

foreclosure.com (Oct 6) (Nov 5) Total of 348 Foreclosures

<u>Zip Code Area</u>	<u>Foreclosure</u>	<u>Pre-Foreclosure</u>	<u>Bankrupt</u>
Camino	2	14	3
Cool	5	7	1
El Dorado Hills	69 (119)	131 (126)	29 (26)
Garden Valley	7 (6)	19 (14)	1 (1)
Georgetown	5	6	0
Mt Aukum	1	3	0
Placerville	22 (49)	76 (84)	26 (24)
Pilot Hill	0	1	1
Pollock Pines	18 (26)	36 (37)	11 (10)
Rescue	10	17	6
Shingle Springs	25 (49)	101 (97)	19 (19)
Somerset	10	24	0
South Lake Tahoe	25 (28)	75 (87)	7 (7)
W South Lake Tahoe	<u>0</u>	<u>4</u>	<u>0</u>
	199	514	104

SCC NO. _____

**AN ORDINANCE PERTAINING TO MAINTENANCE
OF VACANT BUILDINGS**

The Board of Supervisors, County of Sacramento, State of California, ordains as follows:

SECTION 1. Section 16.18.401, of Chapter 16.18, Title 16, of the Sacramento County Code is hereby amended to read as follows:

16.18.401 Generally.

It is hereby declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this county to maintain such premises in such a manner that any one or more of the conditions or activities described in the following subsections are found to exist:

- a. The keeping, storage, depositing, or accumulation on the premises of any personal property, including, but not limited to abandoned, wrecked, dismantled or inoperative vehicles, automotive parts and equipment, appliances, furniture, containers, packing materials, scrap metal, wood, building materials, junk, rubbish, and debris, which is within the view of persons on adjacent or nearby real property or the public right-of-way and which constitutes visual blight or reduces the aesthetic appearance of the neighborhood or is offensive to the senses or is detrimental to nearby property or property values; provided, however, that wood and building materials being used or to be used for a project of repair or renovation for which a building permit has been obtained may be stored for such a period of time as is necessary expeditiously to complete the project.
- b. The keeping, storage, depositing or accumulation of dirt, sand, gravel, concrete or other similar materials, which constitutes blight or reduces the aesthetic appearance of the neighborhood or is offensive to the senses or is detrimental to nearby property or property values.
- c. The operation of a junkyard or automobile dismantling yard, except in an industrial zone pursuant to a special use permit.
- d. Any abandoned drive-in enterprise.
- e. Any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public.
- f. Any condition in violation of Chapter 4 of the Sacramento County Code (Business License).
- g. Any condition in violation of Chapter 6.120 of the Sacramento County Code (Graffiti).
- h. Any condition in violation of Chapter 6.20 of the Sacramento County Code (Solid Waste).
- i. Any condition in violation of Chapter 6.68 of the Sacramento County Code (Noise).

- j. Any condition in violation of Chapters 6.96 or 6.98 of the Sacramento County Code (Hazardous Materials).
- k. Any condition in violation of Chapter 8 of the Sacramento County Code (Animal Control Law).
- l. Any condition in violation of Chapters 16.02, 16.04, 16.20 or 16.22 of the Sacramento County Code (Building Code).
- m. Any condition in violation of Chapter 17.04 and Chapter 17.12 of the Sacramento County Code (Fire Protection).
- n. Any condition in violation of Chapter 6.28 of the Sacramento County Code (Wells and Pumps).
- o. Any condition in violation of Chapter 6.32 of the Sacramento County Code (Sanitary Sewage Systems).
- p. Any condition in violation of Health and Safety Code section 115700, including abandoned excavations, septic tanks and swimming pools.
- q. Any condition in violation of the Sacramento County Zoning Code (Zoning Code).
- r. Any condition in violation of Chapter 16.36 of the Sacramento County Code (Swimming Pools).
- s. Any condition in violation of Chapter 16.38 of the Sacramento County Code (Sign Code).
- t. Any condition in violation of Chapter 16.44 of the Sacramento County Code (Land Grading and Erosion Control).
- u. Any condition in violation of Chapter 17.12 of the Sacramento County Code (Weed Control).
- v. Any condition recognized in law or in equity as constituting a public nuisance.
- w. The maintenance of the landscaping, the exterior of any vacant or unoccupied building or the interior of any such building which is readily visible from any public street or adjacent parcel of property in a state of unsightliness so as to constitute a condition detrimental to property values in the neighborhood or otherwise detrimental to the public welfare.

