



## Stanislaus County Nuisance Abatement Hearing Board Minutes

Regular Meeting

October 23, 2025

### I. Roll Call:

Meeting called to order at 6:00pm.

Present: Neill Callis, Chairperson; Board Member, Thomas Maring; Board Member, John Warren; Shaun Wahid, County Counsel

Absent: N/A

#### Staff

Present: Lane Avilla, Code Enforcement Manager; Stasia Heinsaar, Code Enforcement Officer; Kristen Anaya, Planning & Community Dev Manager; Maria Razo, Administrative Secretary

### II. Pledge of Allegiance

### III. Citizen's Forum

The Citizen's Forum is a time for the public to speak on issues that are not on tonight's agenda; however, the Board cannot take actions on these items.

No One Spoke

### IV. Approval of Minutes

No Minutes to approve

### V. Matters of Interest from the Code Enforcement Manager

None

### VI. Correspondence

None

### VII. Conflict of Interest Declaration

None

## **VIII. Public Comment Period**

No One Spoke

## **IX. Public Hearings (Consent Items)**

Chairperson Neill Callis informed the public of the consent item and procedures.

Public hearing opened.

### **Nuisance Abatement Action**

#### **Consent Items**

None

#### **Non-Consent Items**

##### **A. Nuisance Abatement Hearing regarding Case CE 23-0068, 4213 E. Barnhart Road, Ceres CA 95307**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation of county code of non-permitted land use. Staff recommends that this property be declared a public nuisance and recommend approval to send this case to the Board of Supervisors for abatement actions and/or further directions to gain compliance.

#### **Any questions for staff:**

No one spoke

#### **In Opposition:**

No one spoke

#### **In favor:**

Kristine K., current neighbor, agrees with the staff recommendations. She mentioned there is a lot of noise all throughout the night from the people working with the trucks/ trailers. She described an incident in which a vehicle struck utility poles and left the area prior to identification. She states this is not an agricultural being transported, this has now become a trucking route for them and this is not safe.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

##### **B. Nuisance Abatement Hearing regarding Case CE 23-0109, 1933 Patterson Road, Riverbank, CA 95367**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation of county code of non-permitted land use and continue to have trucks and trailers parked on sight. Staff states that the owner of the property submitted an application for a general plan amendment for rezone as of yesterday. Staff recommends that this property be declared a public nuisance and recommend approval to send this case to the Board of Supervisors for abatement actions and/or further directions to gain compliance.

**Any questions for staff:**

No one spoke

**In opposition:**

Sariana A., from Petrulakis Law and Advocacy, representing the property owner, confirms that an application was submitted 2 days ago. She is currently working on complying and working to getting all appropriate permits, asking to continue this matter or dismiss it. She has copies of the application and were given to the Code Enforcement Admin Secretary.

**In favor:**

No one spoke

Kristen Anaya, from Planning Department, confirmed that a general plan amendment application was received 2 days ago.

The Board noted the duration of noncompliance prior to application submission.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Warren/ Maring (2-0)**

**C. Nuisance Abatement Hearing regarding Case CE 23-0316, 2925 Gold Road, Turlock, CA 95380**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation of county code of non-permitted land use and continues to have trucks and trailers parked on sight. He stated that the property owner applied for use permit in December 2023, but the application was withdrawn by the Planning Department. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process

**Any questions for staff:**

No one spoke

**In opposition:**

No one spoke

**In favor:**

Jessica T. neighbor raised safety concerns related to traffic and prior incidents. She states there are a lot of trucks and trailers, but we are zone Ag. She commented that if the owners are going to be allowed to have trucks and trailers in this area, then it should be rezoned as commercial.

