

Mr. McDonald gave a brief background report. This case opened June 15, 1998, with complaints of open and outdoor storage of junk, trash, garbage, furniture and six inoperable vehicles. A site visit conducted by the Code Enforcement Department on August 18, 1998, confirmed all complaints including an unpermitted sewer hookup and a recreational vehicle that was previously tagged in violation at 6128 Second Avenue, Lucerne, CA, Cast# 1919. On August 18, 1998, a site visit was conducted and four of the six vehicles previously tagged were gone from the property, while two vehicles remained. The conditions of both vehicles were determined to be a hazard to public health and safety, lacking wheels, stripped of motor, transmission, broken window, unstable on blocks, the waste holding tank of the B.V. was leaking effluent and at this site visit the neighbors child was playing with the trash pile. Both vehicles were abated on August 26, 1998, and the R.V. was charged as a difficult ow. On September 1, 1998, the Notice of Nuisance was posted at the property and mailed to the owners of record. A site visit was conducted on October 2, 1998, with no change in conditions. On October 6, 1998, Code Compliance was contacted by a person giving the name Julia Avery, from Pennsylvania, claiming to have Power of Attorney and wanted the abatement process stopped and stated that the property would be cleaned up. She was asked to verify her authority, but no papers have been received. The conditions on the property remained in violation. Follow up site visits on October 13 and 21, 1998, showed no change. The Order to Abate was posted on October 28, 1998, and a site visit was conducted on November 2, 1998. The property is still in violation. On November 6 and 9, 1998, Mrs. Avery again stated that she would send the information that was requested and that a Mr. Louie head would be in charge of the property, but she gave no information as how to reach him, and there still has been nothing received supporting her authorization.

On motion of Supervisor Larson and by vote of the Board (5 ayes), adopted the Order to Abate the nuisance within thirty (30) days and authorized staff to abate the nuisance if it is not voluntarily abated and all costs associated with this case to become a charge against the property.

6. ITEM A-7 - 9:45 A.M. - HEARING - NOTICE OF NUISANCE ABATEMENT - 8340S SULPHUR CREEK ROAD, LOCH LOMOND, CA (APN 011-066-04) GEORGIA and VICTORIA L. GIEFFELS) - Code Compliance Officer Dana McDonald and Code Compliance Officer Gary Lewis were present.

Mr. Steve Wratlaw, representing the Gieffels, was also present.

The Clerk swore in the following persons: Mr. Dana McDonald, Mr. Gary Lewis, Mr. Steve Wratlaw, Mr. Rick Harris and Ms. Elisa Harris.

Mr. McDonald gave a brief background report. This case was opened on August 26, 1996, from a complaint received of possible grading, junk and abandoned vehicles. On September 26, 1996, a site visit was conducted by the County grading inspector and determined that the grading at that time was minimal, but the other conditions described in the complaint were verified. A site visit was conducted on July 20, 1998, and a Notice of Violation for inoperable vehicles, equipment, open and outdoor storage of junk and hazardous materials (transite pipe) was sent to the property owner. On July 31, 1998, the tenant (Mr. Wratlaw) of the property came to the office and said he would clean up the problem. Another complaint was submitted on September 9, 1998, describing even more junk and equipment on the property. A site visit was conducted on September 17, 1998, and eleven vehicles were red tagged as inoperable, abandoned or a public nuisance. Additional violations included but were not limited to a large garbage and trash pit, a travel trailer stuffed with garbage, an abandoned mobile home, building and construction materials, tools, junk and construction equipment including a derrick (crane), caterpillar type tractor, a loader, construction trailers (flatbed), steel holding tank, large drainage pipe (transite and plastic), wooden pallets, plastic buckets, concrete blocks and plastic crates. An Abandoned Vehicle Abatement letter was sent on September 24, 1998, and a Notice of Nuisance was sent to the property owners and the property was posted on October 7, 1998. At this time complaints were still coming in for the same violations. The occupant came into the Code Compliance Office on October 10, 1998, and guaranteed that the property would be cleaned up within two weeks. On October 30, 1998, a site visit was conducted and a Notice to Abate was posted at the property and sent to the property owners, who at this time have not responded, nor has the tenant contacted Code Compliance. During the site visit it appeared that Mr. Wratlaw had started some of the clean up and some trash and debris appeared to have been removed. Mr. Wratlaw was told at that time, that any and all dump receipts would be required to verify compliance and any hazardous materials such as transite pipe could be properly disposed of at the County landfill.

On motion of Supervisor Merriman and by vote of the Board (5 ayes), adopted the Order to Abate the nuisance within thirty (30) days and authorized staff to abate the nuisance if it is not voluntarily abated and all costs associated with this case to become a charge against the property.

7. ITEM A-8 - 10:15 A.M. PUBLIC HEARING - PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF REZONE (RZ 98-06) IN CONJUNCTION WITH A LOT LINE ADJUSTMENT, PROPOSED FOR WILLIAM HOWELL OF TWO (2) PARCELS FROM "ARZ-B3" (AGRICULTURAL PRESERVE-100 ACRE MINIMUM) TO "RL" (RURAL LANDS) AND "RR" (RURAL RESIDENTIAL); AND THE ADDITION OF A NEGATIVE DECLARATION FOR RZ 98-06, BASED ON THE INITIAL STUDY 98-29 LOCATED AT 3572 SCOTTS CREEK ROAD, LAKEPORT, CA (APN'S 005-019-07 AND 005-026-05) - Associate Planner Danielle Zaluský was present and gave a brief background report. This is a rezone of two parcels from "ARZ" to "RL" and "RR" in conjunction with a lot line adjustment.

Chair Talley opened the Public Hearing no one was present wishing to speak and the Public Hearing was closed.

On motion of Supervisor Mackey and by vote of the Board (5 ayes), found on the basis of the initial study 98-29, that the rezone as applied for by William Howell will not have a significant effect on the environment, and therefore a negative declaration shall be issued with the findings set forth in the Memorandum to the Board of Supervisors, dated October 29, 1998.