

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

DEPT: Environmental Resources

BOARD AGENDA #: \*B-2

AGENDA DATE: August 16, 2016

**SUBJECT:**

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 4355 Mesa Drive, Riverbank, California

**BOARD ACTION AS FOLLOWS:**

No. 2016-412

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

ATTEST: Elizabeth A. King  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

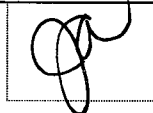
DEPT: Environmental Resources  
Urgent  Routine

BOARD AGENDA #: \*B-2

AGENDA DATE: August 16, 2016

CEO CONCURRENCE: *phat*

4/5 Vote Required: Yes  No



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**SUBJECT:**

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 4355 Mesa Drive, Riverbank, California

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**STAFF RECOMMENDATIONS:**

1. Adopt the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 4355 Mesa Drive, Riverbank, California, CE No. 15-0052, as set forth in Attachment 1.

**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 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 May 7, 2015, in response to a complaint regarding a property littered with junk, trash, and debris, CEU staff conducted an inspection at 4355 Mesa Drive, Riverbank, California, and verified the property contained an unlawful accumulation of debris, refuse, rubbish, and junk in excess of two-hundred square feet. Subsequently, a Notice and Order to Abate was issued on June 23, 2015 and September 17, 2015 followed by several compliance inspections that were conducted between September 16, 2015, and July 12, 2016. These compliance inspections revealed that the property remained in violation and no compliance efforts had been initiated. Failure to comply with the Notice and Order to Abate resulted with a Notice of Non-compliance being recorded with the Clerk-Recorder's Office and two Administrative Civil Citations being issued on November 24, 2015 and January 5, 2016.

Kurt Caudill and Ellen K Caudill are the current owners 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 later discovered, Kurt Caudill was deceased as of July 23, 2014. The person(s) with a recorded interest in the subject property was notified of this action and has refused to comply with the Notice and Order to Abate.

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 4355 Mesa Drive, Riverbank, California

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On July 28, 2016, the Nuisance Abatement Hearing Board supported staff's recommendation to declare the property a nuisance and forwarded 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) 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) 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 removing all the junk, debris, refuse, and rubbish.

The cost of the abatement 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. 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:**

The Board of Supervisor's approval of a recommended decision of the Nuisance Abatement Hearing Board is necessary before a forced clean-up action can be initiated pursuant to Stanislaus County Code Section 2.92.010. Continuing violations that exist on properties may constitute a public nuisance if they remain unabated.

**FISCAL IMPACT:**

There is a potential fiscal impact if the property owner(s) fail 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) fail to pay the cost of abatement, the case will be turned over to Revenue Recovery. If the charges ultimately remain unpaid, a Notice of Abatement Lien will be recorded against the property. The Department obtained a preliminary estimate cost of \$15,400 for the cleanup of the property.

<b>Cost of recommended action:</b>	\$	15,400
<b>Source(s) of Funding:</b>		
Property Owner	\$	15,400
<b>Funding Total:</b>	\$	15,400
<b>Net Cost to County General Fund</b>	\$	-

<b>Fiscal Year:</b>	2016/2017
<b>Budget Adjustment/Appropriations needed:</b>	No

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 4355 Mesa Drive, Riverbank, California

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**BOARD OF SUPERVISORS' PRIORITY:**

The recommended action supports the Board's priorities of A Safe Community, A Healthy Community, and the Efficient Delivery of Public Services by improving the quality of life and protecting the health and safety of the community.

**STAFFING IMPACT:**

If the owner(s) fail to comply, Code Enforcement staff will properly dispose of all the junk, debris, refuse, and rubbish.

**CONTACT PERSON:**

Jami Aggers, Director of Environmental Resources.

Telephone: 209-525-6770

**ATTACHMENT(S):**

1. Nuisance Abatement Hearing Board, Recommended Decision dated July 28, 2016 (3 pages)
2. Site Map
3. Photographs of 4355 Mesa Drive, Riverbank, California (APN 062-009-014) (12 photographs)

# Attachment 1



## **NUISANCE ABATEMENT HEARING BOARD**

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### **RECOMMENDED DECISION**

**IN RE: 4355 Mesa Drive, Riverbank, CA  
Abatement Hearing No. CE# 15-0052**

The above referenced matter came before the Nuisance Abatement Hearing Board for hearing on July 28, 2016. 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 4355 Mesa Drive, Riverbank, CA, in the unincorporated area of Stanislaus County, California, also identified as Assessor's Parcel Number 062-009-014, is zoned A-2, General Agriculture 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 an unlawful accumulation of debris, refuse, rubbish, and unlawful junkyard in the staff report are a violation of Stanislaus County Code Section 9.04.020, Section 21.20.020, and Section 21.16.040.
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 an unlawful accumulation of debris, refuse, rubbish, and unlawful junkyard in the staff report are not a violation of Stanislaus County Code Section 9.04.020, Section 21.20.020, and Section 21.16.040.

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: July 28, 2016



Tom Orvis, Chair

Stanislaus County Nuisance Abatement Hearing Board

It should be noted that on **August 16, 2016** the Board of Supervisors will hear this matter as a consent item.

