



Legislation Text

File #: 18-118, **Version:** 1

MEMORANDUM

TO: Board of Supervisors

FROM: Robert Massarelli, Community Development Director
Kathy Freeman, Code Enforcement Program Supervisor

PREPARED BY: Michael Penhall, Code Enforcement Officer

DATE: February 27, 2018

SUBJECT: Notice of Assessment & Lien Hearing for John J. Danuck, Supervisorial District 3

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: John J. Danuck

Location: 12545 Lakeview Drive, Clearlake Oaks CA

APN: 035-152-65

Zoning: "R1", Single-Family Residential District

Case #: 16-0025

II. ABATEMENT SUMMARY

On **December 2, 2016**, a Notice of Nuisance and Order to Abate was prepared and posted at **12545 Lakeview Drive, Clearlake Oaks, CA**, within the **Clearlake Oaks** Subdivision, and mailed, certified to the property owner of record due to a substandard dwelling. Several complaints had been filed by area residents. The Abatement Notice provided Mr. Danuck with 30 days to abate the property.

After multiple site visits were conducted by Code Enforcement staff over the life of the case, it was observed during this time that there was no compliance noted on the property. After no contact with the property owner of record, Code Enforcement staff had the substandard dwelling tested for suspected asbestos containing building materials (ACBM).

On **May 24, 2017** Code Enforcement staff solicited and obtained bids for the removal of asbestos and abatement of the substandard dwelling. On **August 22, 2017**, a Courtesy Notification letter was prepared, sent by Certified Mail and a copy posted on the dwelling of the subject property. The letter informed the property owner that the County was moving forward with abatement actions. The letter was not returned by the Post Office and there was no contact with the property owner.

On **September 13, 2017** a local contractor was awarded the contract for the asbestos removal and demolition of the substandard dwelling. The identified asbestos was removed from the dwelling, however due to scheduling conflicts the contractor was not able to start demolition work until **December 17, 2017**. The contractor contacted Code Enforcement informing them the job was done. On **December 19, 2017** a follow up site visit was conducted by Code Enforcement personnel, confirming the contractor had completed the work.

FISCAL IMPACT: __ None __ Budgeted __ Non-Budgeted
Estimated Cost:
Amount Budgeted:
Additional Requested:
Annual Cost (if planned for future years):

FISCAL IMPACT (Narrative): The cost of the contractor and administrative costs are paid by the Nuisance Abatement Fund. If approved by the Board of Supervisors, these costs become a lien against the property. It is not anticipated that these funds will be recovered until the lien is paid.

STAFFING IMPACT (if applicable): None

RECOMMENDATION:

Staff recommends the Board of Supervisors confirm the assessment of **\$17,327.72** and direct staff to Record a Notice of Lien against the property. The cost of abatement services was **\$16,919.50**. The administrative costs on this case amounted to **\$408.22**.

Sample Motion:

I move that the assessment of **\$17,327.72** for nuisance abatement on property located at **12545 Lakeview Drive, Clearlake Oaks, CA**, also known as Assessors Parcel Number **035-152-65**, and owned by **John J. Danuck** 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 **\$17,327.72** pursuant to Lake County Ordinance Code Chapter 13, Section 13-43.