

NOTICE OF NUISANCE AND ORDER TO ABATE

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

A CASE NUMBER: 13-00206
OWNER(S) NAME: Dominique J. McGowen
SITE ADDRESS: 7271 Sierra Street, Nice, CA 95464
MAILING ADDRESS: 208 Waterford Drive, Vacaville, CA 95688
ASSESSORS PARCEL NUMBER: 031-142-05

B CONDITION CAUSING NUISANCE: Open and outdoor storage of scrap metal, scrap wood, household items, and other miscellaneous debris in violation of the Lake County Code; and an abandoned, dilapidated, unsecured, substandard mobile/manufactured home including a substandard deck as defined in California Health and Safety Code Sections 17920.3(a)(13), 17920.3(a)(15), 17920.3(c), 17920.3(g)(2), 17920.3(j), and 17920.3(k). Specifically, your property is in violation of the following Sections of the Lake County Zoning Ordinance: 21-2.4(a) and 2.6(a); 21-10.3; 21-41.12; and 21-68.4 (a)8. Your parcel is zoned "R1", Single-Family Residential, and does not allow open and outdoor storage of junk, and debris in excess of 100 square feet, does not allow open and outdoor storage of any amount of household garbage and does not allow substandard decks, and does not allow an abandoned, dilapidated, unsecured, substandard mobile/manufactured home with open to the elements. 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 (JULY 24, 2013) AND CORRECT THE NUISANCE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS:

- 1) Contact the California Department of Housing and Community Development at 916-255-2501 to obtain the required permit(s) to repair and/or rehabilitate the substandard mobile/manufactured home or contact the County of Lake Community Development Department, Building Division, at 707-263-2382 to obtain the required permits to secure or demolish the substandard mobile/manufactured home and to repair or demolish the deck.
- 2) Remove or reduce the open and outdoor storage to one hundred (100) square feet in area,

completely screen it from public view, and maintain it in an orderly manner so it will not create a fire, safety, health or sanitary hazard. Household garbage must be contained in metal or plastic cans with tight fitting lids, and removed from the property at least once every seven (7) days. Disposal receipts shall be required 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 July 15, 2013. 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).


James Vagnone, Building Inspector
COMMUNITY DEVELOPMENT DEPARTMENT
STATE OF CALIFORNIA
COUNTY OF LAKE

DATED: June 21, 2013