



DEPARTMENT OF ENVIRONMENTAL RESOURCES  
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## STANISLAUS COUNTY NUISANCE ABATEMENT HEARING BOARD

### MINUTES

REGULAR MEETING

July 28, 2016

#### I. ROLL

**CALL:** Meeting called to order at 6:00 pm.

Present: Chairperson Tom Orvis, Marjorie Blom and Arby Hoobyar Jr.

Absent: None

Staff

Present: Thomas Boze, Deputy County Counsel; Karl Quinn, Code Enforcement Manager; Robert Miramontes, Zoning Enforcement Officer; Kimberly Mossman, Administrative Secretary

#### II. PLEDGE OF ALLEGIANCE

#### III. APPROVAL OF MINUTES

- A. September 24, 2015  
Orvis/Hoobyar, (3-0), **APPROVED**

#### IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER

None

#### V. CORRESPONDENCE

None

#### VI. CONFLICT OF INTEREST DECLARATION

None

## **VII. PUBLIC HEARINGS (CONSENT ITEMS)**

Chairperson Tom Orvis informed the public of the consent items and procedures.  
Public hearing opened.  
Public hearing closed.

### ***NUISANCE ABATEMENT ACTION***

### **NON CONSENT ITEMS**

#### **A. ABATEMENT HEARING REGARDING CASE NO. CE15-0052 AT 4355 MESA DRIVE, RIVERBANK**

Robert Miramontes, Stanislaus County Zoning Enforcement Officer, reported the property is zoned A-2, General Agriculture District, located in the unincorporated part of the County and the owners are Kurt Caudill (deceased), Ellen K. Caudill. The property contains the following violations of Stanislaus County Code: unlawful junkyard/accumulation of junk on the premises, and unlawful accumulation of debris, refuse, and rubbish. Staff respectfully requests the Nuisance Abatement Hearing Board find in favor of Staff's recommendation.

Chairperson Tom Orvis opened the public hearing and informed the public of the procedures.

Brad Durman is Ellen Caudill's brother. Mr. Durman requested 6 months to clean the property and will start within the next month. Mr. Durman is interested in making the property livable for Ms. Caudill.

Jimmy Yarnall, Stanislaus County Behavioral Health and Recovery Services stated he has offered his support in getting the help that she needs and also with clean-up efforts.

Robert Miramontes stated following the Board of Supervisors declaring this property to be a nuisance, Code Enforcement will begin the clean-up process within two weeks and it will take approximately 30 days.

Adam Weinter, a neighbor, stated that the hoard of garbage and waste is a nuisance, an environmental disaster, and is a danger to public health and safety. Mr. Weinter requested the Board find this property a nuisance and recommend forwarding to the Board of Supervisors.

Daniel Medina, a neighbor, stated the property is an extreme fire hazard and that he is in danger of losing tenants due to the smell that comes from this property.

Courtney Schmidt, a neighbor, stated she appreciates that the family is interested in helping; however, that allowing 6 months for clean-up is too long.

Mrs. Weinter, a neighbor, stated this property is a nuisance to the community, threatens health and safety, and the property poses a health danger to the property owner. The property is a major fire hazard and lowers property values.

Rebecca Bell, a neighbor, commented that the last few months Ms. Caudill has gotten worse.

Daniel Medina reported that about 3 weeks ago, 3 Sheriff Officers were there for a welfare check on Ms. Caudill. The Officers located Ms. Caudill sleeping in the horse barn in a recliner.

Chairperson Orvis closed the public comment at 6:36 PM.

Chairperson Orvis requested comments from the Commissioners.

Commissioner Blom made a motion that the Nuisance Abatement Hearing Board find that a nuisance exists at 4355 Mesa Drive pursuant to Stanislaus County Code and for the item to be recommended to the Stanislaus County Board of Supervisors.

Commissioner Hooybar seconded the motion.

**BLOM/HOBYAR**, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

**VIII. PUBLIC COMMENT PERIOD**

No one spoke.

**IX. ADDITIONAL MATTERS AT DISCRETION OF CHAIR**

None

**X. MEETING ADJOURNED AT 6:36 P.M.**