



COUNTY OF LAKE
 COMMUNITY DEVELOPMENT DEPARTMENT
 Code Enforcement Division
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Telephone 707/263-2309 FAX 707/263-2225

Attention: Last and Final Notice

June 7, 2023

COX YVONNE D
 PO BOX 976
 LUCERNE CA 95458

Property: 3112 Atholl Rd, Lucerne, CA
Case #: ENF23-00317

Dear Property Owner:

On March 23, 2023, Lake County Code Enforcement Division found the above-mentioned property to be in violation of the Lake County Code. Enclosed is a copy of the "Notice of Nuisance and Order to Abate" issued against the property. As of the date of this letter, the property is still found to be in violation of the Lake County Code. This letter serves as a Last and Final Notice to correct the existing violation(s) occurring on the property. Failure to do so will result in the County performing an abatement to correct the existing violation(s) on the property to attain compliance with the Lake County Code.

Specifically, the pile of garbage, rubbish, refuse located in front of the property. See attached photo.

Lake County Code Enforcement is requesting your permission and consent to inspect and abate the existing violations on the property. Enclosed is a "Right-of Entry Permit" for your review and completion. The "Right-of Entry Permit" allows Lake County Code Enforcement and its contractors to access the property in order to correct the existing violations on the property. Please sign and return the "Right-of Entry Permit" to the undersigned below **within ten (10) days.**

The property owner is responsible for the costs of any abatement action taken by Lake County and its contractors, and any other costs allowed by law. The costs of the abatement will result in a lien filed against the property and shall be delivered to the County Auditor who shall enter the amount of the lien on the assessment roll as special assessments. Thereafter the amount set forth shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and interest and to the same procedures for foreclosure and sale in case of delinquency, as is provided for ordinary county

The Code Enforcement Division was created to ensure that all Lake County residents abide by the established rules and have equal opportunities for a safe, healthy, and satisfying life while enjoying the spectacular natural beauty our county offers.

Page 2 – Final and Last Notice Prior to Abatement

county taxes, and all laws applicable to the levy, collection and enforcement of county taxes are hereby made applicable to such assessment.

