



COUNTY OF LAKE
CODE ENFORCEMENT
255 N. FORBES ST | LAKEPORT, CA 95453 | (707) 263-2309

48 HOUR NOTICE OF SUMMARY ABATEMENT

PURSUANT TO LAKE COUNTY CODE, CHAPTER 13, Article I, Section 13-9 and Chapter 5, Article IX:

- A. CASE NUMBER: ENF23-01505
SITE ADDRESS: 3025 Spring Valley Rd, Clearlake Oaks, CA
PROPERTY OWNER: Doig, Misty and Holbrook, Timothy
ASSESSOR PARCEL #: 062-331-04
MAILING ADDRESS: 36 B Randall Lane, Santa Rosa, CA 95409
- B. CONDITION CAUSING NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY CODE AND THE LAKE COUNTY ZONING ORDINANCE:

Lake County Code Enforcement and the Community Development Director have determined that a public nuisance exists on the property that is so imminently dangerous to life, health, safety, welfare, or other property that such condition must be immediately corrected or isolated. The Community Development Director is requiring the condition be abated within forty-eight (48) hours. Failure to abate the following conditions within forty-eight (48) hours will result in Lake County Code Enforcement conducting a summary abatement by either removal, demolition, razing, or otherwise abating the nuisance at the expense of the owner(s). Pursuant to Lake County Code Chapter 5, Article IX and Chapter 13, Article I, Section 13-9.2, The property owner shall be responsible for the costs of summary abatement. The summary abatement shall be limited solely to those matters that are imminently dangerous to life, health, safety, welfare, or other property as described below.

Violation / Issue to be immediately abated: Unpermitted electrical, including solar panels, wiring, transformers, jumper cables, and/or surge protectors directly in contact with the ground, exposed to the elements, not properly sealed or covered, and/or not listed for outdoor and/or permanent use which have the potential to create a fire risk.

The property has been found to be in violation of:

- Lake County Code, Chapter 13, Article I, Section 13-3.1 (e) (4) - Any condition dangerous to human life, unsafe, or detrimental to the public health or safety
- Lake County Code, Chapter 13, Article I, Section 13-3.1 (e) (5) - Any use of land, buildings, or premises established, operated, or maintained contrary to the provisions of this Chapter or Chapters 5, 9, 21
- Lake County Code, Chapter 5, Article I, Section 5-4F; CA Fire Code Chapter 6, Section 603.2 – Conditions that constitute an electrical shock or fire hazard shall be abated
- Lake County Code, Chapter 5, Article I, Section 5-4F; CA Fire Code Chapter 6, Section 603.2.1 – Electrical wiring, devices, equipment and appliances that are modified or damaged, and constitute an electrical shock or fire hazard, shall not be used until repaired or replaced in accordance with this code and the California Electrical Code
- Lake County Code, Chapter 5, Article I, Section 5-4F; CA Fire Code Chapter 6, Section 603.2.2 – Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes

- C. THIS ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID NUISANCE AND/OR CODE VIOLATION(S) WITHIN 48 HOURS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS:
- 1) Disconnect and remove unpermitted electrical, including solar panels, wiring, transformers, jumper cables, and/or surge protectors directly in contact with the ground, exposed to the elements, not properly sealed or covered, and/or not listed for outdoor and/or permanent use which have the potential to create a fire risk.

Section 13-9, Lake County Code, Summary Abatement; Emergency Conditions

9.1 The Enforcement Official, upon making a finding with concurrence by one member of the Board of Supervisors and County Counsel, that an immediate threat or danger exists to the health, safety, or welfare of the occupants of a particular property or to members of the public, may order a summary abatement of a public nuisance in accordance with Chapter 5, Article IX of the Lake County Code without the standard notification and hearing requirements set forth in this chapter.

9.2 Upon making such a finding, the Enforcement Official may require immediate action on the part of the property owner to eliminate the hazardous condition.

- a. The Enforcement Official shall make a reasonable attempt to notify the occupants and owners of the subject property of the dangers which require the immediate vacation, repair, clean up, or securing of the property or structures thereof. Said notice shall be either by telephone or by personal visit to the premises.
- b. If the imminently dangerous condition can be substantially relieved by the performance of minor repairs or other acts, the Enforcement Official may perform or direct the performance of such acts without prior consent of or notice to the owners or occupants of the subject property.
- c. If the Enforcement Official finds that an immediate threat to public health, safety, or welfare exists and that it is unhealthy or hazardous to delay abatement action, he/she may order county staff or contractors to abate the condition.
- d. The property owner shall be liable for all costs associated with this abatement, including administrative, labor, materials, and other costs.

Chapter 5, Lake County Code, BUILDING REGULATIONS; Sec. 5-37. - Summary Abatement.

37.3 Costs of Summary Abatement. The property owner shall be responsible for the costs of summary abatement, which shall be confirmed in accordance with Article 2 of Chapter 13 of Lake County Code, including but not limited to a post-abatement Hearing on Account and Proposed Assessment. In addition to any evidence required to be presented at the Hearing on Account and Proposed Assessment, the property owner shall have the right to present evidence to prove that a nuisance did not exist at the time of the summary abatement. In the event the Board of Supervisors finds that such evidence satisfactorily proves a nuisance did not exist at the time of the summary abatement, the costs of the summary abatement shall be a County charge.

Chapter 13, Lake County Code, Section 13-41 Notice of Assessment

41.1 Upon the completion of the abatement, the Enforcement Official shall cause a notice to be prepared, specifying the work done, an itemized account of the costs and receipts of performing the work, an address, legal description or other description sufficient to identify the premises, the amount of the assessment proposed to be levied against the premises, and the time and place when and where the enforcement official will submit the account to the Board for confirmation.

41.2 The time and place specified shall be not less than fifteen (15) days after the service of the notice as provided in Section 13-6.2 hereof. The notice shall contain a statement that the Board will hear and consider objections and protests to said account and proposed assessment.



Mireya Turner, Community Development Director
COMMUNITY DEVELOPMENT DEPARTMENT
COUNTY OF LAKE, STATE OF CALIFORNIA

DATED: December 08, 2023

Lake County Community Development Department
Code Enforcement Division
255 N. Forbes Street, Lakeport
(707) 263-2309

