



CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

Timothy Hobbs | Chief of Police

April 26, 2024

TO: Alan Flora, Lt. Peterson
FROM: Lee Lambert
SUBJECT: Properties Recommended for Foreclosure

Address: 14081 Woodland Dr.

APN #: 039-065-370

Property Owner: Syvertson, Samuel

Amount Due: \$25,803.22

Description of Property: Property is 120' x 50' on the south side of Woodland Dr. near Halika St. Parcel has no structures and previously had electrical utilities. Parcel has water and sewer connections.

Actions to Date: On 8/9/22 a case was opened on the unimproved property for 6 CMC violations, including trash, junk and debris, inoperative vehicles, illegal fencing and occupancy of travel trailers. Additionally, several reports of vicious and barking dogs on the property. 7 administrative citations were issued with no compliance achieved. On 8/28/23, code enforcement executed a warrant and, using City funds, the property was cleared of all violations. In addition to fines in the amount of \$18,750.00, Mr. Syvertson was invoiced \$7,053.22 for the cost of the abatement and has yet to reimburse the City.

Address: 3864 Laddell Ave.

APN #: 040-135-260

Property Owner: Ramirez, Joseph

Amount Due: \$14,240.00

Description of Property: Property is 50' x 100' on the east side of Laddell Ave., south of Alvita Ave. Parcel has no structures and previously had electrical utilities. Parcel has water and sewer connections.

Actions to Date: On 10/23/18, a case was opened on the property for 4 CMC and 5 CA HSC violations, including an abandoned, unsafe and unsecured single wide mobile home, no running water, mold growth, defective ceiling and roofing, unsafe plumbing and large accumulation of trash, junk and debris. In addition, code enforcement and patrol officers had responded to this location over 10 times for a subject "squatting" within the deteriorated dwelling. 2 administrative citations were issued to the property owner. It was later discovered that the property owner was deceased and there was no legal next of kin on record. On 4/11/22, code enforcement executed an abatement warrant and cleared the property of all violations. In addition to the fines due in the amount of \$600.00, an invoice was issued in the amount of \$13,640.00 for the cost of the abatement.





CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

| Chief of Police

Address: 14095 Villa Way

APN #: 039-266-070

Property Owner: Palermo Drive LLC

Amount Due: \$22,240.00

Description of Property: Property is approximately 120' x 50' on the south side of Villa Way and located east of Lakeshore Dr. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

Actions to Date: Case was opened 4/28/15. Negative contact with the property owner for the duration the case was opened. An administrative citation was recorded as a lien on 8/21/17, in the amount of \$7,500.00. The property was in violation of 7 CMCs and 5 CA HSCs, including abandoned and deteriorated dwelling, unsecured and unsafe dwelling, broken windows, deteriorated roofing and flooring, graffiti, accumulation of trash, junk and debris and overgrown vegetation. On 8/1/22, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was sent to the property owner, in the amount of \$14,740.00, the cost of the abatement.

Address: 14101 Villa Way

APN #: 039-266-300

Property Owner: Limtiaco, Anthony

Amount Due: \$21,940.00

Description of Property: Property is approximately 150' x 35' on the south side of Villa Way and located east of Lakeshore Dr. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

Actions to Date: Case was opened on 11/10/21. Property owner was issued 7 administrative citations in the amount of \$8,400.00, and had been in contact several times but failed to achieve any compliance. Property was in violation of 6 CMCs and 5 CA HSCs, including abandoned burned out unsafe dwelling, deteriorated flooring and stem walls, accumulation of trash, junk and fire debris, graffiti and overgrown vegetation. On 8/3/22, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was sent to the property owner, in the amount of \$13,540.00, the cost of the abatement.

Address: 16052 19th Ave.

APN #: 042-202-360

Property Owner: Koll, Shelley

Amount Due: \$36,753.22

Description of Property: Property is 50' x 100' on the north side of 19th Ave. east of Irving Ave. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

Actions to Date: Original case opened on 11/18/13. This case was closed with no compliance and a \$5,000.00 administrative fine was recorded on 5/6/15. A 2nd case was opened on 3/1/16. The property was in violation of 5 CMC and 7 CA HSCs, including deteriorated and dilapidated dwelling structure, broken windows, unsanitary living conditions, large accumulation of trash, junk and debris, unsafe electrical. No compliance was achieved and code enforcement executed an abatement warrant on 8/22/19. All violations were abated and the property owner was issued a billing invoice in the amount of \$12,000.00. This abatement was paid for through CalRecycle grant. On 3/12/20, a 3rd case was opened on the property. The property was now found to be in violation of 3 CMCs, including illegal specialty structures on a vacant parcel, occupancy of travel trailers and out buildings and





CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

| Chief of Police

storage of trash, junk and debris. The property owner was issued 9 administrative citations in the amount of \$13,050.00. No compliance was achieved. On 7/20/23, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was issued to the property owner in the amount of \$6,703.22 for the costs of the abatement. It should also be noted that since 2015, there has been ongoing criminal activity and animal control activity at this property.

