

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

DEPT: PUBLIC WORKS  
Urgent  Routine

BOARD AGENDA # 9:25 A.M.

AGENDA DATE MARCH 27, 2001

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT: CONDUCT A PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR DEMOLITION OF A STRUCTURE LOCATED AT 5523 (5521) 9<sup>TH</sup> STREET, KEYES, CALIFORNIA

STAFF  
RECOMMEN-  
DATIONS:

1. CONDUCT A PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR DEMOLITION OF A STRUCTURE LOCATED AT 5523 (5521) 9<sup>TH</sup> STREET, KEYES, CALIFORNIA;

(CONTINUED ON PAGE 2)

FISCAL  
IMPACT:

This action will allow the County to recover costs associated with the demolition of the structure located at 5523 (5521) 9<sup>th</sup> Street, Keyes, California. Final demolition costs, in the amount of \$6,186, will be assessed as a lien against the property.

BOARD ACTION AS FOLLOWS:

No. 2001-234

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None


1)  Approved as recommended

2)  Denied

3)  Approved as amended

Motion:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

  
By: Deputy

File No.

**SUBJECT:** CONDUCT A PUBLIC HEARING FOR FINAL COST REIMBURSEMENT FOR DEMOLITION OF A STRUCTURE LOCATED AT 5523 (5521) 9<sup>th</sup> STREET, KEYES, CALIFORNIA

**PAGE:** 2

**STAFF  
RECOMMEN-  
DATIONS**

**(Continued):**

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,
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 Board of Supervisors and the Department of Environmental Resources, the Public Works staff conducted a field investigation that revealed a vacant, fire damaged dwelling with major structural problems, a detached carport, and debris on the property, located at 5523 (5521) 9<sup>th</sup> Street, Keyes, 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. After several attempts were made to allow the owner (and heirs of the owner) to correct the problems, 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. Demolition of the dwelling and detached carport was completed on January 17, 2001, with a total cost of \$6,186.00.

Notice of a public hearing was posted and sent to the owners of the property, located at 5523 (5521) 9<sup>th</sup> Street, Keyes, California, pursuant to Section 902 of the 1994 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.

**STAFFING  
IMPACTS:**

There are no staffing impacts associated with this action.

DW:la

H:\BUILDING\5523(5521)9thStKeyesDemBOSConduct.wpd

## COST REPORT

**SUBJECT:** Recovery of costs for the demolition and removal of an abandoned fire damaged substandard single-story dwelling and detached carport.

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

**ADDRESS:** 5523 (5521) 9<sup>th</sup> St., Keyes, CA

Lots 5 and 6 in Block 6 of the Town of Keyes, according to the official map thereof, filed in the Office of the Recorder of Stanislaus County, California on November 19, 1908, in Volume 4 of Maps, at Page 8. Assessor's Maps, Book 45, Page 28, Parcel 13.

**EXPENSES:**

1. Title Report .....	\$ 75.00
2. Public Works Administrative Expense .....	630.00
3. Structure Demolition and Cleanup, Contract #40057 ...	<u>5,481.00</u>

Total costs to be charged against the parcel ..... \$6,186.00

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

<u>Name</u>	<u>Interest</u>
1. Nicholas D. Munoz C/O Jose Louis Perez 31882 La Subida Drive Trabuco Canyon, CA 92679-3405	Heirs of Nicholas D. Munoz
2. Stanislaus County Treasurer/Tax Collector 1010 10 <sup>th</sup> St. Modesto, CA 95354	Tax Assessments Lien
3. Keyes Community Services District P.O. Box 699 Keyes, CA 95328-0699	Lien