

WILDFIRE BENEFIT ASSESSMENT ZONES PILOT

County of Lake

Update as of 9/25/24

Current Financial Update:

Current Balances (as of 9/25/24):

	\$
CSA #23 Clk Riviera-201944	188,185.76
	\$
CSA #23 Buckingham-201945	68,078.91
	\$
CSA #23 Riviera West - 201946	30,520.16
	\$
CSA #23 Riviera Heights - 201947	19,419.33
	\$
Total	306,204.16

Project work Completed in 24/25:

In 24/25, Code Enforcement has:

- Received 274 complaints
- Performed over 125 inspections
- Closed over 100 cases due to “no violations” or self-abatement
- 1 abatement begun (Riv West)
- 4 warrants prepped, pending contractor availability (Kelseville Riv/Riv West)
- 5 citations (fines issued) with more prepped to go out shortly

Codes and Legalities:

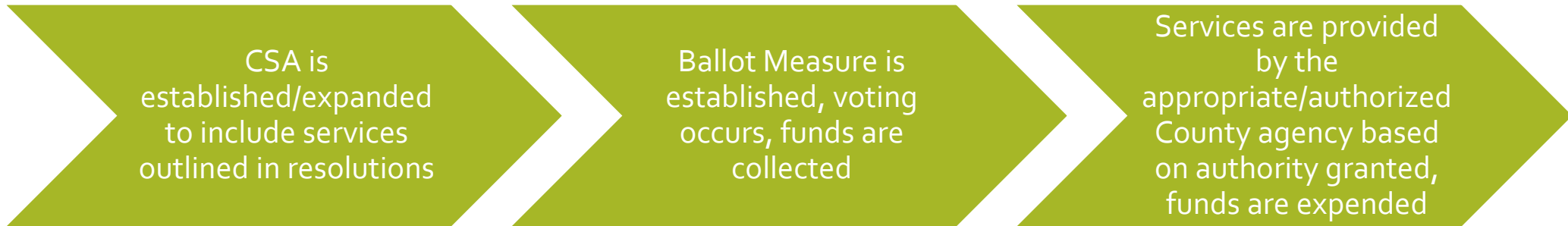
- In 2019, the Board of Supervisors (BOS) adopted resolutions to apply a one-time assessment (“Program” or “Assessment”), voted on by those property holders affected by the assessment, to specific neighborhoods in the county which are a fire risk and a hazard to firefighting abilities due to impact to roads. The assessment monies went into a fund and were applied to the specific lots in the areas identified as a special assessment under State law, specifically Ca. Gov. Code 25210.1 *et. seq.*
- There is no mechanism adopted in the program which would allow for a recovery of the assessment as a lien, fine, or other type of charge once expended for the intended use. The funds collected will be spent on fire suppression and associated road maintenance until the funds are depleted.
- Under the Lake County Code, chapter 13, violations of the County Ordinance, failure of a property owners to remove hazardous vegetation from the inside of their property is a violation of the Ordinance. These violations are penalized through various methods of recovery which can include liens, fines, and other penalties charged to the violator. The assessments are not intended to be expended on nuisance violations. The Chapter 13 Nuisance penalties, therefore, are not applicable to these code enforcement actions. The expended assessment funds cannot be “recaptured” once spent. To do so would be to charge the property owners a second time for a service they had already paid for once. Likewise, the assessment was adopted to pay for services, not to fund code enforcement actions.

Board of Supervisors Direction:

