

NOTICE OF NUISANCE & ORDER TO ABATE

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

A. CASE NUMBER: ^{TBD} 18-0003 ASSESSORS PARCEL NUMBER: 012-026-43
OWNER(S) NAME: PENHARD, ELIZABETH - TRUSTEE
SITE ADDRESS: 15720 NORTH RD LOWER LAKE CA
MAILING ADDRESS: 15710 LA TERRACE DR NAPA CA 94559

B. CONDITION(S) CAUSING NUISANCE:

- ☒ Open and outdoor storage of junk, and/or household garbage in violation of Sections 21-2.6, 21-3.8(a) and 21-41.12 of the Lake County Zoning Ordinance.
- ☒ Failure to properly dispose of trash in accordance with Chapter 13, Section 13-11 of the Lake County Code.
- ☐ Failure to remove or maintain weeds in accordance with Chapter 13, Section 13-10 of the Lake County Code.
- ☒ Open and outdoor storage of inoperable vehicles in violation of Sections 21-2.6, 21-3.8(a) and 21-41.12 of the Lake County Zoning Ordinance.
- ☐ Storage of boat or recreational vehicle in road right-of-way in violation of 21-68.4(a)6 of the Lake County Zoning Ordinance.
- ☒ Substandard dwelling in violation of Section 17920.3 of the California Health and Safety Code. BURNT MOBILE HOME
- ☐ Unpermitted construction of _____ in violation of Section 105.1 of the 2013 California Building Code.

On 1/11/18 20__ your property was found by Enforcement Officials to contain the above specified violation(s) of the Lake County Code and/or California Building Code. This constitutes a public nuisance in accordance with Chapter 13, Section 3.1(e) of the Lake County Code (Uniform Abatement of Public Nuisances Code).

C. ORDER IS GIVEN TO COMPLETE ABATEMENT OF SAID NUISANCE WITHIN 30 DAYS (2/11/18) AND CORRECT THE NUISANCE CONDITIONS DESCRIBED ABOVE. PLEASE IMMEDIATELY CONTACT THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT 707-263-2309 FOR FURTHER INFORMATION AND TO DISCUSS ANY POTENTIAL PERMIT OPTIONS TO ADDRESS THESE NUISANCE CONDITIONS.

M. Penhard #10125
COMMUNITY DEVELOPMENT DEPARTMENT
STATE OF CALIFORNIA, COUNTY OF LAKE

DATED: 1/11/18

SEE REVERSE SIDE

- D. PURSUANT TO CHAPTER 13 OF THE LAKE COUNTY CODE, SECTION 13-7, YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS A PUBLIC NUISANCE BY THE ENFORCEMENT OFFICIAL, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING A NUISANCE ABATEMENT HEARING REQUEST FORM. SAID FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT (LOCATED AT 255 N. FORBES STREET, LAKEPORT) AND MUST BE FILED WITHIN 21 DAYS OF SERVICE OF THE NOTICE OF NUISANCE AND ORDER TO ABATE. IF YOU FAIL TO REQUEST A NUISANCE ABATEMENT HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE WILL BE WAIVED.
- E. PURSUANT TO CHAPTER 13 OF THE LAKE COUNTY CODE, IF YOU FAIL TO CORRECT THE NUISANCE CONDITIONS BY THE DATE SPECIFIED IN SECTION C OF THIS NOTICE AND ORDER OR ANY SUBSEQUENT TIME EXTENSION GRANTED BY THE ENFORCEMENT OFFICIAL, AND/OR FAIL TO SUCCESSFULLY SHOW CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS SPECIFIED IN SECTION D OF THIS NOTICE, THE ENFORCEMENT OFFICIAL MAY RECORD THIS NOTICE AND ORDER AND MAY ABATE THE PUBLIC NUISANCE. THE COSTS OF SAID ABATEMENT WILL BE RECOVERED BY ONE OR MORE OF THE FOLLOWING MEANS:
- 1) A CHARGE AGAINST THE PREMISES WITH THOSE COSTS MADE A SPECIAL ASSESSMENT AGAINST THE PREMISES. SAID SPECIAL ASSESSMENT MAY BE 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.
 - 2) PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT THAT HAS BEEN NEGOTIATED WITH THE LAKE COUNTY TREASURER – TAX COLLECTOR.
 - 3) REFERRED TO A DEBT COLLECTION AGENCY LICENSED BY THE STATE OF CALIFORNIA IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 26220(a).



NOTICE OF ASSESSMENT


Notice is hereby given that the Lake County Board of Supervisors will hear and consider objections and protests to a proposed assessment to be levied to recover the cost of abating a nuisance on property owned by **Elizabeth Reinhard**. The property is located at **15720 North Road, Lower Lake, CA**, being Assessor's Parcel Number: **012-026-43**. The property is further described in Document Number **92-012411** filed in the County Recorder of said Lake County on **June 22, 1992**.

Notice is hereby given that abatement included the demolition of the substandard burnt mobile home, removal of junk, trash and debris, abandoned vehicles from this property.

FEES:	Administrative	\$458.57
	Abatement contract(s)	\$20,155.00

TOTAL ASSESSMENT	\$20,613.57
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The Enforcement Official will submit the account to the Board of Supervisors for confirmation on **May 22, 2018, at 9:15 A.M.**, in the Board of Supervisors Chambers, Lake County 255 North Forbes Street, Lakeport, at which time and place the Board of Supervisors will hear and consider objections and protests to said account and proposed assessment.


