

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

DEPT: Environmental Resources

BOARD AGENDA # *B-9

Urgent

Routine

AGENDA DATE April 29, 2014

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding CE No. 13-0069 at 5301 9th Street, Keyes, California

STAFF RECOMMENDATIONS:

Adopt the recommended decision of the Nuisance Abatement Hearing Board regarding nuisances at 5301 9th 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 \$7,000.

BOARD ACTION AS FOLLOWS:

No. 2014-184

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith
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

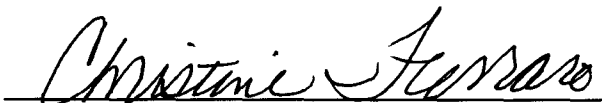
1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board
Regarding CE No. 13-0069 at 5301 9th Street, Keyes, 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 April 17, 2013, in response to a complaint regarding a vacant, unsecured home with debris, refuse and rubbish, CEU staff conducted an inspection at 5301 9th Street, Keyes, California, and verified the property contained an unlawful accumulation of debris, refuse, and rubbish. In addition the property contained a burned, vacant and unsecured structure that was missing the doors and windows, which allowed uncontrolled access into the interior. Subsequently, a Notice and Order to Abate was issued followed by several compliance inspections that were conducted April 17, 2013 through March 27, 2014. The compliance inspections revealed the property remained in violation and no compliance efforts had been initiated. Failure to comply with the Notice and Order to Abate resulted in the recordation of a Notice of Non-compliance with the Clerk-Recorder's Office and the issuance of three Administrative Civil Citations on October 3, 2013, November 15, 2013 and February 19, 2014.

Lawrence A. Ridgley and Joyce A. Ridgley 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. According to the Stanislaus County Treasurer-Tax Collector's office, property taxes are delinquent as of June 2013. The property owner has made no attempts to contact CEU staff has refused to comply with the Notice and Order to Abate.

On March 27, 2014, 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 debris, refuse, rubbish and boarding all unsecured doors and windows.

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:

Approval of this agenda item to adopt the recommended decision of the Nuisance Abatement Hearing Board regarding CE No. 13-0069 at 5301 9th Street, Keyes, California, is consistent

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board
Regarding CE No. 13-0069 at 5301 9th Street, Keyes, 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 all the debris, refuse rubbish and board all unsecured doors and windows.

CONTACT PERSON:

Jami Aggers, Director of Environmental Resources. Telephone: 209-525-6770



NUISANCE ABATEMENT HEARING BOARD

RECOMMENDED DECISION

**IN RE: 5301 9th Street, Keyes, CA
Abatement Hearing No. CE# 13-0069**

The above referenced matter came before the Nuisance Abatement Hearing Board for hearing on March 27, 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 5301 9th Street, Keyes, CA, in the unincorporated area of Stanislaus County, California, and identified according to the Assessor's website as Parcel Number 045-019-013, 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 an unlawful vacant structure in the staff report are a violation of Stanislaus County Code Section 9.04.020 & 2.93.030, 2.93.040.
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 having an unlawful accumulation of debris, refuse and rubbish and an unlawful vacant structure in the staff report is not a violation of Stanislaus County Code Section 9.04.020 & 2.93.030, 2.93.040.

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: March 27, 2014



Marc Etchebarne, Chairman
Stanislaus County Nuisance Abatement Hearing Board

It should be noted that on APR 29 2014 the Board of Supervisors will hear this matter as a consent item.

Attachment "A"

RE: File Number CE 13-0069

Assessor's Parcel Number: 045-019-013

Address: 5301 9th St, Keyes, 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.	06/28/13
§2.93.030 and §2.93.040 of the Stanislaus County Code. Unlawful vacant structure.	Obtaining a building permit from Stanislaus County Planning and Community Development, Building Permits Division, located at 1010 10th Street, 3rd Floor, Modesto (525-6557) and conforming to the regulations as set forth in §2.93.050 (attached) to secure the structure against unauthorized entry. Fencing is required. NOTE: If the owner, per §2.93.090, fails to correct the violation within the time specified in the Notice and Order to Abate enforcement action may be taken per §2.92. If the structure(s) is/are deemed a nuisance by the Board of Supervisors a request will be made to demolish and remove the nuisance.	06/28/13

CE 13-0069
5301 9TH STREET
KEYES, CA

City Zoom ▼

Tools ▼

Show Search Box

Print ▼

Help

		5238	5239	5238	5237
	5241	5240	4413	5240	5241

Esmail-Ave

	5301	5300 4404	5301	5300	4512 5301
	5305	5304	5305	5304	5305
	5308	5308	5308	5308	5308
	5313	5312	5313	5312	5313
	5317	5316	5317	5316	5317

9th Street

200 ft

1



04/17/2013



3

NO
TRASPASSING

10/03/2013



4



11/26/2013



5

02/20/2014

6



03/27/2014

7



03/27/2014