



Legislation Text

File #: 22-542, Version: 1

Memorandum

Date: June 7, 2022

To: The Honorable Lake County Board of Supervisors

From: Tina Ransburg, Code Enforcement Officer

Subject: Hearing on Account and Proposed Assessment for 13204 Second Street, Clearlake Oaks, CA

Executive Summary:

PROPERTY DESCRIPTION:

Property Owner: Brannon, Tori
Property Address: 13204 Second Street, Clearlake Oaks, CA 95423
APN: 035-402-25
Zoning: R1
Property Description: Single dwelling residence
Supervisory District: Eddie "EJ" Crandell

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*)

In July 2021, the Community Development Department became aware of a structure fire that occurred at 13204 Second Street in Clearlake Oaks, CA. A Notice of Nuisance and Order to Abate was posted to the property for violation of the following Lake County Codes (LCC):

- Chapter 5, Article 1, Section 5-4A, 2019 California Building Code, Chapter 1, section 116
- Chapter 13, Article I, Section 13-3.1, subsection (e) (1)
- Chapter 13, Article I, Section 13-3.1, subsection (e) (2)

- Chapter 13, Article I, Section 13-3.1, subsection (e) (3)
- 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)
- Chapter 13, Article I, Section 13-3.1, subsection (e) (13)

Exhibit B - Site Photos

The property owner was notified of the violations in the Notice of Nuisance and Order to Abate dated January 18, 2022. 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. A Last and Final Notice and Right of Entry form was also sent to the Lake County Jail when our department was made aware of her incarceration.

The property owner and/or occupant have refused compliance by not brining the property into compliance with the Lake County Code and bring the property into a sanitary and safe condition by removing and properly disposing of any and all property that incurred fire damage.

Exhibit C - Contractor Quotes

Contractor Quotes:

Code Enforcement requested and received the following quote(s):

- Leonard's Hauling and Tractor Service - \$2,500.00
- Select Environmental (Hazardous Material Specialists)- \$8,945.00
- Adam's Laboratories- \$495.00

An asbestos test needed to be conducted as well as a report sent to Lake County Air Quality Management. The report revealed that the burnt debris did contain asbestos and therefore required a contractor with hazardous material removal certification. Select Environmental was required to dispose of all material containing asbestos at the only approved dump site in Northern California, in Vacaville.

Exhibit D - Abatement Photos

On May 3, 2022, compliance with the LCC was attained and the property was returned to a vacant lot.

Administrative Costs:

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"/> Technology Upgrades |
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce | <input type="checkbox"/> Revenue Generation |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake | <input type="checkbox"/> Cost Savings |

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 **\$13,325.84**, 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 **\$11,940.00**. The administrative costs on this case amounted to **\$1,385.84**.