



Stanislaus County Nuisance Abatement Hearing Board Minutes

Regular Meeting

December 11, 2025

I. Roll Call:

Meeting called to order at 6:00pm.

Present: Lars Willerup, Chairperson; Neill Callis, Board Member; John Warren;
Shaun Wahid, County Counsel

Absent: None

Staff

Present: Lane Avilla, Code Enforcement Manager; Stasie Heinsaar, Code Enforcement
Officer; Maria Razo, Administrative Secretary

II. Pledge of Allegiance

The Pledge of Allegiance was led by Chairperson Willerup.

III. Citizen's Forum

The Citizen's Forum provides an opportunity for members of the public to address the Board on items not listed on the agenda. The Board is not permitted to act on items raised during this forum.

No members of the public spoke.

IV. Approval of October 23, 2025 Minutes

Motion: Approve the minutes of October 23, 2025.

Moved by: Callis

Seconded by: Warren

Vote: Approved (3-0)

V. Correspondence

There was no correspondence reported by Code Enforcement Manager Avilla.

VI. Conflict of Interest Declaration

No conflicts of interest were declared.

VII. Public Hearings (Consent Items)

Chairperson Willerup informed the public of the public hearing procedures and consent item process.

A. Consent Items

There are no consent items on the agenda

B. Non-Consent Items

We have two (2) non-consent items on tonight's agenda.

1. Nuisance Abatement Hearing regarding Case CE 22-0407, 1347 N. Carpenter Road, Modesto, CA 95351

Staff Report:

Code Enforcement Officer Stasie Heinsaar presented a report indicating the property remains in violation and is a public nuisance. Violations include accumulation of rubbish and garbage, unlawful vacant structure, accumulation of weeds and vegetation. This case began on July 19, 2022. A total of 27 inspections were conducted, and 20 citations were issued, totaling \$7,500 in fines. The property remains in violation as of the most recent inspection. Staff recommended declaring the property a public nuisance and authorizing County staff to proceed with force cleanup.

Board Questions for staff:

Chair Willerup asked whether the \$7,500 in fines had been paid. Officer Heinsaar responded that the amount remains outstanding, and no payments have been made.

Member Warren asked whether a daily fine had been imposed. Officer Heinsaar responded that a daily fine has not yet begun.

Chair Willerup asked whether individuals were living in tents observed on the property and whether utilities were active. Officer Heinsaar responded that no individuals are believed to be living on the property, and utilities are believed to be inactive.

Public Comment – In Opposition:

None

Public Comment – In Favor:

Theresa G., Modesto resident, Chairwoman of Woodland West Community, and Neighborhood Watch Coordinator, stated the property has been a problem for approximately 20 years. She reported frequent complaints, prior fires on the property,

and expressed the belief that the property owner has had sufficient time to correct the nuisance.

Action:

Motion: Forward the case to the Board of Supervisors for abatement action and/or further direction to gain compliance.

Moved by: Callis

Seconded by: Warren

Vote: Approved (3–0)

2. Nuisance Abatement Hearing regarding Case CE 22-0465, 859 N. Kenwood Avenue, Turlock, CA 95380

Staff Report:

Officer Heinsaar reported that the property remains in violation and is a public nuisance. Violations include accumulation of rubbish and garbage, weeds and overgrown vegetation, and inoperative vehicles. This case began on August 10, 2022. A total of 30 inspections were conducted, and 18 citations were issued, totaling \$6,700 in fines. The property remains in violation as of the most recent inspection. Staff recommended declaring the property a public nuisance and authorizing County staff to proceed with force cleanup.

Board Questions and Discussion:

Chair Willerup requested future photographs of surrounding areas. Manager Avilla agreed and clarified County versus City of Turlock jurisdiction.

Public Comment – In Opposition:

Cabrina H., property owner, acknowledged the violations and stated that financial hardship has delayed full compliance. She reported partial cleanup efforts and ongoing communication with staff, and stated she is scheduling assistance to continue cleanup.

Public Comment – In Favor:

Michael I., owner of three neighboring properties, stated the property has been a nuisance since before 2022, and cited visibility and safety concerns caused by overgrown shrubs, he adds that they had to cut the shrubs themselves for the safety of their employees. He mentions that there are items on the property that are as light as plastic cans, but the property owner is not doing too much of an effort to clean up.

Pete P., Facilities Manager at Ireland Insurance Company, supported prior comments and stated offers to assist with vegetation trimming had been limited by the property owner.

Counsel Consultation: County Counsel advised that he has comments but suggests legal discussion should occur outside open session.

Recess for Counsel Consultation (6:38–6:48 PM)

Action:

Motion: Forward the case to the Board of Supervisors for abatement action and/or further direction to gain compliance.

Moved by: Callis

Seconded by: Warren

Vote: Approved (3–0)

Public hearing closed.

VIII. Other Matters

None

IX. Additional Matters at Discretion of Chair

None

X. Adjournment

The meeting was adjourned at 6:49 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).