**Attachment "A"**

RE: File Number CE 15-0052

Assessor's Parcel Number: 062-009-014

Address: 4355 MESA DR, RIVERBANK, CA

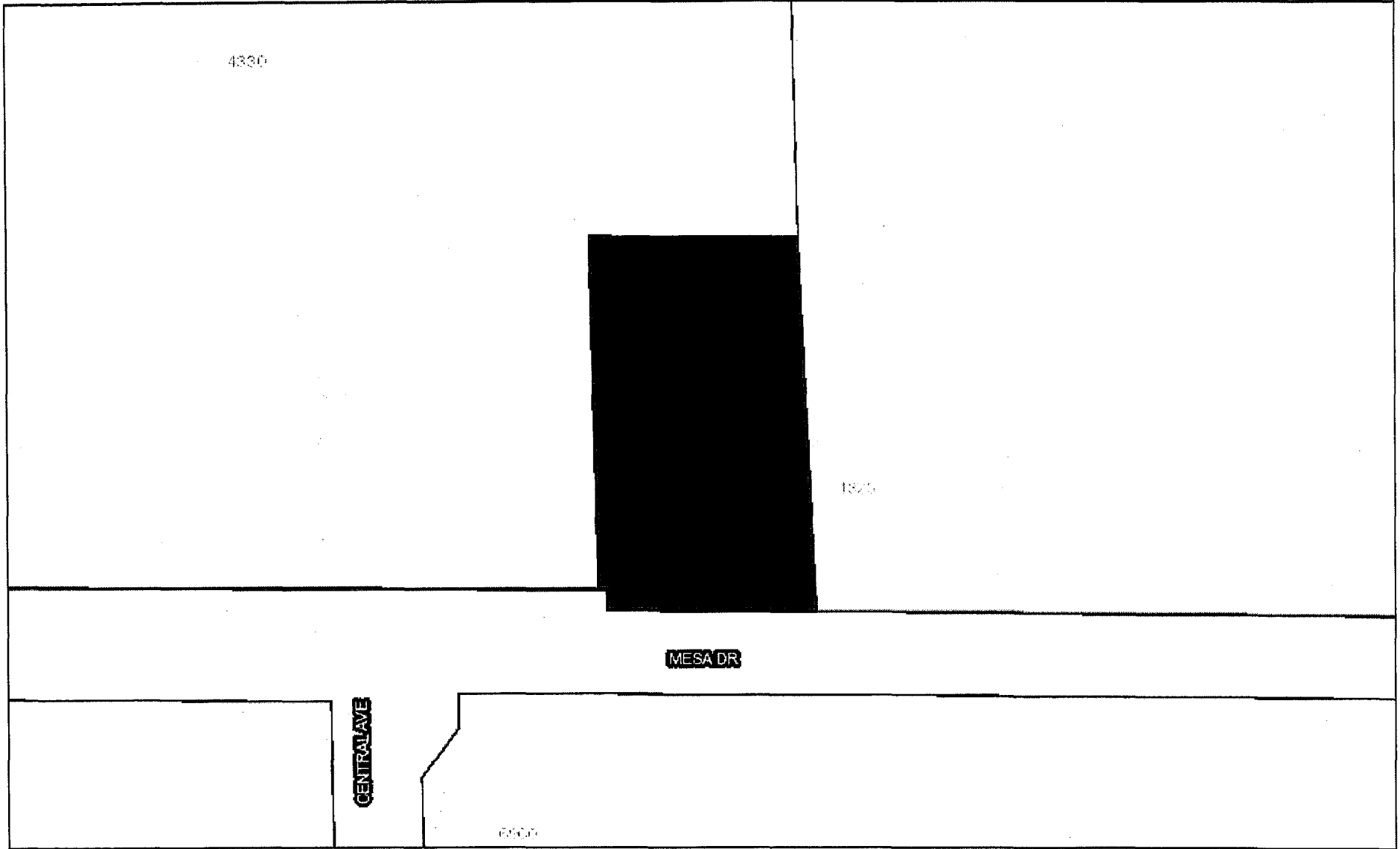
Inspection of the above reference property revealed the following violations of Stanislaus County Code §2.92.010:

<b>Code Section Violation:</b>	<b>Corrective Action:</b>	<b>Compliance Date:</b>
§21.20.020 and §21.16.040 of the Stanislaus County Code. Unlawful junkyard/accumulation of junk on the premises.	Removing junk in excess of 200 square feet from the premises.	11/01/2015
§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.	11/01/2015

**Enclosures:** Stanislaus County Code



# Attachment 2



4300

1325


MESA DR

CENTRAL AVE

6500

ATTACHMENT

July 11, 2016

 T04ea91dfca d949309b1c2527082b6a2

 FeatureLayer32

Address

+ RailRoads

City Limits

CERES

HUGHSON

MODESTO

NEWMAN

OAKDALE

PATTERSON

RIVERBANK

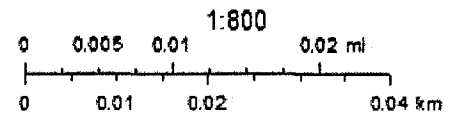
TURLOCK

WATERFORD



Parcels

GISVIEW.PW.ROADS



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# Attachment 3



1

09/16/2015



2

09/16/2015



3

POSTED

11/04/2015 11:49



4

11/04/2015 11:50



5

01/05/2016 14:10





6

04/13/2016 11:27



7

04/13/2016 11:27



8

04/13/2016 11:26



9

07/12/2016 10:43

10

ATTACHMENT 3



07/12/2016 10:44



11

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12

07/12/2016 10:48

ELTEMAY