

NOTICE OF NUISANCE AND ORDER TO ABATE

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

A **CASE NUMBER:** 15-0128
 OWNER(S) NAME: Steve & Victoria Wratlslaw, Trustee
 SITE ADDRESS: 4270 Lakeshore Boulevard, Lakeport, CA 95453
 MAILING ADDRESS: 4252 Lakeshore Blvd., Lakeport, CA 95453

ASSESSORS PARCEL NUMBER: 029-151-37

B **CONDITION CAUSING NUISANCE** The above referenced property was inspected by the Building and Safety Inspector and determined to have excessive outdoor storage in violation of the State of California Health and Safety Code Section 17920.3. Your property is within the Resort Commercial zoning district, which does not allow excessive open and outdoor storage or contractor's equipment storage yards. The operation of a scrap yard and/or storage yard, excessive open and outdoor storage of non-operative vehicles, recreational vehicles, contractor's equipment, automotive parts, scrap metal, scrap wood, and other miscellaneous debris, and storage of garbage/debris in a utility trailer/container is resulting in violations of the Lake County Code. Specifically, you property is in violation of the following Sections of the Lake County Zoning Ordinance: Sections 21- 2.4(a); and 2.6(a); Section 21-41.12(c); and Section 21-68.4(a)6 and 9. These conditions constitute 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 COMMENCE ABATEMENT OF SAID NUISANCE WITHIN 30 DAYS (June 15, 2015) AND CORRECT THE NUISANCE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS:**

- 1) Remove all non-operative and public nuisance vehicles from the property, including the boats, trailers and other recreational vehicles.
- 2) Remove the contractor's heavy equipment from the property, that is not related to your pile driving business, and store this equipment in an approved contractor's equipment storage yard.
- 3) Remove all open and outdoor storage of automotive parts, scrap metal, trash and miscellaneous junk and debris from the property. Disposal receipts are required as proof of compliance.
- 4) Remove ALL storage containers/conex boxes from the property.
- 5) Remove the trash from the utility trailers/containers and provide disposal receipts as proof of compliance.

D **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 SUBMITTED ON OR BEFORE June 4, 2015. 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 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).**

Richard Coel, Community Development Director
COMMUNITY DEVELOPMENT DEPARTMENT
STATE OF CALIFORNIA
COUNTY OF LAKE

DATED: May 11, 2015