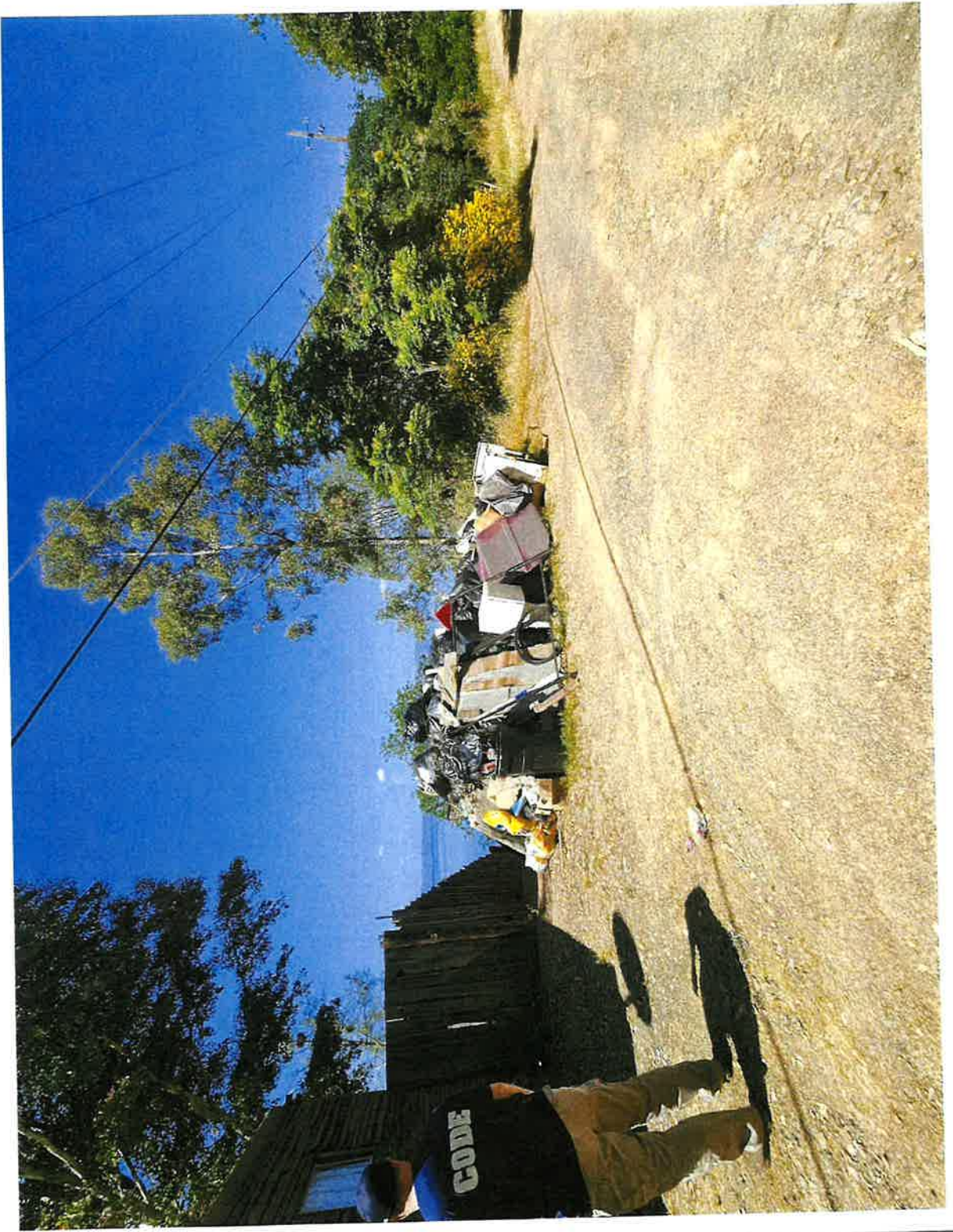
If you intend to correct the issues, please contact the undersigned within ten (10) days. If you fail to contact this Department and the undersigned below, Lake County Code Enforcement will move forward with obtaining an abatement and inspection warrant to access the property and abate the existing violations. Your timely attention to this matter is appreciated.

Sincerely,



Marcus Beltramo
Code Enforcement Officer
Lake County, California

The Code Enforcement Division was created to ensure that all Lake County residents abide by the established rules and have equal opportunities for a safe, healthy, and satisfying life while enjoying the spectacular natural beauty our county offers.





COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Code Enforcement Division
255 N. Forbes Street - 3rd Floor
Lakeport, California 95453
Phone: (707) 263-2309 • Fax: (707) 263-2225

Consent to Inspect and Abate Right-of-Entry Permit

June 7, 2023

COX YVONNE D
PO BOX 976
LUCERNE CA 95458

Case No.: ENF23-00317
Subject Property: 3112 Atholl Rd, Lucerne, Ca

Lake County Code Enforcement is requesting your permission and consent to conduct an inspection and abatement on the above-mentioned property. Lake County Code Enforcement has information or has made a determination violation(s) of the Lake County Code and/or California State law currently exist on the above-mentioned property. The inspection is not meant to be intrusive and only for those violations which Lake County Code Enforcement has information and belief to exist on the property; those area(s), issue(s), and / or violation(s) stated in the Right-of-Entry Permit; and / or for those violation(s) observed in plain view. The Abatement will consist of only those issues stated in the Right-of-Entry Permit stated in paragraph 1. Any abatement will result in a lien recorded against the property. In addition, the property owner will be responsible for any recovery of administrative costs for County time and efforts associated with any abatement.

Attached for the owner and/or occupants' completion is a Right-of-Entry Permit that allows Lake County Code Enforcement to access the property to perform an inspection and abatement of the above-mentioned property. By signing the attached "Right-of-Entry" permit you are agreeing to allow Lake County Code Enforcement to access your property. Consent may be rescinded or revoked by either party, at any time during the inspection.