Edith W. neighbors also in favor. She states trucks pull out of this property and always have difficulties pulling out of as it is a sharp turn to exit, and trucks are causing blockage. The neighbor also reiterated safety concerns related to truck traffic and prior incidents in the area.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

**D. Nuisance Abatement Hearing regarding Case CE 24-0438, 2515 Lander Avenue, Turlock, CA 95380**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation of non-permitted land use and continue to have trucks and trailers parked on the property. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process

**Any questions for staff:** No one spoke

**In Opposition:** No one spoke

**In favor:**

Neighbor came to the stand (did not mention his name), he stated he called code department, and questioned the fines for these violations, the neighbor expressed concerns regarding the scale and intensity of trucking operations in this property.

**In opposition:** Gurjit, property owner, states he bought the property in 2009, states that the property was “grandfathered-in”. **Warren:** asked the owner, what does he mean by “grandfathered-in”. The owner states that the previous owner had trucks and trailers. Warren asked if he reviewed the escrow papers to review is the property was “grandfathered-in” for review and regulations about trucks and trailers, but owner stated that he is not sure. He was already running a trucking company before he purchased the property.

Kristen Anaya, from Planning Department, was asked to come to the stand to speak on a status on this property. Property owner submitted a use permit application to conduct truck parking in 2016, the application was withdrawn in 2019 due to inability to meet the required criteria; therefore, there is not a legal non-conforming status on this property. The use began on the property around 2013.

Lane Avilla stated that the use was not permitted, as it was never approved.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

**E. Nuisance Abatement Hearing regarding Case CE 24-0663, 6912 Faith Home Road, Ceres, CA 95307**

Stasie Heinsaar states that this property is on the agenda tonight but has now been marked as compliant. Stasie stated that he inspected the property earlier in the day and the owner removed all trucks from the property and has also corrected other violations, such as the gravel removal, and the cleanup of the property. Staff is not asking for any recommendations for this property.

**In opposition:** No one spoke

**In favor:** Kristine K., neighbor, came to the stand to state that she is very happy that the owner removed all the gravel. She states that truck drivers used her property when they began to bring asphalt that she had to put up a fence to avoid them from using her driveway.

**Any questions to staff:**

Chairperson Neill Callis has a question for staff and county counsel; during these types of situations, if the board dismisses this, and if trucks show back up, do you have to start all over again? Lane Avilla answers yes, code enforcement will monitor to a certain basis. Phase one has been started on escrow for a new potential buyer, we'll keep a close eye on this to make sure the new buyer is not going to try to start a trucking company. If it's a new owner, and it the same violations continue, this will start all over again. We are ok with no action with this property, we can also review next NAHNB meeting if needed.

**Motion to continue until next NAHB meeting: Warren/ Maring (2-0)**

**F. Nuisance Abatement Hearing regarding Case CE 25-0059, 2301 Bangs Avenue, Modesto, CA 95356**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation county code of non-permitted land use. Staff has spoken to the property owner, and informed the owner that per Planning Department, he is only allowed 3 trucks and 3 trailers parked on the property in accordance with the permit that he has. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process.

**Questions for staff:** No one spoke

**In opposition:**

Property owner, Avinesh V. states that he bought the property in 2024. Prior to the purchase, the property was a trucking company and was told that it was

“grandfathered” land for trucks and trailers. The owner states that he has a license from truck and trailer repair, he purchases trucks/ trailers to fix and resale.

**In favor:**

Richard R. lives across the road from this property. He states that prior to this new owner, the property did have 2 to 3 trucks/ trailers but now he has counted 11 or 12 trucks. Refrigerated trucks are running 24/7 and he states he can hear the engines running on the refrigeration units all night. He also states that he can hear the trucks coming in and out of the property throughout the day and night.

The wife Sally R., came to the stand, states that the trucks are operating, and constant beeping and some trucks refrigeration systems are making noise throughout the late night and early morning. She states that these are mainly parked on Bangs Ave. She stated that before purchasing her home, she did her research on the zoning of the area and it listed the limits of noise and trucks, and was comfortable with the zone but this is property is doing too much.