The existence of any one or more of the following exterior property conditions constitutes a violation of this subdivision:

- 1. The property contains overgrown, diseased, dead or decayed trees, weeds or other vegetation that:
 - i. Constitutes a fire hazard or other condition that is dangerous to the public health, safety, welfare; or
 - ii. Creates the potential for the harboring of rats, vermin, vector, or other similar nuisances; or
 - iii. Substantially detracts from the aesthetic and property values of neighboring properties; or
 - iv. Is overgrown onto a public right-of-way at least twelve (12) inches; or
 - v. Is completely dead, over twelve inches in height, and covers more than fifty percent of the front or side yard visible from any street.
- 2. The property fails to comply with applicable development permit requirements with respect to any landscaping requirements.

For purposes of this Code, a building shall be deemed vacant and unoccupied if it has stood vacant for more than thirty (30) days, unless the owner establishes by substantial evidence to the reasonable satisfaction of the department head or his/her designees that one of the following applies:

3. The building is the subject of an active building permit for repair or rehabilitation and the owner is progressing diligently to complete the repair or rehabilitation.

4. The building does not contribute to, and is not likely to contribute to, blight because the owner is actively maintaining and monitoring the building. Active maintenance and monitoring shall include all of the following:

- i. Maintenance of landscaping and plant material in good condition; and
- ii. Maintenance of the exterior of the building including, but not limited to, paint and finishes, in good condition; and
- iii. Prompt and regular removal of all exterior trash, debris and graffiti; and
- iv. Maintenance of the building in continuing compliance with all applicable codes and regulations; and
- v. Prevention of criminal activity on the premises including, but not limited to, use and sale of controlled substances, prostitution, criminal street gang activity, loitering or trespassing.

5. The building is vacant due to fire, flood, earthquake, or other form of natural disaster and the owner is actively pursuing assistance for demolition, rehabilitation or restoration of the building and/or premises from local, state or federal assistance programs or from insurance agencies.

Notwithstanding the provisions of Section 16.18.901 of this Chapter requiring a dangerous condition, nuisances defined by this subdivision w may be summarily abated pursuant to the procedures of Article IX of this Chapter and costs may be recovered pursuant to the provisions of Article X of this Chapter; provided, however that demolition of structures shall not be an appropriate means of abatement for violations of this subdivision.

Alternatively, the Director, or his designee, may utilize the enforcement procedures set forth in Article XIV of this Chapter; provided, however, that the administrative penalties which may be imposed for violations of this subdivision w are as follows:

6. Five hundred dollars (\$500.00) if the nuisance is not abated by the owner within thirty (30) days from notice from the Director;

7. One thousand dollars (\$1,000.00) if the nuisance is not abated by the owner within sixty (60) days from such notice; and

8. Five thousand dollars (\$5,000.00) if the nuisance is not abated by the owner within ninety (90) days from such notice.

These penalties may be imposed cumulatively.

Except as modified by this subdivision, all enforcement provisions of this Chapter shall be applicable to violations of this subdivision.

x. Any unimproved real property which has become a dumping ground for litter, garbage, junk, debris, or discarded vehicles, vehicle parts and/or vehicle hulks, and which real property has been subject to abatement on one or more occasions by the County.

y. Any conditions in violation of Chapter 15.12 (Stormwater Ordinance). Once proceedings have been commenced pursuant to this chapter to declare a property to be a public nuisance under this subsection, no such property shall be deemed to be in compliance with this chapter solely because such property thereafter becomes occupied.

SECTION 2. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Supervisors on _____ and on _____ further reading was waived by the unanimous vote of the Supervisors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this ____ day of _____ 2007, by the following vote:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors