



Legislation Text

File #: 18-583, Version: 1

MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Michalyn DelValle, Interim Community Development Director  
Kathy Freeman, Code Enforcement Program Supervisor

**PREPARED BY:** Michael Penhall, Code Enforcement Officer

**DATE:** June 5, 2018

**SUBJECT:** Notice of Assessment & Lien Hearing for **Joann Madia**;  
**July 10, 2018 @ 9:15 AM**  
Supervisory District 3

**ATTACHMENTS:**

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

**I. PROPERTY DESCRIPTION:**

Property Owner: Joann Madia  
Location: 8875 N. State Hwy 29, Upper Lake, CA  
APN: 003-041-23  
Zoning: "RR", Rural Residential District  
Case #: 16-0034

**II. ABATEMENT SUMMARY**

On **March 4, 2016** a Notice of Nuisance and Order to Abate was prepared and posted at **8875 N. State Hwy 29, Upper Lake, CA**, and mailed, certified to the property owner of record due to open

and outdoor storage of garbage, trash and debris. The Abatement Notice provided Ms. Madia with 30 days to abate the property.

Many attempts were made to encourage the property owner into cleaning up the property and over time, little progress was noted. It was then decided to organize some volunteers to help her in bringing the property into compliance. Garbage, trash and debris from the interior of the dwelling was bagged up, removed from the property and properly disposed of. However, while arranging for an additional clean-up for Ms. Madia, it was discovered that due to some health reasons, she had been placed into a care facility to receive some help.

It was then decided by Code Enforcement staff that further abatement by the County was needed on the property and on **April 18, 2018** staff from Code Enforcement solicited and obtained bids for further abatement of the weeds, removal of remaining garbage, trash and debris on the property.

On **May 3, 2018**, a local contractor was hired and started work soon after. On **May 16, 2018** a follow up site visit was conducted confirming the contractor had completed the work.

III. **FISCAL IMPACT:** Budgeted XX Non-Budgeted \_ None

Estimated Cost: \$2,863.89 Amount Budgeted: N/A Additional Requested: N/A

Annual Cost (if planned for future years): N/A

IV. **FISCAL IMPACT** (Narrative): Action taken by the Board may result in a lien recorded in the amount of \$2,863.89 against the identified Real Property.

V. **STAFFING IMPACT** (if applicable): N/A

VI. **RECOMMENDATION:**

Staff recommends the Board of Supervisors confirm the assessment of **\$2,863.89** and direct staff to Record a Notice of Lien against the property. The cost of abatement services was **\$2,500.00**. The administrative costs on this case amounted to **\$363.89**.

**Sample Motion:**

**Lien Approval**

I move that the assessment of **\$2,863.89** for nuisance abatement on property located at **8875 N. State Hwy 29, Upper Lake, CA**, also known as Assessor's Parcel Number **003-041-23**, and owned by **Joann Madia** 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 **\$2,863.89** pursuant to Lake County Ordinance Code Chapter 13, Section 13-43.