James S. and wife Helen S. are also neighbors and are both in favor and agree with the staff's recommendation.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Warren/ Maring (2-0)**

**G. Nuisance Abatement Hearing regarding Case CE 25-0073, 4700 S. Sperry Road, Denair, CA 95316**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation county code of non-permitted land use. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process

**Questions for staff:** Lane A. adds that he was provided with a Petition for Consideration, which was signed by 13 neighbors who were not able to make it to tonight's meeting and are in favor.

**In opposition:**

David C. and brother Brandon C., both property owners. David states they had filed for the correct permits but there was a delay as their brother had a major accident at the beginning of the year. David stated that they are waiting for his brother to heal to be able to remove all the trailers out of the property since he is the only one who has a proper license to move these. Brandon stated that the trucks are only for agricultural purposes, that there are no refers, and there is a bit more trucks in the property due to it being the almond and walnut harvest. David then states that they are also accepting any guidance and more time to comply and will follow proper direction to pertain proper permits.

**Staff comments:** Stasie H. states that the property has more than the required trucks/ trailers. Lane A. adds that they will have plenty of time after being sent to the board to comply.

**In favor:**

Neighbor, Perry Y., lives across the street from the trucking company, says that he is in favor and agrees with staff. He states the road has been paved and the road is a “rumble”, the trucks are loud and disturbing. He states that there is a small entry to the driveway and are making wide turns and are destroying the area where they are making these turns. The neighbor stated that truck activity has increased noise and traffic impacts in the area.

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

**H. Nuisance Abatement Hearing regarding Case CE 25-0109, 5272 Prairie Flower Road, Ceres, CA 95307**

Stasie Heinsaar stated that the owner of the property is now in compliance and the property owner got a home occupation permit which allows 3 trucks and 3 trailers in operation with father and son, and they’ve never had more than that during any of the inspections. Stasie states he is confident the owner/s will stay in compliance now that they have proper permits. Staff recommends for this case to be dismissed.

**Questions for staff:** No one spoke

**In opposition:** No one spoke

**In favor:** No one spoke

**Motion to dismiss case approved: Maring/ Warren (2-0)**

**I. Nuisance Abatement Hearing regarding Case CE 25-0117, 4706 Esmar Road, Ceres, CA 95307**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation. The property has a valid home occupation permit for truck parking; however, they are parking more than it is allowed on the property. Stasie states that he informed the owner was informed that per Planning Dept, he is only allowed 3 trucks and 3 trailers parked on the property. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process.

**In opposition:**

Owner came to the stand and asked for an estimated time or exact date to be complying. He states they are working with the Central Valley Engineering

Surveying to be complying and would like to know how much time they have to be in compliance.

Code Enforcement staff, Stasie, responds, that when this case gets send to the Board of Supervisors, then on a normal case we get 90 days before an action is done. But unsure if this is a normal circumstance but just speaking on historical data.

Code Enforcement Manager, Lane A., adds that the Board of Supervisors has 15 days, 90 days if they want to have an extension for the decision making. Planning Department might also become involved for timeframes if something gets to a certain point. Lane states that at times, this can take years, he recommends discontinuing the use until everything gets approved.

Owner states that in the next month or two they will try to clean up and remove the trucks that are parked in the property.

**In favor:** No one spoke

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

**J. Nuisance Abatement Hearing regarding Case CE 25-0243, 18620 Sycamore Avenue, Patterson, CA 95363**

Stasie Heinsaar gave a report on the status of this property. Stasie stated that the conditions of the property are still in violation of county code of non-permitted land use. Staff recommends that this property be declared a public nuisance and that the board authorize county staff to proceed with the abatement process

**In opposition:** No one spoke

**In favor:** No one spoke

**Approved to send this case to the Board of Supervisors for abatement actions and/ or further directions to gain compliance: Maring/ Warren (2-0)**

Public hearing closed.

**X. Additional Matters at Discretion of Chair**

None

**XI. Meeting Adjourned at 7:11 P.M.**

Lane Avilla, Code Enforcement Manager

(The above is a summary of the minutes of the Nuisance Abatement Hearing Board. Complete tape(s) of the meeting are available from the Department of Environmental Resources Director).