



COUNTY OF HUMBOLDT

For the meeting of: 9/17/2019

File #: 19-1313

To: Board of Supervisors
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:
Approve Administrative Civil Penalty Assessment on Various Properties

RECOMMENDATION(S):
That the Board of Supervisors:

1. Approve the proposed Administrative Civil Penalty Assessments on property owners who are in violation of various Humboldt County Codes including violation of Commercial Cannabis Land Use Ordinance (CCLUO) (formerly Commercial Medical Marijuana Ordinance) in the amount of \$900,000.00 plus administrative costs incurred in accordance with Title III, Division 5, Chapter 2, section 352-20 Summary Approval of Proposed Administrative Civil Penalty Assessments of the Humboldt County Code.

SOURCE OF FUNDING:
Property owner.

DISCUSSION:

The Board is being asked to approve the proposed Administrative Civil Penalty Assessments against seven properties which have been unresponsive to notices from the county requiring abatement of nuisances and correction of code violations related to unpermitted cannabis operations. Attachments A -G include record of key noticing documents for each violation, including the name of the property owner, the name of the violator, the Assessor Parcel Number (APN), and notification documents.

Humboldt County Code Section 352-20 states *“If an objection to the proposed assessment is not filed by a Responsible Party within ten (10) calendar days after service of the Notice of Administrative Civil Penalty Assessment, the Humboldt County Board of Supervisors shall summarily approve the proposed assessment without holding an Administrative Civil Penalty Assessment Hearing.*

These assessments are the result of active code enforcement on unpermitted cannabis operations as

directed by your Board last year. Utilizing a combination of satellite imagery, on-site inspections, and in some cases collaboration with law enforcement, the Planning & Building Code Enforcement Unit issued Notices to Abate Nuisance and Notices of Violation on each of the properties listed below for unpermitted cannabis operations, and in some cases unpermitted structures, and unpermitted grading.

Angel Bogdanov APN 216-393-013 **TOTAL: \$900,979.05**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Medical Marijuana Ordinance

Angel Bogdanov APN 216-393-028 **TOTAL: \$900,979.05**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Medical Marijuana Ordinance

Daniela Kotzeva APN 216-393-001 **TOTAL: \$900,888.96**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Medical Marijuana Ordinance

Jim D. White APN 216-382-061 **TOTAL: \$900,668.81**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Medical Marijuana Ordinance

Tempo Plus Inc. APN 216-393-012 **TOTAL: \$901,275.68**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Medical Marijuana Ordinance

Diyan Dimitrov APN 216-382-032 **TOTAL: \$900,571.38**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes
- Violation of Commercial Cannabis Land Use Ordinance
- Development within a Streamside Management Area
- Improper Storage and Removal of Solid Waste

Diyan Dimitrov APN 216-382-034 **TOTAL: \$900,571.38**

- Grading without permits
- Construction of building/structure in violation of building, plumbing and/or electrical codes

- Violation of Commercial Cannabis Land Use Ordinance
- Development within a Streamside Management Area
- Improper Storage and Removal of Solid Waste

Each entity has received proper notices in accordance with Title III, Division 5 which included notification by first class certified mail, posting to the property, and/or legal notices published in the local newspaper. The following notices were served upon the property owner(s) prior to the request of the issuance of the Administrative Civil Penalty Assessment.

1. First Contact Attempt - A Notice to Abate Nuisance in accordance with Humboldt County Code section 351-7 and Notice of Violation and Proposed Administrative Civil Penalty County Code in accordance with section 352-7 were served upon the listed property owner(s) via first class certified mail and posting on the properties. None of the listed property owners responded to the notification.
2. Second Contact Attempt - A Warning Letter was mailed via first class mail to the property owner(s). None of the listed property owners responded to this notification.
3. Final Contact Attempt - As a final attempt in the communication process to the property owner (s), the issuance of the Administrative Civil Penalty Assessment in accordance with Humboldt County Code Section 352-15 was served via first class certified mail and posted on the properties. None of the listed property owners responded to this notification.

Attempts to compel the property owners to respond to the notices, abate the public nuisances and correct the code violations, and comply with Humboldt County Code section 314-55.4 and other applicable code sections have been unsuccessful. As a result, the proposed Administrative Civil Penalty Assessments are now before your Board for approval. The next steps prescribed in Humboldt County Code section 352-21, *et seq.* include:

- a) Issuance of Notice of Administrative Civil Penalty Lien to each Responsible Party.
- b) Imposition of Administrative Civil Penalty Lien. The lien will be recorded 45 days after the service of the Notice of Administrative Civil Penalty Lien is served on the Responsible Party.

Once this is done, interest begins to accrue on the lien and the property may be foreclosed upon and sold subject to filing a complaint for foreclosure with the Humboldt County Superior Court.

FINANCIAL IMPACT:

The cost of preparing the case and serving the notices has been billed to the property owner in accordance with established policies and applicable Humboldt County Code sections. This is initially a general fund cost of \$5,934.31. The general fund will be reimbursed when the property owner pays the administrative cost and/or after the property is sold and administrative costs are recovered through

the property sale.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

The Sheriff's Department, California Department of Fish and Wildlife, Department of Health and Human Services Environmental Health, may also be involved when necessary.

This action enforces laws and regulations to improve health and safety of the citizens and the environment.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could approve issuance of Administrative Civil Penalty Assessment for all, some or none of the properties listed.

ATTACHMENTS:

Attachment A: Angel Bogdanov, APN 216-393-013

Attachment B: Angel Bogdanov, APN 216-393-028

Attachment C: Daniela Kotzeva, APN 216-393-001

Attachment D: Jim D. White, APN 216-382-061

Attachment E: Tempo Plus Inc., APN 216-393-012

Attachment F: Diyan Dimitrov, APN 216-382-032

Attachment G: Diyan Dimitrov, APN 216-382-034

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A