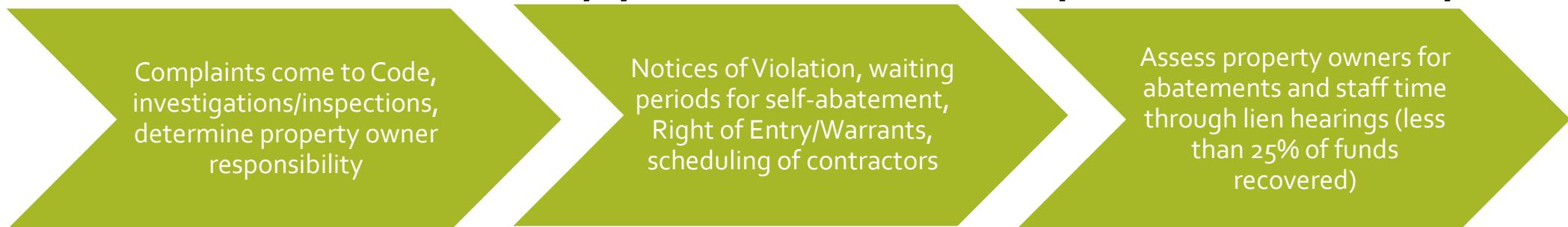
- Continue Benefit Assessment Zone Hazardous Vegetation Pilot Program until remaining funds are expended.
- Take lessons learned from pilot program to inform and improve the County-wide Hazardous Vegetation Abatement activities.

CSA's VS. Chapter 13 Processes:

CSA's authority/process based on state code :



Code Enforcement authority/process based on Chapter 13 Lake County Code :



Budget for 1/1/25 – 12/31/26

Year 1:

Zones	Beginning Balance	Salary	Expenses	Professional Svcs	Total salary and expenses	Reminder Funds per Zone carried to 2 year
CSA #23 Clk Riviera-201944	\$188,185.76	\$54,633.16	\$2,821.00	\$31,000.00	\$88,454.16	\$99,731.60
CSA #23 Buckingham-201945	\$68,078.91	\$19,385.96	\$1,001.00	\$11,000.00	\$31,386.96	\$36,691.95
CSA #23 Riviera West - 201946	\$30,520.16	\$8,811.80	\$455.00	\$5,000.00	\$14,266.80	\$16,253.36
CSA #23 Riviera Heights - 201947	\$19,419.33	\$5,287.08	\$273.00	\$3,000.00	\$8,560.08	\$10,859.25
Total	\$306,204.16	\$88,118.00	\$4,550.00	\$50,000.00	\$142,668.00	\$163,536.16

Budget for 1/1/25 – 12/31/26 cont...

Year 2:

Zones	Beginning Balance	After Salary Balance	Expenses	Professional Svcs	Total salary and expenses
CSA #23 Clk Riviera-201944	\$99,731.60	\$56,801.92	\$2,821.10	\$41,200.00	\$100,823.02
CSA #23 Buckingham-201945	\$36,691.95	\$20,155.52	\$1,001.04	\$15,000.00	\$36,156.56
CSA #23 Riviera West - 201946	\$16,253.36	\$9,161.60	\$455.02	\$6,950.00	\$16,566.62
CSA #23 Riviera Heights - 201947	\$10,859.25	\$5,496.96	\$273.01	\$4,220.00	\$9,989.97
Total	\$163,536.16	\$91,616.00	\$4,550.16	\$67,370.00	\$163,536.16

Officer Duties and Timeline:

January – February: Follow up on previous year's abatements and citations. Conduct inspections and issuing notices, and seek warrants for Haz Veg issues like downed trees, properties with excessive shrubs and brush. Develop community outreach that will be used for the year.

March: Conduct inspections in high risk areas to assess vegetation growth. Start the notification process by sending out courtesy letters to habitual Haz Veg properties. Meet with HOAs/Fire Wise communities to discuss properties that they have concerns with that they believe they cannot handle through their citation methods.

April – June: Conduct systematic inspections in all HOAs. Create cases in data base system (Accela or OpenGov) and document all inspections with photos that capture violations. Issues notices (NONOTA/NOVs) to properties that fail to comply with vegetation management codes.

July: Conduct Final inspections of properties that need abatements. Issue citations to properties that fail to correct violations but that may not meet the level for abatement. Prep warrants for high risk areas and habitual properties.

August – November (December): Seek warrants for abatements. Schedule with contractors to conduct abatements. Issues follow up citations for properties that remain in violation after. Conduct post abatement inspections to ensure that all properties that warrants were sought were finished. Finalize case notes and write annual report.

Next Steps:

- 10/1/24 – present new budget to Administration and get approvals for position allocation
- 11/1/24 – post Code Officer position
- 1/1/25 – new BAZ Code Officer begins