



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**BUILDING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors DATE: February 26, 2019

FROM: Tim Wegner, Deputy Director of Building Services  
By: Ryan Zender, Supervising Code Compliance Officer

SUBJECT: Hearing on Account and Proposed Assessment for Administrative and Abatement Costs - Melrose, 228 Doolittle Drive, Roseville, CA 95747

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**ACTION REQUESTED**

1. Conduct a public hearing to consider the account and proposed assessment, together with objections and protests thereto, for the recovery of administrative and abatement costs in the amount of \$10,610.82, arising from a nuisance abatement action at 228 Doolittle Drive, Roseville, CA (Owner of record: Mary Ann Melrose).
2. Adopt a resolution confirming said account and proposed assessment and authorizing staff to record a lien against the real property located at 228 Doolittle Drive, Roseville, CA, if the account is not paid in full within thirty (30) days.

**BACKGROUND**

Placer County Code Section 17.62.160 sets forth the procedures governing nuisance abatement in the County. Said procedures task the code official with maintaining an itemized account of enforcement costs (PCC § 17.62.160(E)(2)). Upon completion of abatement, the matter is scheduled for a public hearing, at which the Board is asked to consider the account and proposed assessment, together with objections and protests thereto (PCC § 17.62.160(E)(2)-(3)). At the conclusion of the hearing, the Board may assess the dollar amount proposed by staff, as supported by staff's itemized account, or modify the amount of the proposed assessment, as the Board deems just (PCC § 17.62.160(E)(3)). If the Board determines costs should be assessed, the Board is asked to authorize staff to record a lien for the specific dollar amount (PCC § 17.62.160(E)(4)). If the property owner pays the account in full within thirty days, the lien will not be recorded against the property (PCC § 17.62.160(E)(4)).

In March 2016, Code Compliance staff began investigating alleged violations of the Placer County Code related to excessive outdoor accessory storage on real property located at 228 Doolittle Drive, Roseville (APN: 023-303-029-000). Staff sent multiple notices of violation and issued three administrative citations over the course of two years, but these measures did not result in compliance by the property owner. Staff eventually learned the owner of record had passed away; thereafter, staff made efforts to provide additional notice to relatives of the late property owner to see if an heir, executor, or representative of the deceased would take responsibility for the property and abate the violations. After issuance by staff of a Notice of Nuisance and a Notice of Nuisance Abatement, the Planning Commission held a nuisance abatement hearing, at which the property owner/representative was ordered to abate the violations. When the property owner/representative failed to correct the violations pursuant to the Commission's order, Code Compliance acquired jurisdiction to abate the violations on the property and employed the services of a contractor to perform the physical abatement work.

County administrative costs billed in this matter consist of staff time spent on administrative tasks, site visits/inspections, obtaining an inspection/abatement warrant, and hearing preparation and attendance. The County also incurred contractor costs for the physical abatement of the nuisance conditions on the property.

Code Compliance requests that the Board: (1) conduct a public hearing to consider the account and proposed assessment, together with objections and protests thereto, for the recovery of administrative and abatement costs in the amount of \$13,008.65, arising from a nuisance abatement action at 228 Doolittle

Drive, Roseville, CA (Owner of record: Mary Ann Melrose), and (2) adopt a resolution confirming said account and proposed assessment and authorizing staff to record a lien against the real property located at 228 Doolittle Drive, Roseville, CA, if the account is not paid in full within thirty (30) days. Staff believes that modification of the amount of the proposed assessment is unwarranted since this amount represents the County's actual administrative and abatement costs related to the aforesaid nuisance abatement action.

#### **ENVIRONMENTAL IMPACT**

This action is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies) and is not a project under CEQA pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5).

#### **FISCAL IMPACT**

The requested action is intended to recover administrative and abatement costs associated with enforcement of the Placer County Code.

#### **ATTACHMENTS**

Attachment 1: Itemized Account of Costs

Attachment 2: Contractor Invoices

Attachment 3: Resolution confirming the Assessment and Authorizing the Recordation of a Lien against the Real Property



# ATTACHMENT 1



## Itemized account of administrative costs

Code Compliance Case CE16-00100  
Property Owner: Mary Ann Melrose  
Address: 228 Doolittle Drive, Roseville, CA 95747  
APN: 023-303-029-000

