Clerk-Recorder's Office, presenting cases before the Nuisance Abatement Hearing Board and the Board of Supervisors, obtaining inspection warrants, and conducting forced clean-ups.

On March 11, 2014, in response to a complaint regarding debris, refuse and rubbish along with occupied trailers, CEU staff conducted an inspection at 101 N G Street, Empire, California, and verified the property contained an unlawful accumulation of debris, refuse, and rubbish, and occupied recreational vehicles. Subsequently, a Notice and Order to Abate was issued followed by compliance inspections that were conducted May 30, 2014 through July 23, 2014. The compliance inspections revealed that the property remained in violation and no compliance efforts had been initiated. This resulted in the recordation of a Notice of Non-compliance with the Clerk-Recorder's Office and the issuance of an Administrative Civil Citation on June 18, 2014.

Larry Goodman is the current owner of record according to the County Assessor's Office, the County Clerk-Recorder's Office, and a title report obtained from Stewart Title Company. It was discovered that the property owner is deceased as of June 13, 2011. According to the Stanislaus County Treasurer-Tax Collector's office, property taxes are delinquent for Fiscal Year 2013 – 2014.

On August 28, 2014, the Nuisance Abatement Hearing Board supported staff's recommendation to declare the property a nuisance and forward the matter to the Board of Supervisors recommending approval (Attachment 1). The Board may adopt, modify, or reject the recommendations, and if adopted, the property owner(s), estate will be required to abate the nuisance within two weeks of the Board's decision by complying with the requirements identified in Attachment 1. Should the owner(s), estate fail to comply, staff will apply for an inspection and abatement warrant with the Superior Court and if approved, will conduct a forced clean-up by properly disposing of any debris from the property and abating the nuisance of the recreational vehicles.

The cost of the abatement will be charged to the property and if unpaid, a Notice of Abatement Lien will be recorded against the property. Additionally, the Notice of Non-compliance will remain filed in the Clerk-Recorder's Office until the property has been brought into compliance.

POLICY ISSUE:

Approval of this agenda item to adopt the recommended decision of the Nuisance Abatement Hearing Board regarding CE No. 14-0050 at 101 N G Street, Empire, California, is consistent

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board
Regarding CE No. 14-0050 at 101 N G Street, Empire, California

with the Board's priorities of A Safe Community, A Healthy Community, and the Efficient Delivery of Public Services. This approval supports the Department's mission to promote a safe and healthy environment and improve the quality of life in the community through a balance of science, education, partnerships, and environmental regulation.

STAFFING IMPACTS:

If the owner(s) fail to comply, Code Enforcement staff will properly dispose of any debris from the property, properly evict the occupants of the travel trailers and remove the travel trailers.

CONTACT PERSON:

Jami Aggers, Director of Environmental Resources

Telephone: 209-525-6770

Attachments:

1. Nuisance Abatement Hearing Board, Recommended Decision
Attachment 1, Pages 1 - 3

Available from the Clerk:

Nuisance Abatement Hearing Board Staff Report



NUISANCE ABATEMENT HEARING BOARD

RECOMMENDED DECISION

**IN RE: 101 N G St, Empire, CA
Abatement Hearing No. CE# 14-0050**

The above referenced matter came before the Nuisance Abatement Hearing Board for hearing on August 28, 2014. Upon consideration of oral testimony and documentary evidence presented at the hearing, the Nuisance Abatement Board makes the following findings of fact and conclusions:

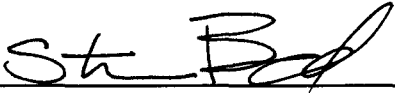
1. The property located at 101 N G St, Empire, CA, in the unincorporated area of Stanislaus County, California, and identified according to the Assessor's website as Parcel Number 133-010-025, is zoned R-1, Single Family Residential District.
2. County Staff confirmed the existence of and presented evidence of violations of Stanislaus County Codes, (as listed in the County Code(s) or interpreted or determined to violate County Code(s)) occurring on the property, as noted in "Attachment A."
3. 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.
4. 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.
5. 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.
6. The interested parties were served proper Notice of Hearing to Abate Nuisance pursuant to Stanislaus County Code Section 2.92.070.
7. 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.
8. Pursuant to Stanislaus County Code Section 2.92.010, the continuing violations that exist on the property constitute a public nuisance.

