

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

DEPT: Environmental Resources

BOARD AGENDA: 6.B.13
AGENDA DATE: November 18, 2025

SUBJECT:

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 2515 Lander Ave, Turlock, California


BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0604

On motion of Supervisor Grewal Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit
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: NOEMI LEON, Interim Clerk of the Board of Supervisors

File No.

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

DEPT: Environmental Resources

BOARD AGENDA:6.B.13
AGENDA DATE: November 18, 2025

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 2515 Lander Ave, Turlock, California

STAFF RECOMMENDATION:

1. Adopt the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 2515 Lander Ave, Turlock, California, CE No. 24-0438, as set forth in Attachment 1.
2. Direct and authorize County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days.

DISCUSSION:

The Department of Environmental Resources (Department) 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 Notices and Orders to Abate, conducting inspections, granting extension requests, issuing Administrative Civil Citations, recording Notices of Pendency 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 August 9, 2024, the Department of Environmental Resources (DER) received a complaint regarding truck parking with an expired Home Occupation Permit on the subject property located at 2515 Lander Avenue in Turlock, California. The complaint was verified on August 14, 2024, and a Notice and Order to Abate was issued on August 16, 2024. The person or persons responsible for committing the nuisance have failed to correct the violations within the time specified in the Notice and Order to Abate. Subsequently, fourteen compliance inspections were conducted between September 18, 2024, and October 23, 2025. 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 to Abate and Notice of Proposed Administrative Civil/Infraction penalty being issued January 25, 2025, and February 27, 2025. A Notice of Pendency was recorded with the Clerk-Recorder's Office. Additionally, three Administrative Civil Citations were issued on the following

dates:

- September 20, 2024
- October 30, 2024
- December 13, 2024
- January 26, 2025 – daily fines commenced.

Tux LLC 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 WFG Title. The persons with a recorded interest in the subject property were notified of this action and have refused to comply with the Notice and Order to Abate.

On October 23, 2025, 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 cost of the abatement will be charged to the property owner and, if the responsible person fails to pay the cost of abatement, a Notice of Abatement Lien will be recorded against the property. Additionally, the Notice of Pendency will remain filed in the Clerk-Recorder's Office until the property has been brought into compliance.

POLICY ISSUE:

The Board of Supervisors may adopt, modify, or reject the recommendations. If adopted, the property owner will be required to abate the nuisance within two weeks of the Board of Supervisors' decision by complying with the requirements identified in Attachment 1. Should the owner 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.

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 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 these actions are approved and the property owner fails to abate the nuisance. However, if a forced abatement is necessary, the costs will be charged to the property owner and if the responsible person fails 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.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Boards' priorities of *Enhancing Community Infrastructure* by promoting a safe and healthy environment and improving the quality of life of the community.

STAFFING IMPACT:

If the owner fails to comply, Code Enforcement staff will properly abate the nuisance as deemed necessary.

CONTACT PERSON:

Rob Kostlivi, Director of Environmental Resources

Telephone: 209-525-6700

ATTACHMENT(S):

1. Nuisance Abatement Hearing Board Decision
2. Property Map
3. Site Photographs



NUISANCE ABATEMENT HEARING BOARD

RECOMMENDED DECISION

**IN RE: 2515 Lander Ave, Turlock, CA
Abatement Hearing No. CE# 24-0438**

The above referenced matter came before the Nuisance Abatement Hearing Board for hearing on October 23, 2025. 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 2515 Lander Ave, Turlock, CA, in the unincorporated area of Stanislaus County, California, also identified as Assessor's Parcel Number 044-020-011, is zoned A-2, General Agriculture.
2. County Staff confirmed the existence of and presented evidence of violations of Stanislaus County Codes and California Building 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 and California Building 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 a non-permitted land use in the staff report are a violation of Stanislaus County Code 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 a non-permitted land use in the staff report are not a violation of Stanislaus County Code 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: October 23, 2025



Neill Callis, Chair

Stanislaus County Nuisance Abatement Hearing Board

It should be noted that on November 18, 2025 the Board of Supervisors will hear this matter as a consent item.

Attachment "A"

RE: File Number CE 24-0438
 Assessor's Parcel Number: 044-020-011
 Address: 2515 LANDER AVE, TURLOCK, 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:
§21.20.020 and §21.16.040 of the Stanislaus County Code. Non-Permitted Land Use.	Immediately discontinuing the non-permitted use. For information regarding the allowable uses on the property in question, you may consult Stanislaus County Planning and Community Development, located at 1010 10th Street, 3rd Floor, Modesto (525-6330). REMOVE ALL TRUCKS AND TRAILERS. OBTAIN PROPER PERMITS FOR TRUCK PARKING.	03/10/2025
111.6. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.	It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.	03/10/2025
CBC 105.1. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.	Contact the Planning and Community Development Department for all required Building Permits. If plans are required, Contact the Planning Department at 209-525-6330 and contact the Building Department at 209-525-6557 for the Building Permits or go to 1010 10th Street, Suite 3400, Modesto Ca 95354. Bring this Notice/Citation with you and present it to the department. PERMIT NEEDED FOR THE ELECTRICAL FENCE THAT IS INSTALLED ON THE PROPERTY.	03/10/2025



SIMMONS RD

AVE

LANDER AVE

1



08/14/2024 10:23

2



08/14/2024 10:23

3



10/23/2024 11:00

4



01/16/2025 10:49

5



02/13/2025 13:55

PRIVATE
PROPERTY
NO TRESPASSING

2512

2512

6



03/19/2025 12:19

7

04/23/2025 12:34





07/23/2025 12:41



07/23/2025 12:41

10

10/10/2025 13:20



11

10/10/2025 13:20



12



10/10/2025 13:19