

# NOTICE OF NUISANCE & ORDER TO ABATE

PURSUANT TO LAKE COUNTY CODE, CHAPTER 13, Sections 13-6 ET. SEQ.

A. CASE NUMBER: 116-0034 ASSESSORS PARCEL NUMBER: 003-041-23  
OWNER(S) NAME: JOANNI MADIA  
SITE ADDRESS: 8875 N. STATE HWY 29, UPPER LAKE CA  
MAILING ADDRESS: PO BOX 392 UPPER LAKE, CA 95485

B. CONDITION(S) CAUSING NUISANCE:

- ☒ Open and outdoor storage of junk, and/or household garbage in violation of Sections 21-2.6, 21-3.8(a) and 21-41.12 of the Lake County Zoning Ordinance.
- ☒ Failure to properly dispose of trash in accordance with Chapter 13, Section 13-11 of the Lake County Code.
- ☒ Failure to remove or maintain weeds in accordance with Chapter 13, Section 13-10 of the Lake County Code.
- ☒ Open and outdoor storage of inoperable vehicles in violation of Sections 21-2.6, 21-3.8(a) and 21-41.12 of the Lake County Zoning Ordinance.
- ☐ Storage of boat or recreational vehicle in road right-of-way in violation of 21-68.4(a)6 of the Lake County Zoning Ordinance.
- ☐ Substandard dwelling in violation of Section 17920.3 of the California Health and Safety Code.
- ☐ Unpermitted construction of \_\_\_\_\_ in violation of Section 105.1 of the 2013 California Building Code.

On 3/4 2016 your property was found by Enforcement Officials to contain the above specified violation(s) of the Lake County Code and/or California Building Code. This constitutes a public nuisance in accordance with Chapter 13, Section 3.1(e) of the Lake County Code (Uniform Abatement of Public Nuisances Code).

C. ORDER IS GIVEN TO COMPLETE ABATEMENT OF SAID NUISANCE WITHIN 30 DAYS (4/6/16) AND CORRECT THE NUISANCE CONDITIONS DESCRIBED ABOVE. PLEASE IMMEDIATELY CONTACT THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT 707-263-2309 FOR FURTHER INFORMATION AND TO DISCUSS ANY POTENTIAL PERMIT OPTIONS TO ADDRESS THESE NUISANCE CONDITIONS.

M Penhall #10125  
COMMUNITY DEVELOPMENT DEPARTMENT  
STATE OF CALIFORNIA, COUNTY OF LAKE

DATED: 3/4/16

SEE REVERSE SIDE

ATTACHMENT 1  
Pg 1 of 2

- D. PURSUANT TO CHAPTER 13 OF THE LAKE COUNTY CODE, SECTION 13-7, YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS A PUBLIC NUISANCE BY THE ENFORCEMENT OFFICIAL, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING A NUISANCE ABATEMENT HEARING REQUEST FORM. SAID FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT (LOCATED AT 255 N. FORBES STREET, LAKEPORT) AND MUST BE FILED WITHIN 21 DAYS OF SERVICE OF THE NOTICE OF NUISANCE AND ORDER TO ABATE. IF YOU FAIL TO REQUEST A NUISANCE ABATEMENT HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE WILL BE WAIVED.
- E. PURSUANT TO CHAPTER 13 OF THE LAKE COUNTY CODE, IF YOU FAIL TO CORRECT THE NUISANCE CONDITIONS BY THE DATE SPECIFIED IN SECTION C OF THIS NOTICE AND ORDER OR ANY SUBSEQUENT TIME EXTENSION GRANTED BY THE ENFORCEMENT OFFICIAL, AND/OR FAIL TO SUCCESSFULLY SHOW CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS SPECIFIED IN SECTION D OF THIS NOTICE, THE ENFORCEMENT OFFICIAL MAY RECORD THIS NOTICE AND ORDER AND MAY ABATE THE PUBLIC NUISANCE. THE COSTS OF SAID ABATEMENT WILL BE RECOVERED BY ONE OR MORE OF THE FOLLOWING MEANS:
- 1) A CHARGE AGAINST THE PREMISES WITH THOSE COSTS MADE A SPECIAL ASSESSMENT AGAINST THE PREMISES. SAID SPECIAL ASSESSMENT MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS IS PROVIDED FOR THE COLLECTION OF ORDINARY COUNTY TAXES, AND SHALL BE SUBJECT TO THE SAME PENALTIES, INTEREST AND TO THE SAME PROCEDURES OF FORECLOSURE AND SALE IN THE CASE OF DELINQUENCY AS IS PROVIDED FOR ORDINARY COUNTY TAXES.
  - 2) PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT THAT HAS BEEN NEGOTIATED WITH THE LAKE COUNTY TREASURER – TAX COLLECTOR.
  - 3) REFERRED TO A DEBT COLLECTION AGENCY LICENSED BY THE STATE OF CALIFORNIA IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 26220(a).



# NOTICE OF ASSESSMENT


Notice is hereby given that the Lake County Board of Supervisors will hear and consider objections and protests to a proposed assessment to be levied to recover the cost of abating a nuisance on property owned by **Joann Madia**. The property is located at **8875 N. State Hwy 29, Upper Lake, CA**, being Assessor's Parcel Number **003-041-23**. The property is further described in Document Number **2009001174** filed in the County Recorder of said Lake County on **January 28, 2009**.

Notice is hereby given that abatement included cutting weeds and the removal of trash and debris from this property.

FEES:	Administrative	<b>\$ 363.89</b>
	Abatement contract	<b>\$2,500.00</b>

TOTAL ASSESSMENT	<b>\$2,863.89</b>
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The Enforcement Official will submit the account to the Board of Supervisors for confirmation on **July 10, 2018, at 9:15 AM**, in the Board of Supervisors Chambers, Lake County 255 North Forbes Street, Lakeport, at which time and place the Board of Supervisors will hear and consider objections and protests to said account and proposed assessment.

  
Michalyn DelValle  
Interim Community Development Director  
Community Development Department  
County of Lake

Date \_\_\_\_\_  
Cert. Mail # \_\_\_\_\_

Batch #: 9  
Article #: 9214796900999790162217170:  
Date/Time: 6/27/2018 4:29:05PM  
Code: CE cs#16-0034  
Code2: AP #003-014-23 Mp

Internal File #:  
Internal Code:

**ATTACHMENT 2**  
**PAGE 1 of 1**

AFTER RECORDING  
Please Return To:  
Lake County Community  
Development Department  
255 North Forbes Street  
Lakeport, Ca. 95453

*No fee Document- per Government code 27383*

NOTICE AND CLAIM OF LIEN FOR  
COSTS OF NUISANCE ABATEMENT

NOTICE IS HEREBY GIVEN that the County of Lake claims a lien for nuisance abatement costs pursuant to County Ordinance Code Chapter 13 of **\$2,863.89** against the real property situated in the County of Lake, California, commonly known as Assessor's Parcel Number **003-041-23-000** located at **8875 N. State Hwy 29, Upper Lake, California** and more particularly described in Document # **2009001174** of the County Recorder.

NOTICE IS HEREBY FURTHER GIVEN that a hearing pursuant to Lake County Ordinance Code, Chapter 13, Section 13-42 was held by the Lake County Board of Supervisors on the **10<sup>th</sup> day of July, 2018 at 9:15 AM** wherein the Board of Supervisors issued an order confirming the assessment of **\$2,863.89** (Case #16-0034).

The last known property owner, **JoAnn Madia**, has been given notice of this lien as required by law.

WHEREFORE, the County of Lake claims a lien of **\$2,863.89** on the afore described property plus interest and other costs which may hereafter become due.

Dated:

I declare under penalty of perjury that the contents of this instrument are true and correct.

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Michael Penhall  
Code Enforcement Officer  
Community Development Department

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

STATE OF CALIFORNIA  
COUNTY OF LAKE

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared Michael Penhall who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

Pioneer Constructors Inc dba Pioneer Builders  
PO BOX 177  
LAKEPORT, CA 95453-0177 US  
pioneer.builders@sbcglobal.net

## Invoice



**BILL TO**  
COUNTY OF LAKE

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5573	05/18/2018	\$2,500.00	05/18/2018	Due on receipt	

Please detach top portion and return with your payment.

**JOB**  
8875 HWY 29

ACTIVITY	QTY	RATE	AMOUNT
<b>PROGRESS</b> CLEANUP GARBAGE, TRIM WEEDS	1	2,500.00	2,500.00
<b>BALANCE DUE</b>			<b>\$2,500.00</b>

CE CS# 16-0034  
(signature)

**COUNTY OF LAKE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CODE ENFORCEMENT DIVISION**  
**8875 N. State Hwy 29, Upper Lake CA. Abatement Case #16-0034**  
**APN #003-041-23**

**TASK SHEET**

INIT	DATE	TASK	TIME	RATE	EXT	SUBTOTAL CUMULATIVE
mp/kf	03/04/2016	Initial Investigation/Prepare, Post NONOTA	1.00	\$56.69	\$113.38	\$113.38
mp		follow up Investigation	1.00	\$56.69	\$56.69	\$170.07
mp		Prepare/Request Bids	0.50	\$56.69	\$28.35	\$198.42
mp	05/11/2018	abatement, Site Visit	1.00	\$56.69	\$56.69	\$255.11
mp		Prepare Staff Report & attachments	1.50	\$56.69	\$85.04	\$340.15
		Certified Mail	1.00	\$6.74	\$6.74	\$346.89
		Recordation fee(s)-Lien; 2 pages		\$17.00	\$17.00	\$363.89
		<b>Sub Total Administrative Amount</b>				<b>\$363.89</b>
		<b>Contractor Invoice</b>				
		<b>Pioneer Constructors</b>			\$2,500.00	<b>\$2,500.00</b>
		<b>TOTAL</b>				<b>\$2,863.89</b>