The Nuisance Abatement Hearing Board further recommends the Board of Supervisors adopt the following decision:

- Approve Staff's recommendation and determine the use of the property described as having an unlawful accumulation of debris, refuse and rubbish and unlawfully occupied travel trailer(s)/recreational vehicle(s)/camper(s), in the staff report are a violation of Stanislaus County Code Section 9.04.020 & 21.28.020.
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.
- Deny Staff's recommendation and determine the use of the property described as having an unlawful vacant structure and unlawful accumulation of debris, refuse and rubbish, in the staff report is not a violation of Stanislaus County Code Section 9.04.020 & 21.28.020.

NOW THEREFORE, the Nuisance Abatement Hearing Board orders the Director to forward these findings and conclusions and its recommended decision to the Stanislaus County Board of Supervisors within 30 days.

Dated: August 28, 2014



Steve Boyd, Chairman

Stanislaus County Nuisance Abatement Hearing Board

It should be noted that on September 30, 2014, the Board of Supervisors will hear this matter as a consent item.

Attachment "A"

RE: File Number CE 14-0050

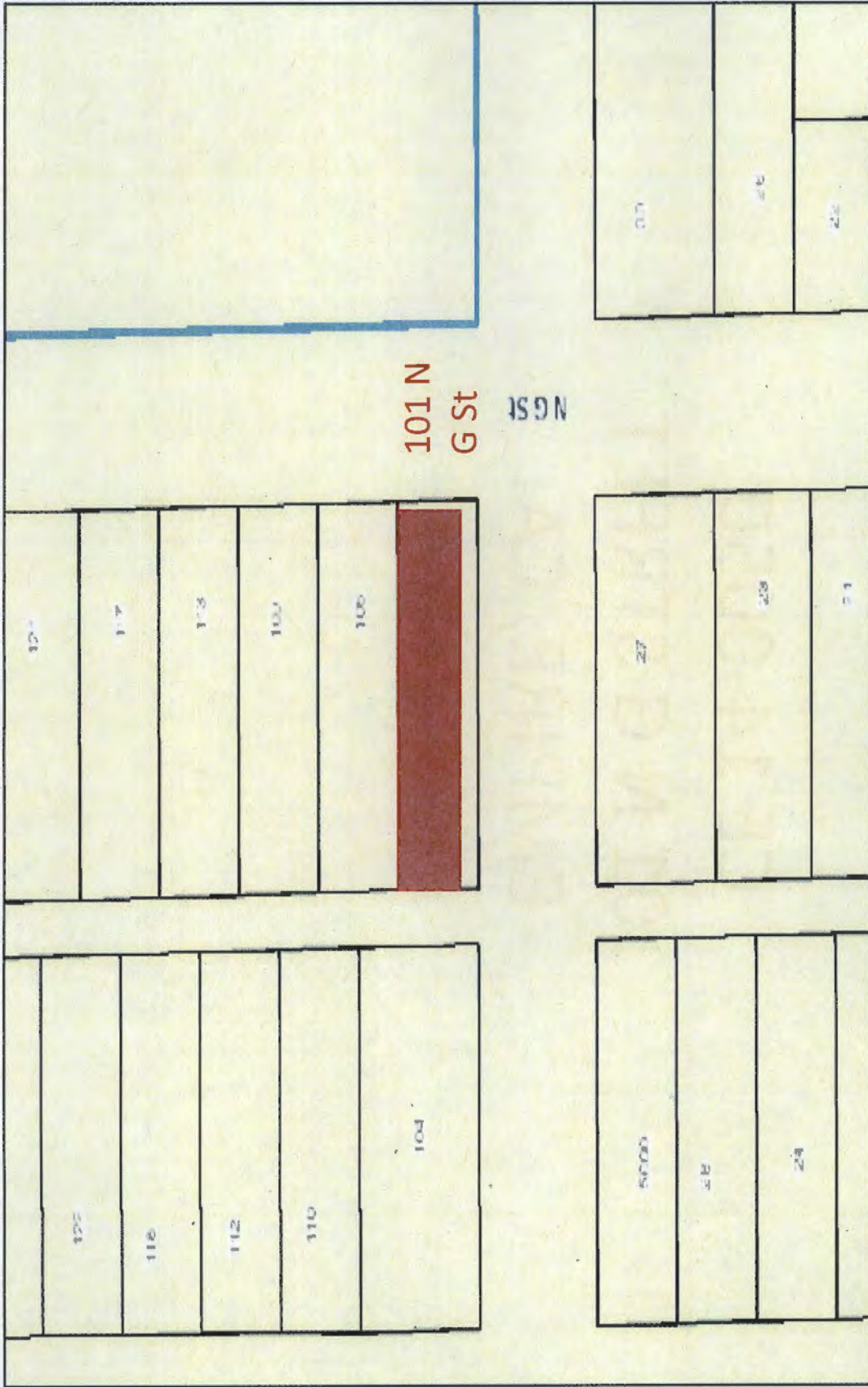
Assessor's Parcel Number: 133-010-025

Address: 101 N G St, Empire, CA

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

Code Section Violation:	Corrective Action:	Compliance Date:
§9.04.020 of the Stanislaus County Code. Unlawful accumulation of debris, refuse, and rubbish.	Collecting and disposing of all debris, refuse, and rubbish to an approved location.	5/26/14
§21.28.020 of the Stanislaus County Code. Unlawfully occupied travel trailer(s)/recreational vehicle(s)/camper(s).	Immediately vacating the travel trailer(s)/recreational vehicle(s)/camper(s) and returning all water and electrical to its source.	5/26/14

CE 14-0050
101 N G STREET
EMPIRE, CA.



August 19, 2014

- FeatureLayer20
- Address
- Roads
- Parcels
- Way
- Int
- side_parcels_VecD
- side_soc_rlyr
- side_pwr_Parcels_with_data
- side_pwr_vehwithroads
- CEREO
- HUGHSON
- MODESTO
- NEWMAN
- ONDALE
- PATTERSON
- RIVERBANK
- TURLOCK
- WATERFORD
- side_soc_Justus
- side_soc_Outline



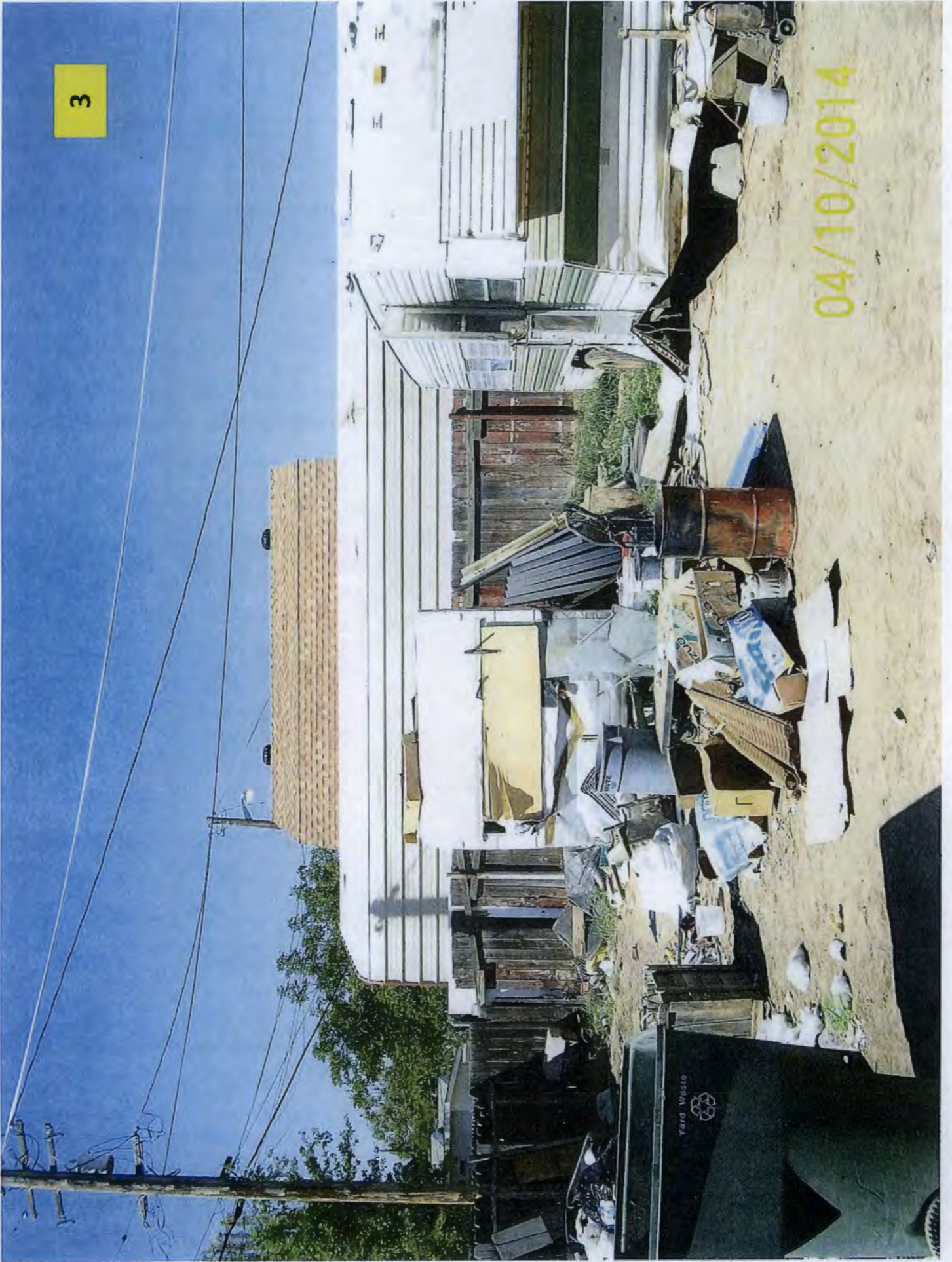
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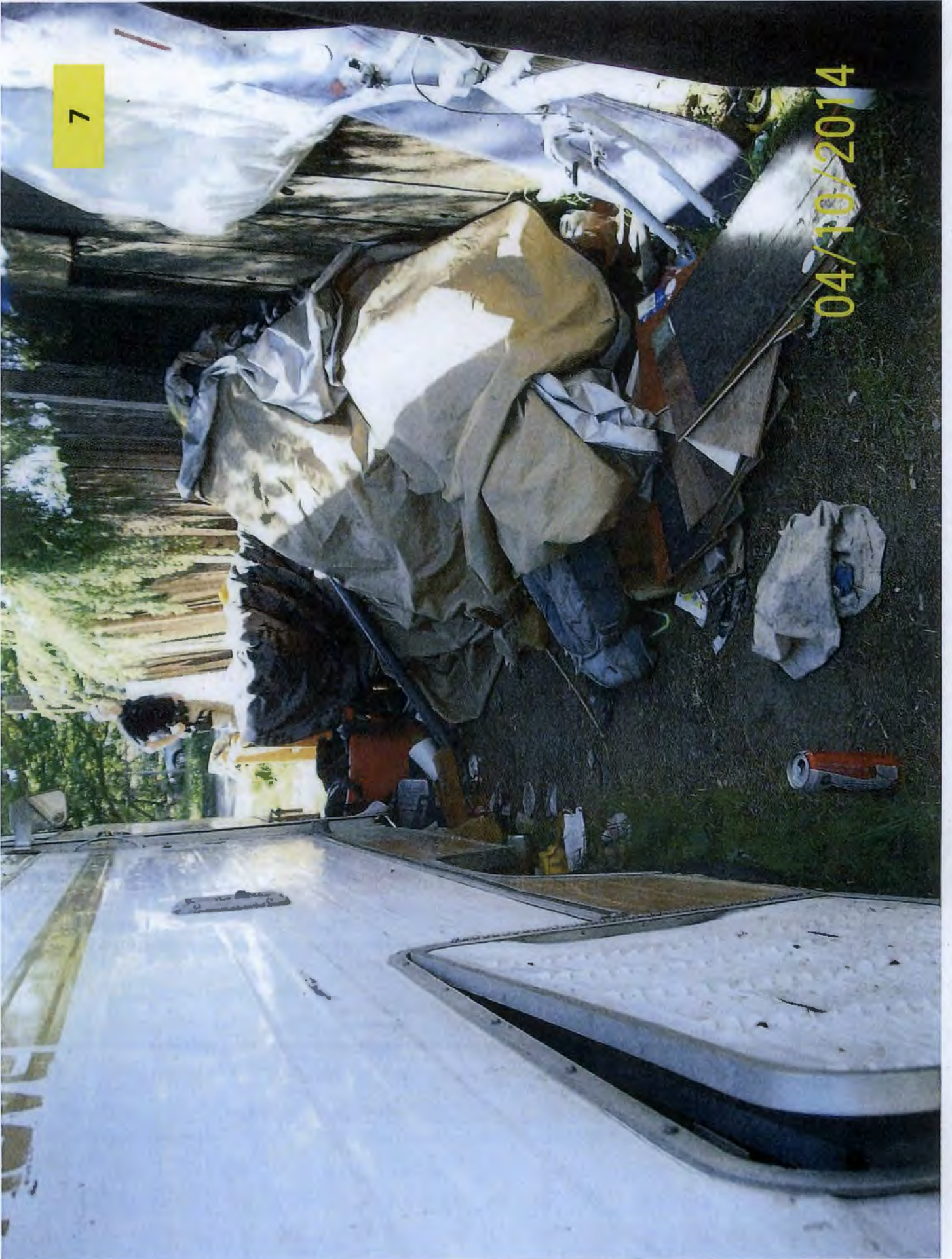
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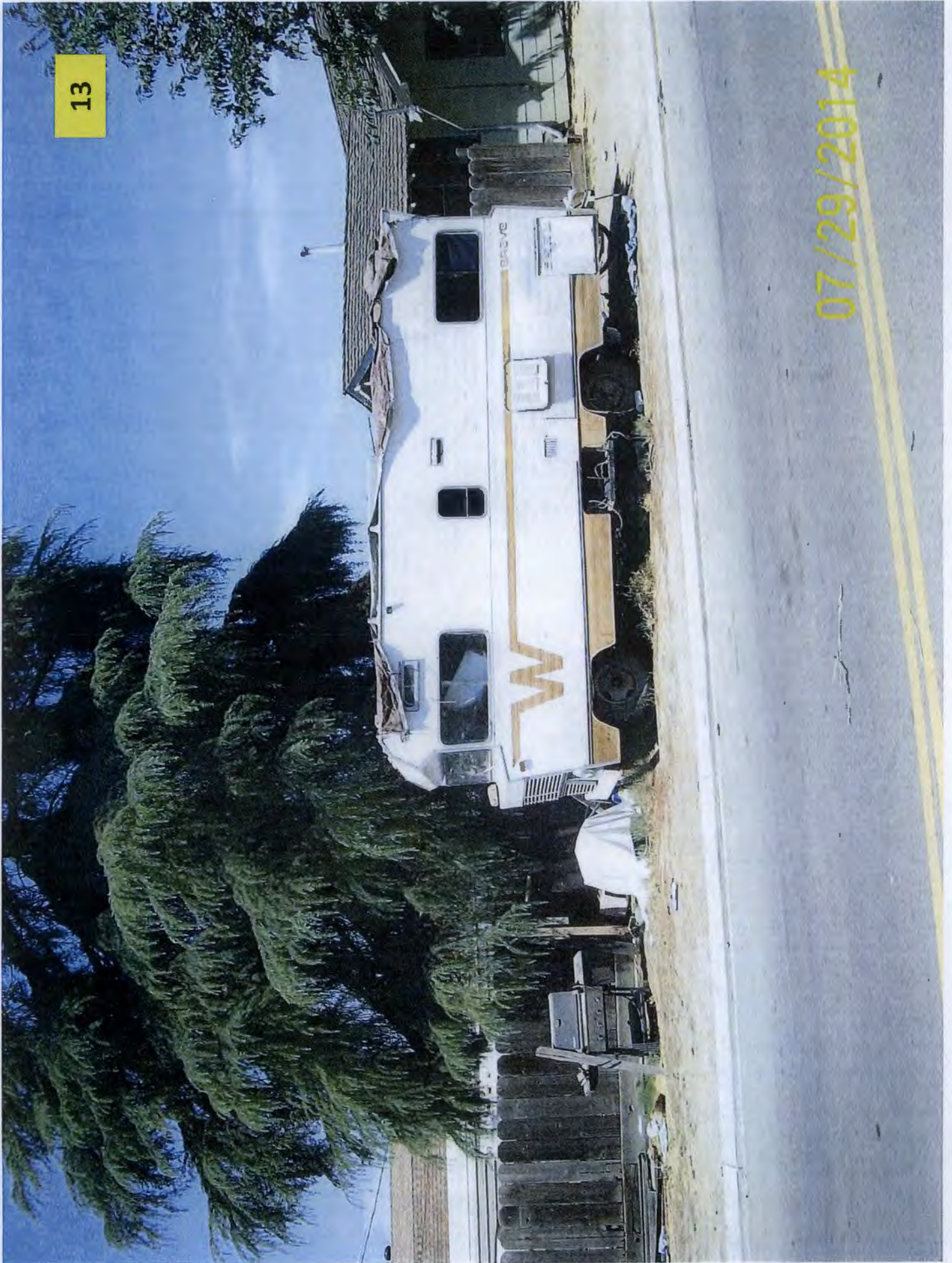
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