



Legislation Text

File #: 22-431, Version: 1

Memorandum

Date: May 10, 2022

To: The Honorable Lake County Board of Supervisors

From: Norman Valdez, Code Enforcement Officer

Subject: Hearing on Account and Proposed Assessment for 2853 Merced St, Nice, CA, 95464

Executive Summary:

PROPERTY DESCRIPTION:

Property Owner: Pete William Siliznoff
Property Address: 2853 Merced St, Nice, CA, 95464
APN: 031-173-44
Zoning: R1
Property Description: Dilapidated single family residential dwelling
Supervisory District: District 3

Exhibit A - Property Map

ABATEMENT SUMMARY:

Pursuant to Lake County Code Chapter 13, Article VI, Section 13-42.1 - Upon completion of the abatement, the Board shall hear and consider the account and proposed assessment, together with objections and protests thereto. At the conclusion of the hearing, the Board may make such modifications and revisions of the proposed account and assessment as it deems just, and may order the account and proposed assessment confirmed or denied, in whole or in part or as modified and revised. (*LCC Chapter 13, Article VI, Section 13-42.1*)

On **5/03/21**, based on complaints received, a Notice was issued against the property for violation of the following Lake County Codes:

- Chapter 5, Article 1, Section 5-4A, 2019 California building code, Chapter 1, Section 116
- Chapter 5, Article 1, Section 5-4.1, 2018 International Property Maintenance Code Section 108.1
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (4)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (5)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)

- Chapter 13, Article I, Section 13-3.1, Subsection (e) (8)

Exhibit B - Site Photos

The property owner reflected on title is Pete William Siliznoff and was previously notified of the violations in the Notice of Nuisance and Order to Abate dated **5/03/21** and on **10/26/21**. All notices have been posted on the on/at the subject property, sent by certified mail or first class mail to the owner(s) address of record. The Notice of Nuisance and Order to Abate informed the property owner and/or occupant of their opportunity to request a hearing before the Board of Supervisors to show any cause why conditions should not be abated. No such request has been made.

The property has been tax default since 2009 and accrued over \$27,600. Lake County currently has power to sell over this property.

The property owner and/or occupant have refused compliance by not removing garbage, rubbish, and refuse from the property as previously instructed to do so.

Contractor Quotes:

Code Enforcement requested quotes from those contractors registered with the County. The following quote(s) were received:

- *Leonard's Hauling* - \$1,650
- *Cook Construction* - \$1,800

Exhibit C - Contractor Quotes

Abatement:

Warrant issued. On March 17, 2022 a warrant was posted on the property at approximately 9:45 a.m. On March 22, 2022 work was started by county contractor Leonard's Hauling.

On March 23, 2022, compliance with the LCC was attained, through the removal of the garbage, rubbish, refuse, 2 mattresses, a sink, seven (7) tires, and a few house hold appliances.

The final cost of the abatement totaled to be \$1,464.93

Exhibit D - Abatement Photos

Administrative Costs: totaled to be \$680.68

Exhibit E - Task Sheet

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Consistency with Vision 2028 and/or Fiscal Crisis Management Plan (check all that apply):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Well-being of Residents | <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> <i>Technology Upgrades</i> |
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce | <input type="checkbox"/> <i>Revenue Generation</i> |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake | <input type="checkbox"/> <i>Cost Savings</i> |

If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:

Which exemption is being requested?

How long has Agreement been in place?

When was purchase last rebid?

Reason for request to waive bid?

Recommended Action:

Staff recommends the Board of Supervisors confirm the assessment of **\$2,145.61**, and direct staff to Record a Notice of Lien against the property. After recordation, it shall be delivered to the County Auditor who shall enter the amount of the lien on the assessment roll as special assessments. The cost of abatement services are **\$1,464.93**. The administrative costs on this case amounted to **\$680.68**.