



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

July 10, 2023

Hacker, Robert L & Patricia
PO Box 1501
Clearlake Oaks, CA 95423

Mr. Cooper Research Department
PO Box 612488
Dallas, TX, 75261

Jennifer Gatchell
PO Box 4169
Yigo Loop, GU 96929

Property: 265 Butler St, Clearlake Oaks, CA 95423
Case #: ENF23-00517

Dear Property Owner:

On April 12, 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),

- **Removal of whatever nature including but not limited to any and all nuisances existing on the property, any and all issues not in compliance with the Lake County Code, rubbish, inoperable vehicle(s), open and outdoor storage, grass, brush and**

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

July 11, 2023

Case No.: ENF23-00517
Subject Property: 265 Butler St, Clearlake Oaks, CA 95423

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 and have not been corrected as ordered to do so on Notice of Nuisance and Order to Abate dated May 30, 2023 (See Attached).

- (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.

Christopher Colen
Code Enforcement Officer
Community Development Department
County of Lake

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: 265 Butler St, Clearlake Oaks, CA 95423
APN#: 035-391-58

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). 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 whatever nature including but not limited to any and all nuisances existing on the property, any and all issues not in compliance with the Lake County Code, rubbish, inoperable vehicle(s), open and outdoor storage, grass, brush and dead vegetation or other materials from the Property, on south, east, and north sides of the property.**
- **See attached notice for all corrective actions.**

Consent to Inspect Right-of-Entry Permit

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 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: Christopher Colen
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: _____



COUNTY OF LAKE
CODE ENFORCEMENT

255 N. FORBES ST | LAKEPORT, CA 95453 | (707) 263-2309

NOTICE OF NUISANCE AND ORDER TO ABATE

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

A. CASE NUMBER: ENF23-00517
SITE ADDRESS: 265 Butler St, Clearlake Oaks, CA
PROPERTY OWNER: Hacker, Robert L & Patricia
ASSESSOR PARCEL #: 035-391-58
MAILING ADDRESS: PO Box 1501, Clearlake Oaks, CA 95423

INTERESTED PARTY: Mr. Cooper Research Department
PO Box 612488, Dallas, TX, 75261

B. THE FOLLOWING CONDITION(S) CONSTITUTE A PUBLIC NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY CODE (LCC):

Located and/or existing on the property is/are: (1) any building, dwelling, manufactured home, or other structures: that is lacking habitual presence of persons who have a legal right to be on the premises or at which substantially all lawful business operations or residential occupancy has ceased; and whose doors, windows or other openings are broken or missing, so as to allow uncontrolled access to the interior or exposure to the elements; (2) visible mold; (3) dampness of habitable rooms; (5) lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit; (6) lack of, or improper kitchen sink; (7) garbage, rubbish, refuse, or waste matter; (8) inoperable vehicles.

Code sections in violation:

- Chapter 5, Article VII, Section 5-35.1 – Standards for Securing a Building
- CA Health and Safety Code 17920.3 (a) (1) – Lack of, or Improper Lavatory
- CA Health and Safety Code 17920.3 (a) (3) – Lack of, or Improper Kitchen Sink
- CA Health and Safety Code 17920.3 (a) (13) – Visible Mold Growth
- CA Health and Safety Code 17920.3 (a) (11) – Dampness of Habitable Rooms
- Chapter 13, Article I, Section 13-3.1 (e) (13) – Inoperable Vehicles
- Chapter 13, Article I, Section 13-3.1 (e) (7) – Garbage, Rubbish, Refuse, or Waste Matter

C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF THE CODE VIOLATION(S) OF THE LAKE COUNTY CODE WITHIN THIRTY (30) DAYS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF AN ADMINISTRATIVE PENALTY/CITATION:

1. (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;
(c) Barricade all unsecured doorways, windows, or exterior openings with minimum five-eighths (5/8) inch thickness exterior grade plywood which shall extend to the molding stops or studs;
(d) Mount at least two (2) wood stocks of minimum two by four (2x4) inch thickness to the reverse face of the plywood with minimum three-eighths (3/8) inch carriage bolts mated with nuts and two (2) flat washers;
(e) Extend the stock a minimum of eight (8) inches on each side of the interior wall;

See reverse side of this document for information that may affect your rights.

PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA, COUNTY OF LAKE

I am a resident of the County aforesaid; I am over the age of eighteen years and my business address is:

**Community Development Department
Code Enforcement Division
3rd Floor, 255 N. Forbes St.
Lakeport, CA 95451**

Case # ENF23-00517

Responsible Party: **Jennifer Gatchell
PO BOX 4169
Yigo Loop GU 96929**

On July 11th, 2023, I served the within:

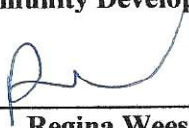
- Notice of Violation
- Notice of Nuisance and Order to Abate
- Administrative Citation
- Inspect-Right-of-Entry Permit
- Inspect and Abatement Right-of-Entry Permit
- Other: Last and Final

By placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, certified return receipt requested, in the United States mail at Lakeport, California. (see box below for certified information).

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on July 11th, 2023, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____


Regina Weese

Batch #: 9
Article #: 92148969009997901648327853
Date/Time: 7/11/2023 8:22:16AM
Code: ENF23-00517
Code2: 035-391-58

Internal File #:
Internal Code: