



NOTICE OF NUISANCE & ORDER TO ABATE

Superseding Notice

Pursuant to Lake County Code Chapter 13, Article I, Section 13-6:

Case Number:	ENF-26-227
Site Address:	4270 & 4258 Lakeshore Blvd, Lakeport, CA
Assessor Parcel #:	029-151-37 & 029-151-28
Responsible Party:	Wratislaw Steve & Victoria L Trustee
Mailing Address:	4252 Lakeshore Blvd, Lakeport, CA 95453
Approx. Time / Date Seen:	February 18, 2026, at approximately 09:22 AM

DESCRIPTION OF VIOLATION(S):

IT HAS BEEN DETERMINED THE ABOVE REFERENCED PROPERTY IS IN VIOLATION OF THE LAKE COUNTY CODE AND/OR CONSTITUTE A PUBLIC NUISANCE:

Description:

1. Any use of land, buildings, or premises established, operated, or maintained contrary to the provisions of this Chapter or Chapters 5, 9, 17, 21, 23, 29, or 30 of this Code:
 - a. Unpermitted use of a Resort Commercial (CR) and Residential (R1) parcels. Parcels being used as heavy equipment storage yard - approximately eight (8) pieces of heavy equipment (including but not limited to large pontoon frame) are being stored on parcels.
 - b. Accessory uses and structures, residential/commercial/industrial - storage of:
 - i. approximately twenty-eight (28) cars and trucks
 - ii. approximately four (4) RVs/ travel trailers
 - iii. approximately nineteen (19) boats on trailers, including but not limited to small watercraft such as jet skis, canoes, and other small boats
 - iv. approximately six (6) boats not on trailers, including but not limited to row boats and small watercraft
 - v. approximately nine (9) trailers, including but not limited to utility trailers and empty boat trailers
 - vi. approximately one (1) commercial semi-truck trailer
 - vii. approximately eight (8) heavy trucks including but not limited to firetruck, dump trucks, semi-trucks, and trucks that carry heavy equipment (cranes, hoists, etc.)

“Uses” also includes, but is not limited to storage of equipment, tools, and materials.
 “Structures” includes but is not limited to approximately two (2) corrugated metal structures
 - c. Outdoor storage that is not maintained in an orderly manner.
 - d. Outdoor storage that creates a fire, safety, health or sanitary hazard
 - e. Unpermitted structure(s)
2. Items causing an unsightly appearance which is visible from the scenic corridor or public right of way or sites of neighboring properties, or which provides harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance
3. Abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof
4. Garbage and/or refuse

**SEE FOLLOWING PAGE(S) OF THIS DOCUMENT FOR CODE SECTIONS IN
 VIOLATION, COMPLIANCE / CORRECTIVE ACTIONS, AND INFORMATION THAT
 MAY AFFECT YOUR RIGHTS**

Code Sections in Violation:

1. Chapter 13, Article I, Section 13-3.1 (e) (5):
 - a. Chapter 21, Article 2, Section 21-2.6 (a)
 - b. Chapter 21, Article 68, Section 21-68.4 (a) (6)
 - c. Chapter 21, Article 68, Section 21-68.4 (a) (8)
 - d. Chapter 21, Article 68, Section 21-68.4 (a) (9)
 - e. Chapter 21, Article 68, Section 21-68.4 (a) (10)
 - f. Chapter 21, Article 41, Section 41.12 (a)
 - g. Chapter 21, Article 49, Section 21-49.1
 - h. Chapter 5, Section 5-4A; 2022 CBC [A] 105.1
 - i. Chapter 21, Article 41, Section 21-41.12 (a)
2. Chapter 13, Article I, Section 13-3.1 (e) (8)
3. Chapter 13, Article I, Section 13-3.1 (e) (13)
4. Chapter 13, Article II, Section 13-10.1

ORDER IS GIVEN TO ABATE SAID CODE VIOLATION(S) WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE TO AVOID ABATEMENT BY THE COUNTY AND TO CORRECT THE CONDITION(S) DESCRIBED ABOVE BY EITHER REMOVING, SECURING, DEMOLISHING, RAZING, OR OTHERWISE ABATE THE VIOLATION.

COMPLIANCE ACTION(S) / ACTIONS TO CORRECT:

FAILURE TO ABATE THE NUISANCE WITHIN THE TIME SPECIFIED IN THIS NOTICE, THE COUNTY OF LAKE IS AUTHORIZED TO SECURE, REMOVE, DEMOLISH, RAZE OR OTHERWISE ABATE THE NUISANCE AT THE EXPENSE OF THE OWNER(S). PURSUANT TO LCC CHAPTER 13, ARTICLE I, SECTION 13-8.:

- 1) Cease all accessory uses of the parcels.
- 2) Remove all heavy equipment from parcels.
- 3) Remove all personal property being stored on parcels.
- 4) Remove all materials from parcels, including but not limited to scrap, scrap metal, building/construction materials, pipes, hoses, tubing, wiring, and wood.
- 5) Remove all tools and equipment being stored on parcels.
- 6) Remove anything being stored on the parcels that is not accessory to an allowed primary use. There is currently no allowed primary use of the vacant parcels.
- 7) Remove all unpermitted structures from parcels, including, but not limited to two (2) corrugated metal buildings.
- 8) Remove all motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof from parcels.
- 9) Remove all inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof from parcels.
- 10) Remove all outdoor storage that is not maintained in an orderly manner, or that which creates a fire, safety, health or sanitary hazard
- 11) Remove all items causing an unsightly appearance which is visible from the scenic corridor or public right of way or sites of neighboring properties, or which provides harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance.
- 12) Remove all garbage and/or refuse from the parcels and from vehicle/trailers on parcels, including, but not limited to: *any items consisting of trash, litter, waste, junk, debris, discarded items, construction or demolition materials, cans, bottles, bricks, boxes, appliances, vehicle parts, tires, discarded mattresses, equipment, furniture, ordinary household garbage, dead trees, brush, or other injurious or offensive materials of any kind*
- 13) Restore parcels to vacant lots.

REQUEST FOR HEARING (APPEAL) - HEARING PROCEDURES.

IF THE PROPERTY OWNER WISHES TO PRESENT INFORMATION AS TO WHY THE PROPERTY SHOULD NOT BE CONSIDERED A PUBLIC NUISANCE, THE PROPERTY OWNER MUST REQUEST A HEARING BEFORE THE BOARD OF SUPERVISORS BY FILING A WRITTEN REQUEST FOR A HEARING WITH THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT WITHIN TWENTY-ONE (21) DAYS OF SERVICE OF THE NOTICE OF NUISANCE AND ORDER TO ABATE. THE FILING OF SUCH REQUEST FOR HEARING SHALL STAY THE EFFECTIVENESS OF THE NOTICE OF NUISANCE AND ORDER TO ABATE UNTIL SUCH TIME AS THE CASE HAS BEEN DECIDED BY THE BOARD OF SUPERVISORS.

UPON RECEIPT OF A REQUEST FOR HEARING FILED IN ACCORDANCE WITH SECTION 13-7.1, THE ENFORCEMENT OFFICIAL SHALL SCHEDULE A HEARING BEFORE THE BOARD OF SUPERVISORS. THE HEARING PROVIDES THE OWNER(S) OPPORTUNITY TO SHOW CAUSE WHY THE SPECIFIED CONDITION OR USE SHOULD NOT BE DECLARED A PUBLIC NUISANCE AND ABATED.

THE REQUEST FOR HEARING (APPEAL) FORM MAY BE OBTAINED OR SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT, CODE ENFORCEMENT DIVISION 255 N. FORBES ST., THIRD FLOOR, LAKEPORT, CA 95453.

IF THE WORK IS NOT COMPLETED WITHIN THE NUMBER OF DAYS SPECIFIED ON THE NOTICE, OR A HEARING HAS NOT BEEN REQUESTED THE COUNTY MAY ABATE THE NUISANCE WITHOUT FURTHER NOTIFICATION AND THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INVESTIGATION AND ABATEMENT OF THE NUISANCE(S). THE COSTS OF SUCH ABATEMENT ACTION MAY BE MADE A SPECIAL ASSESSMENT AGAINST THE PREMISE; MAY BE PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT; OR ALTERNATIVELY MAY BE REFERRED TO A DEBT COLLECTION AGENCY. IF THE PROPERTY OWNER FAILS TO REQUEST A HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE ARE WAIVED.

IMMINENTLY DANGEROUS CONDITION

WHERE THE ENFORCEMENT OFFICIAL HAS DETERMINED THAT THE CONDITION CAUSING THE NUISANCE IS IMMINENTLY DANGEROUS TO HUMAN LIFE OR LIMB, OR IS UNSAFE, OR IS DETRIMENTAL TO THE PUBLIC HEALTH OR SAFETY, HE MAY ORDER THAT THE BUILDING OR STRUCTURE AFFECTED BE VACATED, PENDING THE CORRECTION OR ABATEMENT OF THE CONDITIONS CAUSING THE NUISANCE.

WARNING:

FAILURE TO CORRECT ALL VIOLATIONS LISTED BEFORE THE COMPLIANCE DATE LISTED MAY RESULT IN AN ABATEMENT ACTION UNTIL COMPLIANCE IS ACHIEVED. IF THE VIOLATIONS ARE NOT CORRECTED AND COMPLIANCE IS NOT ACHIEVED, YOU WILL BE SUBJECT TO THE COUNTY'S NUISANCE ABATEMENT PROCEDURES WHICH THE COUNTY OF LAKE IS AUTHORIZED TO SECURE, REMOVE, DEMOLISH, RAZE, OR OTHERWISE ABATE AT THE EXPENSE OF THE OWNER(2). IF THE COUNTY ABATES ANY PORTION OF THE ABOVE-DESCRIBED NUISANCE(S), THE COSTS OF SUCH ABATEMENT ACTION MAY BE MADE A SPECIAL ASSESSMENT AGAINST THE PREMISE; MAY BE PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT; OR ALTERNATIVELY MAY BE REFERRED TO A DEBT COLLECTION AGENCY. THIS INCLUDES ALL COUNTY STAFF TIME ASSOCIATED WITH THE ABATEMENT ACTION.



Code Enforcement Officer

February 20, 2026
Date