Byron Turner
Principal Planner
Community Development Department
County of Lake

Date: **5/1/18**
Cert. Maj^l #

Batch #: 9
Article #: 9214796900999790162122023
Date/Time: 5/2/2018 10:46:14AM
Code: 18-00003
Code2: Lower Lake

Internal File #:
Internal Code:

AFTER RECORDING
Please Return To:
Lake County Community
Development Department
255 North Forbes Street
Lakeport, Ca. 95453

No fee Document- per Government code 27383

NOTICE AND CLAIM OF LIEN FOR
COSTS OF NUISANCE ABATEMENT

NOTICE IS HEREBY GIVEN that the County of Lake claims a lien for nuisance abatement costs pursuant to County Ordinance Code Chapter 13 of **\$20,613.57** against the real property situated in the County of Lake, California, commonly known as Assessor's Parcel Number **012-026-43-000** located at **15720 North Road, Lower Lake, California** and more particularly described in Document # **92-012411** of the County Recorder.

NOTICE IS HEREBY FURTHER GIVEN that a hearing pursuant to Lake County Ordinance Code, Chapter 13, Section 13-42 was held by the Lake County Board of Supervisors on the **22nd day of May, 2018 at 9:15 A.M.** wherein the Board of Supervisors issued an order confirming the assessment of **\$20,613.57** (Case # 18-00003).

The last known property owner, **Elizabeth Reinhard**, has been given notice of this lien as required by law.

WHEREFORE, the County of Lake claims a lien of **\$20,613.57** on the afore described property plus interest and other costs which may hereafter become due.

Dated:

I declare under penalty of perjury that the contents of this instrument are true and correct.

Michael Penhall
Code Enforcement Officer
Community Development Department
STATE OF CALIFORNIA
COUNTY OF LAKE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____ before me, _____ personally appeared Michael Penhall who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____


Coleman Environmental Engineering

PO Box 1020
Upper Lake, CA 95485

Invoice

Date	Invoice #
4/18/2018	4633

Bill To
County of Lake 255 N. Forbes St. Lakeport, CA 95453

					P.O. No.	Terms	Project		
							15720 North Rd Lo...		
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Demoliti...	Project Location 15720 North Rd Lower Lake Demolition of abandoned structures Removal of all trash & debris Trucking and disposal Cut & cap of utilities Erosion Control CAM 17 Analysis on 2 Samples of Ash & Debris	19,840.00			1	19,840.00	100.00%	100.00%	19,840.00
CE NUISANCE ABATEMENT CS# 18-00003 									
						Subtotal	\$19,840.00		
						Sales Tax (0.0%)	\$0.00		
						Total	\$19,840.00		
						Payments/Credits	\$0.00		
						Balance Due	\$19,840.00		

RECEIVED

APR 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Kelseyville Auto Salvage

7666 Hwy 29
Kelseyville, CA 95451
707/279-2123
Dismantlers # 22647

KAS # 022

COUNTY OF LAKE

Community Development Department
255 North Forbes Street
Lakeport, CA 95453
Attn: Code Enforcement

RE: CDD PROPERTY LOCATION:

15700 North Road
Lower Lake, CA 95457

VIN #: JT8BD68S3X0055170, 1999 LEXUS, 4-DR. -0- LICENSE

VIN#: 1NXBB02E3TZ477221, 1996 TOYOTA COROLLA, 4-DR, -0- LICENSE

The above referenced vehicle(s) were towed by Kelseyville Auto Salvage & Towing to our facility @ 7666 Hwy 29, Kelseyville, CA. in April, 2018.

Charge: LEXUS
TOYOTA

\$ 165.00 TOW & TRASH
150.00 TOW


Total: \$ 315.00

Thank you in advance for your attention.

Terry Williams
Terry Williams for:
Mike Rose
Owner/Operator
Kelseyville Auto Salvage & Towing

Date: 4-26-18

Cc: file

NUISANCE ABATEMENT
CE C# 18-00003


COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
15720 North Road, Lower Lake, CA. Abatement Case #18-00003
APN #012-026-43

TASK SHEET

INIT	DATE	TASK	TIME	RATE	EXT	SUBTOTAL CUMULATIVE
mp	01/11/2018	Initial Investigation/Prepare, Post NONOTA	1.00	\$36.25	\$36.25	\$36.25
mp	02/15/2018	follow up Investigation	1.00	\$36.25	\$36.25	\$72.50
mp	03/21/2018	prepare/send 10 day letter	0.50	\$36.25	\$18.13	\$90.63
mp	03/21/2018	Prepare/Request Bids	1.00	\$36.25	\$36.25	\$126.88
mp		Prepare contract	1.00	\$36.25	\$36.25	\$163.13
mp	04/12/2018	Prepare/obtain/return Warrant	2.50	\$36.25	\$90.63	\$253.76
mp	04/12/2018	Prepare/Post Warrant 24 HR Notice	1.00	\$36.25	\$36.25	\$290.01
mp	04/17/2018	abatement, Site Visit	1.00	\$36.25	\$36.25	\$326.26
		Clerical Support	1.00	\$30.45	\$30.45	\$356.71
mp	04/18/2018	Prepare Staff Report & attachments	1.50	\$36.25	\$54.38	\$411.09
		Certified Mail	2.00	\$6.74	\$13.48	\$424.57
		Recordation fee(s)-Lien; 4 pages		\$17.00	\$34.00	\$458.57
		Sub Total Administrative Amount				\$458.57
		Contractor Invoice(s):				
		Coleman Environmental Eng.			\$19,840.00	\$19,840.00
		Kelseyville Auto Salvage			\$315.00	\$315.00
		TOTAL				\$20,613.57