

Abatement of Dilapidated Lakebed Structures Project Proposal

Project Title: Abatement of Dilapidated Lakebed Structures

Project Brief: Across the shoreline of Clear Lake there is an abundance of dilapidated shoreline structures which plague our lake. These structures pose a safety, water quality, navigation, and visual hazard for boaters, investors, and other community members of Clear Lake. To date Lake County Water Resources have inventoried 42 dilapidated structures only Hwy 20 alone. As a rough estimation there are possibly 100-200 structures along Clear Lake.

Funding Request: \$250,000 with a \$70,000 match from Lake County Water Resources

Project Costs: The budget for this project varies for each structure. Previous project's demolition cost and marine contractor quotes estimated that the dilapidated structures will cost \$5,000 – \$10,000 to remove per structure (\$400-\$500 per piling). The \$250,000 will be the seed money to create a revolving fund to continuously abate dilapidated lakebed structures.

Project Goal: The purpose of this project is to remove dilapidated shoreline structures across Clear Lake. As mentioned previously, these structures pose a safety, water quality, navigation, and visual hazard to Clear Lake. As visitors and residents drive the highly trafficked Hwy 20 corridor, they are distracted from our beautiful lake by an abundance of these improperly maintained shoreline structures.

While the Ch 23 Shoreline Ordinance states *"If Lakebed Management finds that improvements constructed pursuant to an administrative encroachment permit or in operation or use under an encroachment lease are not being maintained or operated in a safe condition or are not being maintained or operated in accordance with the provisions and purposes of this chapter Lakebed Management shall notify the Community Development Department who may declare the structure, improvement or operation to be a nuisance and may proceed to abate the nuisance pursuant to the procedure set forth in Chapter 13 of this Code"*. Lake County Water Resources have spoken to CDD officers who have stated they do not have enough monies in their revolving fund to abate shoreline structures.

These structures will be addressed strategically one-by-one, the end goal is to have a standard of upkeep that landowners are required to abide by when they place lakebed structures within the public trust of Clear Lake.

Approach and Timeline

Part 1: Lake County Water Resources starts an inventory of dilapidated lakebed structures. This inventory shall include: GPS location, pictures, date/time, APN, site address, owner info, and mailing address. Completed/Ongoing: February 2021

Part 2: Reach out to property owners with an informal letter notifying the dilapidated structure owner of current conditions, corrective actions, and a request to notify Lakebed Management within (12) days of receiving the letter. Completed/Ongoing: May 2021

Part 3: Prepare RFQ (Request for Quotes) and contracts for abatement of dilapidated lakebed structures. Release RFQ and award contractors. Anticipated RFQ Release September 2021

Part 4: Work with landowners, marine contractors, and outside funding sources to initiate the demolition projects and abate these structures. Water Resources currently has funding available to address ~5 structures during this current fiscal year. Anticipated Start October 2021 and Ongoing with Revolving Fund

Part 5: The cost of abatement will be assessed on the owner (per Lake County Code Ch 13 Abatement of Nuisances) and any funds recouped will go back to the revolving fund to continue abatement of lakebed structures. Anticipated Start October 2021 and Ongoing with Revolving Fund

Abatement Details: Lake County Code Chapter 23 Shoreline Ordinance.

Lakebed Management is tasked with identifying if “improvements constructed pursuant to an encroachment lease are not being maintained or operated in a safe condition. Lakebed Management shall notify the Community Development Department who may declare the structure a nuisance and may proceed to abate the nuisance pursuant to Chapter 13 of this Code”

Lake County Code Chapter 13 Nuisances

2.1 Findings. The Board of Supervisors finds it is necessary to the public interest to promote the health, safety and welfare of the residents of the County of Lake by providing procedures for the abatement of nuisances, which abatement procedures shall be in addition to all other proceedings authorized by this Code or otherwise by law.

2.2 Purpose. This Code is intended to provide a uniform and comprehensive method for the identification and abatement of public nuisances within the unincorporated areas of the County of Lake and to impose any costs of such abatement against the owners of the offending properties. Any nuisance, as defined herein, existing on any parcel of land in the unincorporated area in the County of Lake, may be abated as herein provided.

Sec. 13-6. - Notice of Nuisance and Order to Abate. If upon making a reasonable determination that a nuisance exists as defined by Section 13-3 e. of this Chapter, the Enforcement Official shall cause a Notice of Nuisance and Order to Abate to be prepared, and shall serve such notice and order as provided in Section 13-6.2 herein.

Sec. 13-8. - Failure of Property Owner to Abate. If the property owner or other responsible party fails to abate the nuisance within the time specified by the Enforcement Official, or the Board of Supervisors after a hearing, and is not granted a time extension, the Enforcement Official is authorized to secure, remove, demolish, raze or otherwise abate the nuisance at the expense of the owner(s).

Sec. 13-39. - Accounting. 39.1 The Board may create a revolving fund or funds from which may be paid the costs of enforcing the provisions of this chapter, and into which shall be paid the receipts from the collection of costs as hereinafter set forth.

On 6/09/2021 The Board authorized \$100,000 from the Internal Cannabis Tax for the abatement of lakebed structures and vessels. \$30,000 is to be allocated specifically for sunken and abandoned vessels, \$70,000 is to be allocated for dilapidated lakebed structures.

Contracting Information:

Multiple contractors may be contracted for the abatement of lakebed structures and used on a rotational basis. Awarding of an abatement project for any specific contractor will be based on the lowest priced quote for that specific abatement project.

Figures:



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