Date	Description	Hours	Staff	Rate	Total
11/21/2017	Inspection	1	1	\$ 117.27	\$ 117.27
11/29/2017	Prepare Notice of Nuisance	1	1	\$ 117.27	\$ 117.27
1/31/2018	Inspection	1	1	\$ 117.27	\$ 117.27
2/1/2018	Notice of Nuisance mailed	0.5	1	\$ 117.27	\$ 58.64
3/6/2018	Inspection	1	1	\$ 117.27	\$ 117.27
5/11/2018	Prepare Notice of Nuisance Abatement	1	1	\$ 117.27	\$ 117.27
5/29/2018	Inspection; Posted NONA	1	1	\$ 117.27	\$ 117.27
5/30/2018	Prepare Staff Report for Planning Commission	3	1	\$ 117.27	\$ 351.81
6/8/2018	Inspection	1	1	\$ 117.27	\$ 117.27
6/14/2018	Planning Commission Hearing	1	1	\$ 117.27	\$ 117.27
6/14/2018	Mailed Abatement Order	0.5	1	\$ 117.27	\$ 58.64
6/19/2018	Posted Abatement Order at Property	1	1	\$ 117.27	\$ 117.27
7/12/2018	In Person Meeting with PO Family members	1	1	\$ 121.49	\$ 121.49
7/24/2018	Inspection	1	1	\$ 121.49	\$ 121.49
8/15/2018	Contractor Bid	1	1	\$ 121.49	\$ 121.49
8/22/2018	Contractor Bid	1	1	\$ 121.49	\$ 121.49
8/25/2018	Warrant Preparation	2	1	\$ 121.49	\$ 242.98
8/31/2018	Obtained Warrant; Posted at Property	2	1	\$ 121.49	\$ 242.98
9/4/2018	Property Abatement	7	1	\$ 121.49	\$ 850.43
9/4/2018	Contractor Invoice #JK940167				\$ 5,582.00
9/5/2018	Property Abatement	2	1	\$ 121.49	\$ 242.98
9/5/2018	Contractor Invoice #JK940166				\$ 1,196.00
9/11/2018	Warrant Return	1	1	\$ 121.49	\$ 121.49
9/6/2018	Admin Cost Preparation	1	1	\$ 121.49	\$ 121.49
		Total Costs			\$ 10,610.82

## ATTACHMENT 2

Junk King Sacramento Valley  
12181 Folsom Blvd Ste A  
Rancho Cordova, CA 95742 US  
(916) 759-9587  
johnmccue@junk-king.com

### INVOICE

**BILL TO**  
Marina Jauregui  
County Of Placer  
8501 Sunrise Ave.  
Roseville, CA 95661

**SHIP TO**  
228 Doolittle  
Roseville, CA 95747

**INVOICE #** JK940167  
**DATE** 09/04/2018  
**DUE DATE** 09/14/2018

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ACTIVITY	QTY	RATE	AMOUNT
Services 9 load(s)	1	5,382.00	5,382.00
Services Labor	2	100.00	200.00

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**BALANCE DUE** **\$5,582.00**

Junk King Sacramento Valley  
12181 Folsom Blvd Ste A  
Rancho Cordova, CA 95742 US  
(916) 759-9587  
johnmccue@junk-king.com

## INVOICE

**BILL TO**  
Marina Jauregui  
County Of Placer  
3091 County Center Drive  
Auburn, CA 95603

**SHIP TO**  
228 Doolittle  
Roseville, CA 95747

**INVOICE #** JK940166  
**DATE** 09/05/2018  
**DUE DATE** 09/15/2018

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b>	1	1,196.00	1,196.00
2 load(s)			

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<b>BALANCE DUE</b>	<b>\$1,196.00</b>
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# ATTACHMENT 3

## Before the Board of Supervisors County of Placer, State of California

**In the matter of:** A Resolution Confirming an Assessment and Authorizing the Recordation of a Lien against the Real Property of Mary Ann Melrose, located at 228 Doolittle Drive, Roseville, California.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, in March 2016, Placer County Code Compliance Services ("Code Compliance") began investigating alleged violations of the Placer County Code on real property owned by Mary Ann Melrose ("Owner") and located at 228 Doolittle Drive, Roseville, California (the "Property"); and

**WHEREAS**, said violations consisted of excessive outdoor storage of materials, outdoor storage of materials within a front setback, and storage of inoperable and/or improperly registered vehicles, contrary to the requirements of Placer County Code Section 17.56.250; and

**WHEREAS**, having exhausted efforts to obtain compliance through the issuance of notices of violation and administrative citations, Code Compliance served the Owner a Notice of Nuisance and subsequently posted the Property with a Notice of Nuisance Abatement; and

**WHEREAS**, on June 14, 2018, the Planning Commission held a nuisance abatement hearing, at which the Commission ordered the Owner to abate the violations within thirty days; and

**WHEREAS**, the Owner failed to comply with the Commission's Order of Abatement, and the aforesaid violations remained on the Property upon expiration of the Order of Abatement; and

**WHEREAS**, between September 4, 2018 and September 5, 2018, a contractor hired by the County completed abatement of the violations on the Property; and

**WHEREAS**, on February 8, 2019, Code Compliance staff mailed the Owner a Notice of Hearing on Account and Proposed Assessment via first-class and certified mail, return receipt requested, and posted said Notice at the Property, reflecting administrative costs of \$10,610.82—an amount that remains unpaid to this date; and,

**WHEREAS**, pursuant to Placer County Code Section 17.62.160(E)(3), the Board has conducted a public hearing to consider the account and proposed assessment, together with any objections and protests thereto.

**NOW, THEREFORE, BE IT RESOLVED**, that the Placer County Board of Supervisors hereby confirms an assessment against the Property in the amount of \$10,610.82 and directs staff to record a lien in that amount against the Property if the account is not paid in full within thirty days. Said lien shall be at a parity with the liens of State and County taxes.

