



Calaveras County

Building Department

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

Website: www.co.calaveras.ca.us

Code Compliance

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

Notice of Violation

May 23, 2019

Case#: 2157 & 2346

Karen M Piper
2101 Gold Strike Rd.
San Andreas, CA 95249

Re: Alleged Code Violations at **2101 Gold Strike Rd. San Andreas**
APN: 040-010-027 & 040-010-016
Zoning District: RA-MH

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 **February 15, 2019**. The following violations were found:

Summary: Previous notices have been issued for the junk and debris and storage of numerous inoperable and/or unregistered vehicles of various types on both of the properties listed above. These violations were not corrected and were found to continue to exist on the properties. A Courtesy Notice was issued on February 19, 2019 and ample time has been given to cure the violations but all violations continue to exist. Additionally, camping is occurring in multiple Recreation Vehicles on the property and after being advised of the county code regulating camping the violation is continuing to occur. Numerous attempts to contact the property owner and tenant have been made with no response.

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, 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. Once the lien is placed on the tax roll it will not be removed until paid in full.

PUBLIC NUISANCE

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

1. Any condition caused, maintained, or permitted to exist which constitutes a threat to the public health, safety, or welfare or which is injurious to the senses or which significantly obstructs, injures, or interferes with the reasonable or free use of property in a neighborhood, community, or to any considerable number of persons. A public nuisance also has the same meaning as set forth under the California Civil Code;
2. Any violation of the provisions of the Calaveras County Code as set forth in Titles 13, 15, and 17;
3. Any violation of the Uniform Building Code, Uniform Fire Code, Uniform Housing Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code, Uniform Code for the Abatement of Dangerous Buildings, Uniform Administrative Code, or any other applicable law;
4. Any accumulation of junk, debris, or junk cars, as defined in Title 17, on any parcel of land within sight of any other parcel of land or public or private roads, and which is not enclosed within four walls and a roof; or
5. Any violation of the provisions of this chapter.

CAMPING ON PROPERTY

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of Calaveras County Code 17.04.180 – Illegal Camping: Camping outside of designated camping areas either in a recreation vehicle or other shelter or means is allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year. This section applies to campers, tents, travel trailers, vehicles, mobile homes or any other living unit(s).

Specifically, camping has occurred for more than (14) consecutive days and /or more than thirty (30) days in a calendar year.

Options to Abate:

1. Obtain a building permit which will permit you to camp on the property during construction of a permanent residence (this only applies to a new dwelling permit, maximum on year) or
2. Cease from camping on property over the limits provided by Calaveras County Code Section and place RV's into dead storage.

JUNK, DEBRIS & JUNK CARS

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.

“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. 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.

DEAD STORAGE OF TRAVEL TRAILERS & RV'S

Alleged code violations exist under Calaveras County Code 8.06.060, through a violation of Calaveras County Code 17.04.170 – Dead Storage of Mobile Homes and Recreation Vehicles: A travel trailer or other recreation vehicle may be kept in dead storage on private property in any zoning district, provided that the unit is currently registered with the Department of Motor Vehicles.

Specifically, the conditions found to be in violation are the unlicensed travel trailers(s) or other recreational vehicle(s) on the property.

Options to Abate:

1. Contact the Department of Motor Vehicles to obtain current registration of any travel trailer or other recreation vehicle on the property, or
2. Store unit(s) inside of a structure that has 4 solid walls and a roof, or
3. Remove the unit(s) from the property.

RUBBISH AND GARBAGE

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of International Property Maintenance Code Section 308.1 - 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

RUBBISH AND GARBAGE

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of International Property Maintenance Code Section 308.2.2 – 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 or store inside a solid structure.

Definition of Rubbish

Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral.

Definition of Garbage

The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

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 **6/10/2019**. 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, and provide evidence of abatement to Code Compliance, a citation may be issued and fines of **\$100** per day, per violation may be assessed against the property. 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



Code Enforcement Officer
Reba Davis