



## Legislation Details (With Text)

**File #:** 16-1208      **Version:** 2      **Name:**  
**Type:** Report      **Status:** Agenda Ready  
**File created:** 12/20/2016      **In control:** BOARD OF SUPERVISORS  
**On agenda:** 1/10/2017      **Final action:**  
**Title:** 9:20 A.M. - HEARING - Nuisance Abatement Assessment confirmation and proposed recordation of Notice of Lien in the amount of \$19114.45, for 12577 Widgeon Way, Clearlake Oaks CA (APN 035-132-36 -The Iron Skillet Inc.)  
**Sponsors:** Community Development  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. hearing packet Iron Skillet

Date	Ver.	Action By	Action	Result
1/10/2017	2	BOARD OF SUPERVISORS	approved	Pass

## MEMORANDUM

**TO:** Board of Supervisors  
**FROM:** Robert Massarelli, Community Development Director  
Kathy Freeman, Code Enforcement Program Supervisor  
**By:** Michael Penhall, Code Enforcement Officer  
**SUBJECT:** Notice of Assessment & Lien Hearing for *The Iron Skillet Inc*;  
**January 10, 2017 @ 9:20 AM**  
Supervisory District 3

**Date:** December 7, 2016

**ATTACHMENTS:**

1. Notice of Nuisance and Order to Abate
2. Notice of Assessment
3. Proposed Notice of Lien
4. Contractor's Invoice(s)
5. Task Sheet

## EXECUTIVE SUMMARY:

### I. PROPERTY OUTLINE:

Property Owner: The Iron Skillet Inc.  
Location: 12577 Widgeon Way, Clearlake Oaks CA  
APN: 035-132-36  
Zoning: "R1", Single-Family Residential

Case #: 14-0132

## II. ABATEMENT SUMMARY

On **July 24, 2016**, a Notice of Nuisance and Order to Abate was prepared and then posted at **12577 Widgeon Way Clearlake Oaks CA**, within the **Clearlake Oaks Subdivision 1**, and mailed, certified to the property owner of record due to a substandard structure. Several complaints had been filed by area residents. The Abatement Notice provided the owner(s) of **The Iron Skillet, Inc.** with 30 days to abate the property.

On **May 7, 2015** staff from Code Enforcement solicited and obtained bids for abatement of the substandard structure on the property. On **May 21, 2015** a local contractor who was the apparent low bidder was awarded the contract pending Board approval. The Lake County Board of Supervisors approved the contract in June of 2015 and the contractor was notified soon after. Upon the contractor starting the demolition, it was revealed that there may be potential asbestos in the “blown in” type of attic insulation. Demolition was immediately stopped, the rubble was covered, the site secured and a complete Asbestos Containing Building Material (ACBM) study was conducted. The study indicated that there was ACBM in the floor tiles only which had “not” been disturbed. Due to the 2015 fires and availability of contractor(s) this project was delayed and not completed until 2016. On August 11, 2016 Code Enforcement staff was notified that the demolition was completed and a follow up site visit was conducted confirming the contractor had completed the work.

Staff recommends the Board of Supervisors confirm the assessment of **\$19,114.45** and direct staff to Record a Notice of Lien against the property. The cost of abatement services was **\$18,755.84**. The administrative costs on this case amounted to **\$358.61**.

### **Sample Motion:**

I move that the assessment of **\$19,114.45** for nuisance abatement on property located at **12577 Widgeon Way Clearlake Oaks CA**, also known as Assessors Parcel Number **035-132-36**, and owned **by The Iron Skillet, Inc.** be confirmed and the Enforcement Official be directed to prepare and have recorded in the office of the Lake County Recorder, a Notice of Lien in the amount of **\$19,114.45** pursuant to Lake County Ordinance Code Chapter 13, Section 13-43.