



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

November 15, 2023

Kathleen Kapitan, C/O Craig Kapitan
6657 Cheviot Rd, Lucerne, CA, 95458
Lucerne, CA, 95458

Property: 6647 Cheviot Rd, Lucerne, CA, 95458
Case #: ENF22-00642

Dear Property Owner:

On June 8, 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.

To correct the violation(s), Attain compliance with the "Standards for Securing a Building" as set forth in LCC Chapter 5, Section 5-35 (a) through (i), including but not limited to: (a) Remove all waste, rubbish or debris from the interior of the structure; (b) Remove all waste, rubbish, debris or excessive vegetation from the premises surrounding the vacant structure.

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 to correct or abate the existing violations on the property. Please sign and return the "Right-of Entry Permit" to the undersigned below **within ten (10) days.**

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

November 15, 2023

Kathleen Kapitan, C/O Craig Kapitan
6657 Cheviot Rd, Lucerne, CA, 95458
Lucerne, CA, 95458

Property: 6647 Cheviot Rd, Lucerne, CA, 95458
Case #: ENF22-00642

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.

- (1) 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.
- (2) The Abatement will consist of only those violation(s) 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.

Norman Valdez III
Code Enforcement Program Supervisor
Lake County, California

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: 6647 Cheviot Rd, Lucerne, CA, 95458
APN#: 034-352-020

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 & Abatement). 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 abated:

- **Removal of any and all; inoperable vehicles including but not limited to boats, travel trailers, and other vehicles parts thereof; scrap metal, scrap wood, house hold items stored contrary to standards set forth in the Lake County Code; and secure both vacant structures under the "Standards for Securing a Building".**

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

Consent to Inspect Right-of-Entry Permit

connected to actions arising out of this Permit, and hereby release, discharge, waive any claims any action, in law or equity, arising therefrom.

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: Norman Valdez III
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: _____