



Calaveras County

Building Department

(209) 754-6390
(209) 754-6396 fax

Code Compliance

(209) 754-6326
(209) 754-6328 fax

Website: www.co.calaveras.ca.us

Notice of Violation

Date: 06/13/2018

Case#: 1671

Cilenti Bee ETAL
475 Gold Ct.
San Andreas Ca. 95249

Re: Alleged Code Violations at **475 Gold Ct. San Andreas**
APN: 042-044-007
Zoning District: R3 PD

Due to a complaint received by the Calaveras County Code Compliance Unit alleging possible code violations on the above referenced parcel, an investigation was made on **06/13/2018**. The following violations were found:

Summary: Your property is littered with discarded furniture, recyclables, and trash. The accumulation of junk is likely to provide rodent and pest harborage. Please remove and properly disposed of these items. There are junk vehicles on your property. Vehicles must be road operable and currently registered, or stored with within four walls and a roof.

It is our goal to gain voluntary compliance, however, should you fail to bring your property in to compliance an Administrative Citation will be issued, administrative costs assessed, and fines of up to \$100.00 per day per violation may be assessed. Failure to pay administrative costs, administrative fines, and costs of abatement as they become due will result in a lien being placed on your property which will then be placed on your property tax bill for collection the following tax cycle and a Notice of Non-Compliance Substandard/Dangerous Building (applicable document) will be recorded against the property. Once the lien is placed on the tax roll it will not be removed until paid in full.

Alleged code violations exist under Calaveras County Code 8.06.060. It shall be unlawful for any person, own, occupant, tenant, or operator to cause or maintain a public nuisance on a premise. A public nuisance is defined as:

- A. Anything injurious or likely to become injurious to the health and safety, or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, including a condition of visual blight, or unlawfully obstructing the free passage or use, in the customary, of any public park, square, street, or highway; or for a person to occupy as a tenant, or owner-occupant, or to permit another person to occupy, premises which are not in a sanitary and safe condition and which do not comply with the requirements of this

Government Center
891 Mountain Ranch Road San Andreas, CA 95249-9709

chapter. Enumeration of such nuisances in this chapter shall not be deemed exclusive.

- B. Any violation of the provisions of the Calaveras County Code as set forth in Title 13, Chapter 13.12; Title 15; and Title 17.
- C. Any violation of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Administrative Code, California Health and Safety Code, International Property Maintenance Code, or any other applicable law.
- D. Any accumulation of junk, debris, or junk cars, as defined in Section 17.06.1030 of the Calaveras County Code, on any other parcel of land within sight of any other parcels of land, or public or private roads that are not enclosed within four walls and a roof.
- E. Any violations of the provisions of this chapter

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of **Calaveras County Code 17.06.1030 – Junk**: “Junk” means, and is not limited to, trash, refuse, paper, glass, cans, bottles, rags, ashes, trimming from lawns, yards, trees, shrubbery, including plants and leaves, and other solid waste or salvageable materials other than garbage; inoperable appliances, parts, tools; inoperable and unregistered vehicles, vehicle parts, vehicle hulks; discarded furniture; dirt, rocks, and materials from the demolition, alteration or construction of buildings or structures, unless such dirt, rocks, or other materials from demolition, alteration or construction are being used for purposes of fill material.

Options to Abate:

1. Remove all items that constitute a violation of this code to appropriate disposal locations.

Alleged code violations exist under Calaveras County Code 8.06.060, through a violation of **Calaveras County Code 17.04.210 – Junk, Junk, Debris or Junk Cars**: No property owner, tenant, occupant or other use of public or private property in the County shall permit or cause to accumulate junk, debris, or junk cars, as defined in Section 17.06.1030, on any parcel of land zoned Residential Agriculture (RA), Rural Residential (RR) or Single Family Residential (R1), Two Family Residential (R2) and Multiple Family Residential (R3) unless that junk, debris, or junk cars are completely enclosed within a structure with solid walls and a roof.

Options to Abate:

1. Junk vehicles and/or junk and debris must either be placed in a structure with solid walls and a roof, or
2. remove from the property, or
3. In the case of junk vehicles, the vehicles must be made road operable, licensed, and registered with the Department of Motor Vehicles.

Alleged code violations exist under Calaveras County Code 8.06.060. Through a violation of **International Property Maintenance Code Section 307.1 - Accumulation of Rubbish or Garbage**: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Options to Abate:

1. Remove all rubbish to an appropriate disposal facility

Alleged code violations exist under Calaveras County Code 8.06.060. Through a violation of **International Property Maintenance Code Section 307.2 – Disposal of Rubbish**: Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Options to Abate:

1. Remove all rubbish to an appropriate disposal facility
2. Store future garbage before removal in approved containers.

Alleged code violations exist under Calaveras County Code 8.06.060. Through a violation of **International Property Maintenance Code Section 307.2.2 – Refrigerators**: Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

Options to Abate:

1. Remove refrigerators to an appropriate disposal facility.

Please be advised that while immediate action is required to abate these apparent violations, a reasonable amount of time will be allowed for you to bring the property into full compliance. Please contact the Code Compliance Unit, in writing no later than **March 25, 2018**. In your written response you must state a reasonable time frame in which you will have the violations on your property abated.

If you fail to cease and abate the violation(s) within **20** days of the date of this notice, a fine of **\$100** per day will accrue beginning on the **21st** day and will continue to accrue on a daily basis until the County has received proof of abatement. The violation **shall also be subject to abatement** by the County pursuant to County Code Chapter 8.06. If the County physically abates the violation(s), you are responsible for all costs associated with the abatement, which may be recovered via a lien on the property. Our objective is to secure your voluntary compliance so we do not have to take legal action against you.

If you have any questions regarding the above, please contact us between the hours of 8 a.m. and 5 p.m., Monday through Friday at (209) 754-6326.

You may submit, in writing to the Code Enforcement Officer, any information relating to a determination of the existence of a violation(s) or question(s) concerning our actions, by writing to the following address:

Code Compliance Unit
891 Mountain Ranch Rd
San Andreas Ca. 95249



Sabrina Cable
Senior Code Enforcement Officer