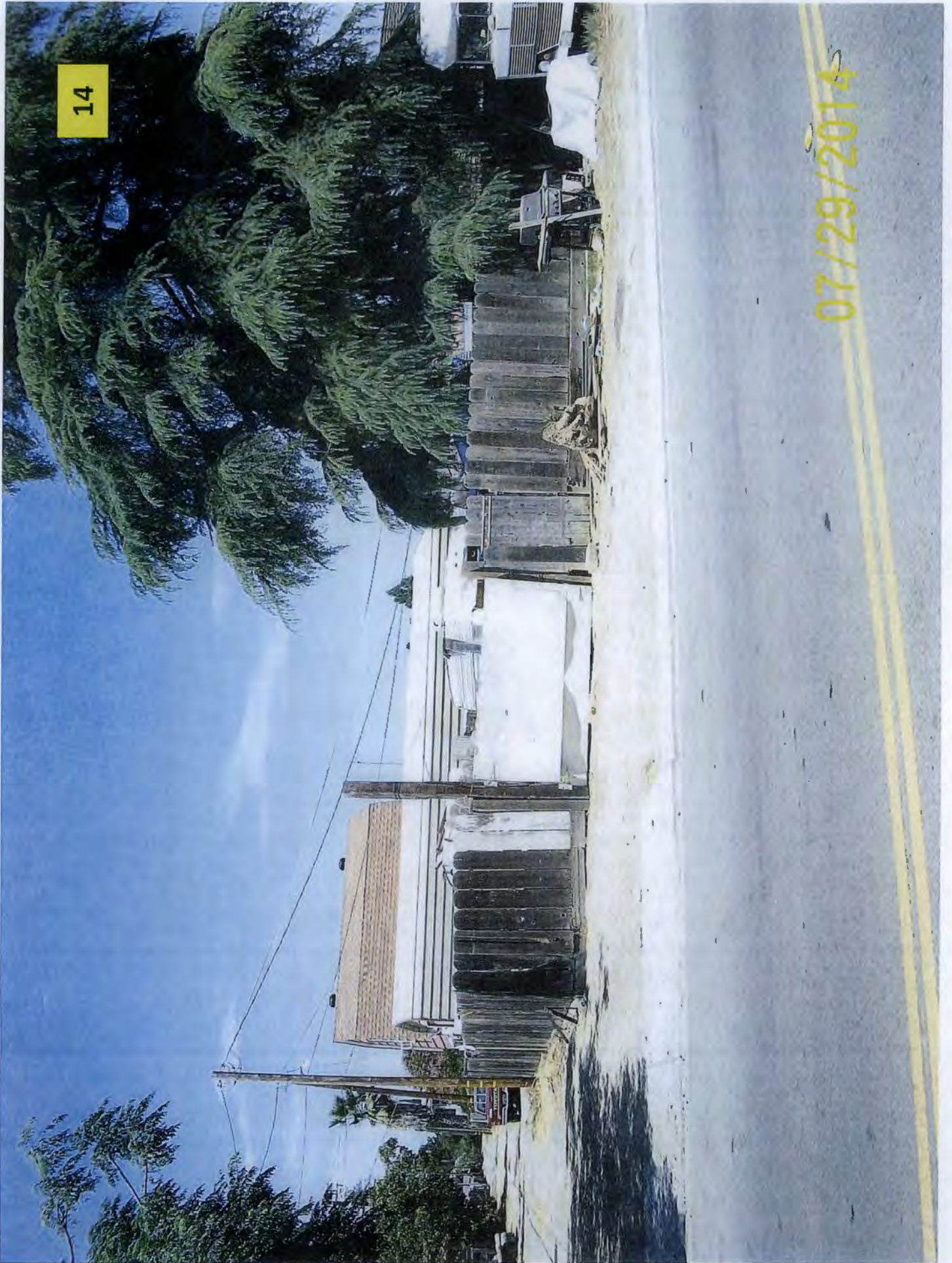
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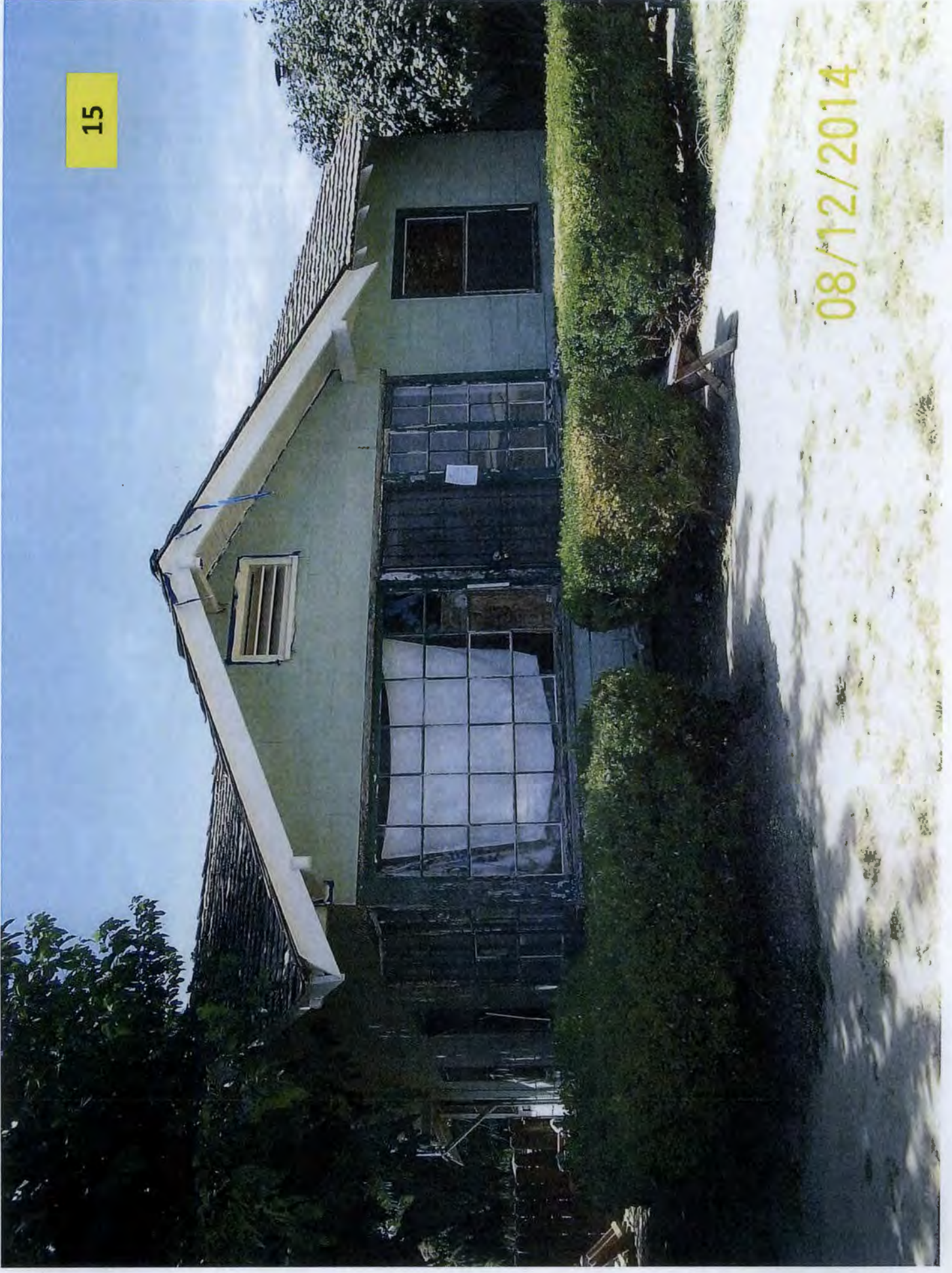
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07/29/2014



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07/29/2014



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08/12/2014



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08/12/2014