



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: November 1, 2016

Subject: Cost Confirmation Hearing for Real Property Located at 425 Market Ave., North Richmond

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**RECOMMENDATION(S):**

OPEN the hearing on the itemized costs of abatement of real property located at 425 Market Ave., Richmond, California, Contra Costa County (APN 409-261-009);

RECEIVE and CONSIDER the attached itemized report on the abatement costs and any objections thereto from the property owner or other persons with a legal interest in the property; and CLOSE the hearing.

DETERMINE the cost of all abatement work and all administrative costs to be \$21,616.58.

ORDER the itemized report confirmed and DIRECT that it be filed with the Clerk of the Board of Supervisors.

ORDER the costs to be specially assessed against the above-referenced property and AUTHORIZE the recordation of a Notice of Abatement Lien.

**FISCAL IMPACT:**

No net fiscal impact. The costs as determined above will be added to the tax roll as a special

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

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Action of Board On: **11/01/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 1, 2016

Contact: Jason Crapo,  
(925) 674-7722

David Twa, County Administrator and Clerk of the Board of  
Supervisors

By: , Deputy

cc:

assessment on this property and will be collected at the same time and in the same manner as ordinary County taxes are collected.

## BACKGROUND:

Contra Costa County Ordinance Code Article 14-6.4 and California Government Code Section 25845 authorize the recovery of abatement costs in public nuisance cases, the recordation of a Notice of Abatement Lien and inclusion of abatement costs on the tax roll as a special assessment, upon approval of the Board of Supervisors.

The Notice and Order to Abate was posted on the above-referenced property for fire damaged structure whose premises contain excessive vegetation, rubbish and debris, and was served on the property owner and all persons known to be in possession of the property by certified mail on October 13, 2015.

The property owner did not file an appeal of the Notice and Order to Abate. The County Abatement Officer abated the nuisance on June 1, 2016.

The property owner was billed for the actual cost of the abatement and all administrative costs. The bill was sent by first-class mail to the property owner on June 3, 2016. The property owner did not pay the bill within 45 days of the date of mailing.

Notice of this Cost Hearing was sent to the property owner by certified mail by the Clerk of the Board. For proof of service, see Clerk of the Board at 651 Pine Street, Room 106, Martinez, CA.

## CONSEQUENCE OF NEGATIVE ACTION:

If not approved, the County will not be able to recover costs for abatement on code violations for this property.

## CLERK'S ADDENDUM

***CLOSED the hearing; DETERMINED the cost of all abatement work and all administrative costs to be \$21,616.58; ORDERED the itemized report confirmed and DIRECTED that it be filed with the Clerk of the Board of Supervisors; ORDERED the costs to be specially assessed against the property and AUTHORIZED the recordation of a Notice of Abatement Lien.***

## ATTACHMENTS

Itemized Abatement Costs

Before and After Photos