



## Legislation Details (With Text)

**File #:** 18-406      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Agenda Ready  
**File created:** 5/3/2018      **In control:** BOARD OF SUPERVISORS  
**On agenda:** 5/22/2018      **Final action:**  
**Title:** 9:15 A.M. - HEARING - Nuisance Abatement Assessment confirmation and proposed recordation of Notice of Lien in the amount of \$20,613.57, for 15720 North Road, Lower Lake, CA (APN 012-026-43 - Elizabeth Reinhard)  
**Sponsors:** Community Development  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. #18-00003 Scanned Docs- staff rpt 5-2-18

Date	Ver.	Action By	Action	Result
5/22/2018	1	BOARD OF SUPERVISORS	approved	Pass

### MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Byron Turner, Principal Planner  
Kathy Freeman, Code Enforcement Program Supervisor

**Prepared By:** Michael Penhall, Code Enforcement Officer

**SUBJECT:** Notice of Assessment & Lien Hearing for ***Elizabeth Reinhard***;  
**May 22, 2018 @ 9:15 A.M.**  
Supervisory District 3

**Date:** May 22, 2018

**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

### I. PROPERTY OUTLINE:

Property Owner: Elizabeth Reinhard  
Location: 15720 North Road, Lower Lake, CA  
APN: 012-026-43  
Zoning: "SR", Suburban Reserve District  
Case #: 18-00003

## II. ABATEMENT SUMMARY

On **January 11, 2018**, a Notice of Nuisance and Order to Abate was prepared and then posted on the property located at: **15720 North Road, Lower Lake CA**, within the Lower Lake Area Plan, and a copy mailed, certified to the property owner of record due to a substandard burnt mobile, open and outdoor storage of junk, trash and debris, and abandoned vehicles. Several complaints had been filed by area residents. The Abatement Notice provided **Ms. Reinhard** with 30 days to abate the property.

On **February 15, 2018**, Code Enforcement Officer; Michael Penhall conducted a follow up site visit to the aforementioned property, no compliance was observed and violations were still present on the property. Code Enforcement staff solicited a bid for the abatement of the substandard burnt mobile with suspected hazardous material, open and outdoor storage of junk, trash and debris on the property. On **March 21, 2018** staff obtained a response from a local contractor for the abatement of the property. After contract negotiations and working out the details for the debris sampling and hazardous material disposal, the local contractor was awarded the contract for demolition and removal of the remnants of the burnt mobile home and clean-up of the property on **April 12, 2018**. On the same date, an abatement warrant was obtained from a Judge at the Lake County Superior Court with the awarded contractor starting the abatement soon after.

A local towing contractor was contacted and they removed the two (2) abandoned vehicles from the subject property.

On the morning of **April 16, 2018**, the awarded contractor contacted Code Enforcement officer Michael Penhall and notified him that the abatement would be completed later that afternoon.

On **April 17, 2018** a follow up site visit was conducted by the Code Enforcement Officer confirming the contractor had completed the work.

## III. RECOMMENDATION:

Staff recommends the Board of Supervisors confirm the assessment of **\$20,613.57** and direct staff to Record a Notice of Lien against the property. The cost of abatement services was **\$20,155.00**. The administrative costs on this case amounted to **\$458.57**.

## RECOMMENDED ACTION:

Staff recommends the Board of Supervisors confirm the assessment of **\$20,613.57** and direct staff to Record a Notice of Lien against the property. The cost of abatement services was **\$20,155.00**. The administrative costs on this case amounted to **\$458.57**.

## Sample Motion:

I move that the assessment of **\$20,613.57** for nuisance abatement on property located at **15720 North Road, Lower Lake, CA**, also known as Assessor's Parcel Number **012-026-43**, and owned by **Elizabeth Reinhard** 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 **\$20,613.57** pursuant to Lake County Ordinance Code Chapter 13, Section 13-43.