



RESOLUTION NO. 036-2026

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO TRANSFER ABATEMENT COSTS TO PROPERTY OWNER BY LIEN

WHEREAS, on October 24, 2017, the County of El Dorado Board of Supervisors introduced Ordinance 5067, amending County Ordinance Code (Code), Chapter 9.02 – Code Enforcement in its entirety, and set a second reading for November 7, 2017 (Legistar File 16-0209).

WHEREAS, 9.02.030 – Administrative enforcement authority. The Enforcement Official shall have the authority and powers necessary to determine whether an administrative violation of the Code exists and the authority to take appropriate action to gain compliance with the provisions of the Code. The Enforcement Official shall further have authority to issue notices and orders, the power to inspect public and private property, and use the administrative remedies that are available under the Code.

WHEREAS, 9.02.300 – Summary abatement. Whenever the Enforcement Official or Hearing Officer determines that an imminent threat to public health or safety exists that requires immediate correction or elimination, the Enforcement Official may exercise the following powers to summarily abate the hazard or nuisance: post the premises as unsafe, substandard, or dangerous; board, fence, or secure the building or site per County requirements; remove the hazard or nuisance that constitutes an immediate threat to public health or safety; and/or take any other reasonable action deemed by the Enforcement Official as appropriate under the circumstances.

WHEREAS, 9.02.600 – Maintenance of vacant buildings. The Board finds as follows: when the owner of a vacant building fails to actively maintain and manage the building, the building can become a major cause of blight in both residential and nonresidential neighborhoods. Vacant buildings that are boarded, substandard, or unkempt discourage economic development and retard appreciation of property values; and it is a responsibility of property ownership to prevent owned property from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare.

WHEREAS, 9.02.620 – Vacant building penalty. No owner shall allow a building designed for human use or occupancy to be a vacant building without active maintenance for more than thirty (30) calendar days.

WHEREAS, 9.02.630 – Maintenance and monitoring of vacant buildings. Active maintenance and monitoring of the building shall include: maintenance of landscaping and plant materials in good condition as required and copied here from Health and Safety Code § 17920.3(h); maintenance of the exterior of the building in good condition as required and copied here from Health and Safety Code § 17920.3(g): faulty weather protection; regular removal of all exterior trash and similar materials or conditions as required and copied here from Health and Safety Code § 17920.3(j): those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards; prevention of criminal activity on the premises, including, but not limited to, illegal occupancy; prevention of any condition recognized in law or in equity as constituting a public nuisance; and maintenance of the owners' current contact information in the Code Enforcement Division (Code Enforcement) case file.

WHEREAS, on June 18, 2024, following a reported complaint regarding the condition of the property located at 3369 Patterson Way, El Dorado Hills (Assessor's Parcel Number 120-164-006) ("Property"), Code Enforcement

conducted an inspection and observed that the Property was a vacant building. Based on its condition, Code Enforcement determined that the building was vacant and in violation of 9.02.600 et seq. of County Code. On the same day, the building at the Property was Red Tagged as a "Vacant Building". The Red Tag stated the requirements for monitoring and maintaining the Property in accordance with County Ordinance Section 9.06.600 et seq.

WHEREAS, on February 14, 2025, Code Enforcement mailed, via Certified Mail, and posted a Notice and Order to the Property owner regarding the vacant building violation. The notice advised that vacant building fines would be imposed if the Property was not brought into compliance by March 17, 2025. The Property owner did not respond to Code Enforcement's notice or take any corrective actions.

WHEREAS, on April 9, 2025, Code Enforcement mailed, via Certified Mail, and posted a Notice to Abate on the Property, advising the Property owner of ongoing violations and directing that the violated be corrected by May 9, 2025. The Notice to Abate further stated that failure to bring the Property into compliance by the specified date would result in the County initiating abatement actions, with all associated costs assessed to the Property owner. Despite this notice, the Property owners failed to respond or take any corrective action.

WHEREAS, on September 4, 2025, Code Enforcement returned to the Property to post a statement and observed that the building had been broken into again, resulting in additional damage to the structure and broken windows.

WHEREAS, on October 8, 2025, Code Enforcement obtained an Abatement Warrant to inspect and abate the Property. The Abatement Warranty was posted at the Property.

WHEREAS, on October 10, 2025, following at least twenty-four (24) hours' prior notice of execution of the Abatement Warrant, and within the fourteen (14) day effective period of said warrant, the County boarded up and fenced off the vacant building in accordance with County Code Section 9.02.300.

WHEREAS, 9.02.450 - Lien. If the violation is not abated within the time prescribed in the administrative order, the Board of Supervisors may cause the violation to be abated as provided in this Chapter and the cost of abatement, including any unpaid fines and civil penalties (Government Code § 53069.4), shall be charged against the real property upon which the violation has occurred and shall be a recorded lien upon such property and assessed and enforced, pursuant to Government Code § 25845.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County of El Dorado Board of Supervisors hereby approve placement of an abatement lien on the property located at 3369 Patterson Way, El Dorado Hills identified by Assessor's Parcel Number 120-164-006, currently owned by Tours Irene M TR & Ravenswood Investments Trust, to allow County to recover all costs necessarily incurred by County to remedy the Property of the above referenced violations. Such lien shall be in the initial amount of \$12,321.63.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 10th day of February, 2026, by the following vote of said Board:

Ayes: Laine, Ferrero, Veerkamp, Parlin, Turnboo
Noes: None
Absent: None

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk


Second Vice-Chair, Board of Supervisors
Brian Veerkamp