Failure to execute the attached permit or to contact and communicate with Lake County Code Enforcement **within ten (10) days**, will result in Lake County Code Enforcement pursuing all avenues and remedies available within the law, including, but not limited to an inspection warrant to access the property. Your attention and cooperation is truly appreciated in this matter.

A handwritten signature in blue ink, appearing to read "MB", is written over a horizontal line.

Marcus Beltramo
Code Enforcement Officer
Community Development Department
County of Lake

Consent to Inspect Right-of-Entry Permit

Date: _____

County of Lake
Code Enforcement Division
255 N. Forbes Street, 3rd Floor
Lakeport, CA 95453

Property Address:
APN#:

I, _____ (Owner/ Occupant), hereby permit the County of Lake, its officers, employees, agents, contractors and subcontractors (County), to enter the Owner's property located by the above-referenced address for those purposes described in paragraph one of this document.

1. Grant of Right-of-Entry for (inspection). Permission is hereby granted and Owner and / or occupant hereby grants to the County, its officers, employees, designees and/or permittees a right of entry ("Permit") to enter upon the Property, and all related appurtenances thereto, for the purpose(s) of inspection for the issues stated below herein paragraph 1. that may be in violation of the Lake County Code and / or California State law. The inspection is subject to the terms and conditions set forth in this Permit, and to perform all incidents necessary thereto. **This is not a request for a permanent easement and/or right-of-way and their permission will automatically terminate upon completion of said work.**

Area(s) and /or violation(s) to be inspected and/or removed:

- Front area of the property, pile of garbage, rubbish, or refuse.

2. Indemnification – Hold Harmless. County shall not be liable for, and Owner shall indemnify and hold harmless the County, agents, contractors, subcontractors, employees and volunteers, against any and all claims, deductibles, self-insured retentions, demands, liability, judgments, awards, fines, mechanics' liens or other liens, labor disputes, losses, damages, expenses, personal injury, charges or costs of any kind or character, including attorneys' fees and court costs (hereinafter, collectively referred to as "Claims"), which arise out of or are in any way connected to actions arising out of this Permit, and hereby release, discharge, waive any claims any action, in law or equity, arising therefrom.

Consent to Inspect Right-of-Entry Permit

3. Authority. Owner and/or occupant represents and warrants that it has full power and authority to execute and fully perform its obligations under this Permit pursuant to its governing instruments, without the need for any further action, and any the person(s) executing this Permit on behalf of the Owner are the duly designated agents of Owner and are authorized to do so, and that fee title to the Property vests solely in Owners.

4. Costs of Abatement / Lien (if, applicable to an abatement action)

I, _____ (Owner), acknowledge and understand the work performed by Lake County and its contractors and the costs of such abatement shall become a charge against the premises unless paid through a Code Enforcement Debt Reduction Agreement, or alternatively referred to a debt collection agency, and those costs shall be made a special assessment against the premises. Said special assessment may 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.

5. Notices. Any notice required hereunder shall be provided as follows:

Name: Marcus Beltramo
Department: Community Development Department
Address: 255 N. Forbes St, Lakeport, CA 95453
Phone Number: (707)263-2309

Signature of Property Owner/Person with Legal Authority

Name: _____

Address: _____

Phone Number: _____ Email: _____



COUNTY OF LAKE
CODE ENFORCEMENT

255 N. FORBES ST | LAKEPORT, CA 95453 | (707) 263-2309

NOTICE OF NUISANCE AND ORDER TO ABATE

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

A. CASE NUMBER: ENF23-00317
SITE ADDRESS: 3112 Atholl Road, Lucerne
OWNER: Yvonne Cox
ASSESSOR PARCEL #: 034-373-01
MAILING ADDRESS: PO BOX 976, Lucerne, CA 95458

B. CONDITION CAUSING NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY ZONING ORDINANCE:

Located and/or existing on the property is (1) garbage, rubbish, refuse, and waste matter; (2) Any items causing an unsightly appearance which is visible from the public right of way or sites of neighboring properties or which provides harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance; (3) Abandoned, dismantled, wrecked, or inoperable motor vehicles, or parts thereof; (4) Outdoor storage not maintained in an orderly manner and creates a fire, safety, health or sanitary hazard; (5) Outdoor storage not completely screened from public view from all exterior property lines and any public roadway; The before mentioned constitutes a public nuisance and/or violation of the Lake County Code.

