



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: May 23, 2017

Subject: Cost Confirmation Hearing for Real Property Located at 401 Market Ave., Richmond, CA.

RECOMMENDATION(S):

- 1.OPEN the hearing on the costs of abating a public nuisance on the real property located at 401 Market Ave., Richmond, California, in unincorporated Contra Costa County (APN 409-261-013);
- 2.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.
- 3.DETERMINE the cost of all abatement work and all administrative costs to be \$17,394.69.
- 4.ORDER the itemized report confirmed and DIRECT that it be filed with the Clerk of the Board of Supervisors.
- 5.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 assessment on this property and will be collected at the same time and in the same manner as ordinary County taxes are collected.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **05/23/2017** ☐ 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: May 23, 2017

Contact: Jason Crapo,
(925) 674-7722

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

By: , Deputy

cc:

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.

BACKGROUND: (CONT'D)

The Notice and Order to abate was posted on the above-referenced property for an unsecured vacant property with trash, debris and fire damage caused by multiple arson fires, was served on the property owner and all persons known to be in possession of the property by certified mail on October 10, 2016.

The property owner did not file an appeal of the Notice and Order to Abate. The County Abatement Officer abated the nuisance on January 28, 2017.

The property owner was billed for the actual cost of the abatement, which included removal of the substandard dwelling, as well as trash and debris, and all administrative costs. The bill was sent by first-class mail to the property owner on February 9, 2017. 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 \$17,394.69; 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 above-referenced property and AUTHORIZED the recordation of a Notice Of Abatement Lien.

ATTACHMENTS

Itemized Abatement Costs

Before and After Photos