Address: 14870 Clement Dr.

APN #: 040-303-090

Property Owner: Freiling, Randon S

Amount Due: \$23,633.22

Description of Property: Property is 50' x 100' on the north side of Clement Dr., west of Old Hwy 53. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

Actions to Date: Case was opened on 1/10/19. Property owner was issued 1 administrative citation in the amount of \$500.00. Mail was being returned insufficient address. Property was in violation of 8 CMCs and 2 CA HSCs, including abandoned burned out dwelling structure, broken windows, defective and unsightly structure, inoperative vehicles and large accumulation of trash, junk and fire debris. The property owner failed to abate the violations and on 8/8/23, code enforcement executed an abatement warrant and abated all of the violations on the property. An invoice was issued to the property owner in the amount of \$22,883.22 for the costs of the abatement.

Address: 3557 Ukiah St.

APN #: 039-641-230

Property Owner: Tapia, Kristie Dawn

Amount Due: \$12,520.00

Description of Property: Property is 250' x 100' on the corner of Ukiah St. and Arrowhead Rd. and located in a high visibility area. Property consists of a double wide manufactured home that was constructed in 2015 with a wood constructed, 2 car, detached garage.

Actions to Date: Case has been active since 1/11/22. Property owner has been issued 10 administrative citations and attended 1 compliance conference with the City attorney on 12/6/22. Ms. Tapia agreed to a compliance agreement at said conference but failed to comply. Property remains in violation of 4 CMCs, including trash, junk and debris on the exterior of the property, inoperative vehicles, illegal fencing installed along the perimeter of the property, occupancy of an RV and a dilapidated outbuilding on the south side of the property.

Address: 3855 Monterey Dr.

APN #: 037-104-240

Property Owner: Meek, Margaret

Amount Due: \$10,275.00

Description of Property: Property is a small oval shaped property, approximately 1,500 – 1,750 square feet. Parcel has no structures but has electricity, sewer and water connections. Parcel may be too small to construct a new SFD.

Actions to Date: Case has been active since 2/23/22. SFD burned down during the Sulphur Fire. Under the Sulphur Fire emergency declaration, Ms. Meek was issued a temporary use permit to occupy an RV or travel trailer on her property for a specified amount of time. Property owner failed to submit plans or rebuild during the grace period permitted by the City and the temporary use permit expired. Property owner has been issued 17





CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

| Chief of Police

administrative citations and 4 parking citations. Ms. Meek scheduled an appeal hearing, which was held on 5/18/22. Ms. Meek failed to attend that hearing. Another appeal hearing was scheduled and held on 9/22/22. Ms. Meek attended the hearing, however the independent hearing officer denied the appeal. Property remains in violation of 3 CMCs, including an abandoned travel trailer, storage of a travel trailer on a vacant parcel and part time occupancy of a travel trailer on an unimproved parcel.

Address: 3603 Peony St.

APN #: 039-632-070

Property Owner: Lowden, George

Amount Due: \$10,050.00

Description of Property: Property is a 60' x 75' parcel on the west side of Peony St. next to a new 2-story SFD currently under construction. Newer wood constructed SFDs are located north and south of the property. Property consists of a completely burned out single wide mobile home with fire debris on the property. Parcel previously had electrical service and has water and a septic system.

Actions to Date: Case has been active since 5/2/22. Single wide mobile home burned down 5/1/22. Mr. Lowden had made contact with code enforcement early on, stating it was his intention to obtain a demolition permit and clear the property. Mr. Lowden never complied, and 8 administrative citations have been issued. On 1/2/23, an occupied travel trailer was observed on the property. Property remains in violation of 4 CMCs, including an abandoned and deteriorated structure, accumulation of trash, junk and fire debris, inoperative vehicles and occupied travel trailer.

Address: 15523 33rd Ave.

APN #: 041-365-170

Property Owner: Davis, Terry

Amount Due: \$23,350.00

Description of Property: Property is a 100' x 50' parcel on the south side of 33rd Ave. and next to a parcel with a newer SFD. Property consists of a double wide manufactured home installed in 2007 with a wood constructed 2-car detached garage.

Actions to Date: Case has been active since 3/10/22. Property owner has been issued 20 administrative citations and attended 1 compliance conference with the City attorney on 1/19/23. Mr. Davis agreed to a compliance agreement at said conference but failed to comply. Continuous criminal activity in the area which is associated with this property. Owner of adjacent vacant parcel filed a civil lawsuit in small claims court for Mr. Davis illegally dumping trash on her property and she won her case. Due to the conditions on the exterior of the property and ongoing criminal activity, a civil inspection warrant was executed on 9/27/23. No additional violations were located within the SFD. In addition to the ongoing criminal activity in the area, associated with this property, the property remains in violation of 2 CMCs, including a deteriorated and unsafe deck and large accumulation of trash, junk and debris.