Lake County Code Violations:

- Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (8)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (13)
- Chapter 21, Article 41, Section 41.12 (a) - Open and Outdoor Storage
- Chapter 21, Article 41, Section 41.12 (b) (3)
- Chapter 21, Article 41, Section 41.12 (b) (5) (ii)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (5) - Any use of land, buildings, or premises established, operated, or maintained contrary to Chapter 13 or Chapter 21

C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID NUISANCE AND/OR CODE VIOLATION(S) WITHIN THIRTY (30) DAYS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS:

- 1) Remove and properly dispose of any and all garbage, rubbish, refuse, and/or waste matter.
- 2) Remove abandoned, dismantled, or inoperable vehicles from the property.
- 3) Maintain open and/or Outdoor Storage in a manner compliant with Chapter 21, Article 41, Section 41.12 Et Seq.

See reverse side of this document for information that may affect your rights.

- D. YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED OR AS TO WHY THE PROPERTY SHOULD NOT BE CONSIDERED A PUBLIC NUISANCE, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING AN APPEAL HEARING REQUEST FORM OR BY SUBMITTING A WRITTEN APPEAL IN WRITING. AND MUST BE FILED WITHIN TWENTY-ONE (21) DAYS OF SERVICE OF THE NOTICE OF VIOLATION. THE APPEAL SHOULD STATE THE CODE SECTION THAT YOU ARE APPEALING AND THE PROVIDE A REASON FOR THE APPEAL. 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. THE APPEAL FORM MAY BE OBTAINED OR SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT, CODE ENFORCEMENT DIVISION 255 N. FORBES ST., THIRD FLOOR, LAKEPORT, CA 95451
- E. WHERE THE ENFORCMENT OFFICAL HAS DETERMINED THAT THE CONDITION CAUSING THE NUISANCE IS IMMINENTLY DANGEROUS TO HUMAN LIFE OR LIMB, OR IS UNSAFE, OR IS DETRIMENTAL TO THE PUBLIC HEALTH OR SAFETY, IIE MAY ORDER THAT THE BUILDING OR STRUCTURE AFFECTED BE VACATED, PENDING THE CORRECTION OR ABATMENT OF THE CONDITIONS CAUSING THE NUISANCE.
- F. 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).


Tina Ransburg, Code Enforcement Supervisor
COMMUNITY DEVELOPMENT DEPARTMENT
COUNTY OF LAKE
STATE OF CALIFORNIA

DATED: March 23, 2023



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

PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA, COUNTY OF LAKE

I am a resident of the County aforesaid; I am over the age of eighteen years and my business address is:

Community Development Department
Code Enforcement Division
3rd Floor, 255 N. Forbes St.
Lakeport, CA 95451

Case # ENF23-00317

Responsible Party: **COX YVONNE D**
PO BOX 976
LUCERNE CA 95458

On June 8th, 2023, I served the within:

- ☐ Notice of Violation
- ☒ Notice of Nuisance and Order to Abate
- ☐ Administrative Citation
- ☒ Inspect-Right-of-Entry Permit
- ☒ Inspect and Abatement Right-of-Entry Permit
- ☒ Other: Last & Final Notice

By placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, certified return receipt requested, in the United States mail at Lakeport, California. (see box below for certified information).

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on June 8th 2023 at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____



Regina Weese

Batch #: 9
Article #: 92148969009997901647960044
Date/Time: 6/7/2023 3:35:20PM
Code: ENF23-00317
Code2: 034-373-010-000

Internal File #:
Internal Code: