



NOTICE OF VIOLATION

Pursuant to Lake County Code Chapter 13, Article VII:

Case Number: ENF-25-1894
Site Address: 11739 OLD SPRUCE GROVE RD, LOWER LAKE CA
Assessor Parcel #: 012-032-04
Responsible Party: BROSNAN JOHN P
Mailing Address: PO BOX 537, LOWER LAKE, CA 95457
Approx Time and Date Seen: December 04, 2025, 1200 hrs.
ADMINISTRATIVE PENALTY/FINE AMOUNT: \$100.00-\$130 PER DAY PER VIOLATION, EVERY DAY VIOLATION EXISTS

DESCRIPTION OF VIOLATION(S):

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

Description/Location: Located on the property described as UP 18-38 APN 012-032-04 exist the following violations: (1) unpermitted construction, unpermitted electrical, unpermitted plumbing, unpermitted mechanical, (2) water tanks installed without zoning clearance, (3) failure to install fire suppression tank, (4) cannabis waste composting on property contrary to the waste management plan, (5) washing machine and showers that discharge to the ground at grade; (6) any condition dangerous to human life, unsafe, or detrimental to the public health or safety (related to unpermitted construction, unpermitted electrical, unpermitted structures and mechanical installations).

***Please see Attachment #1 for a comprehensive list of violations. Please see Attachment #2 site map for violation locations.**

Code Sections in Violation:

- (1) Chapter 13, Article I, Section 13-3.1 (e) (5); 2022 CBC 105.1 - Permits required (unpermitted construction, unpermitted electrical, unpermitted mechanical, unpermitted plumbing).
- (2) Chapter 13, Article I, Section 13-3.1 (e) (5) - Permits required (unpermitted installation of water tanks and shipping containers – Zoning Clearance required).
- (3) Chapter 13, Article I, Section 13-3.1 (e) (6) - Violates any condition imposed by a prior discretionary land use approval pursuant to Chapter 21 of the Lake County Code (failure to install fire suppression tank – permit condition – PRC 4290, 4291).
- (4) Chapter 13, Article I, Section 13-3.1 (7) - The existence of garbage, rubbish, refuse, or waste matter, and weeds upon the premises contrary to the provisions of Chapters 9 and 21 of the Lake County Code.
- (5) Chapter 13, Article I, Section 13-3.1 (15) - Any property with dirty water, sewage, or any other substance, including but not limited to, urine, or other bodily matter, discolored water, contents of septic tanks, cesspools or privy vaults, which flows onto public or private property.
- (6) Chapter 13, Article I, Section 13-3.1 (e) (4) - Any condition dangerous to human life, unsafe, or detrimental to the public health or safety (related to unpermitted construction, unpermitted electrical, unpermitted mechanical).

COMPLIANCE ACTION(S) / ACTIONS TO CORRECT

FAILURE TO CORRECT THE LISTED VIOLATIONS MAY CAUSE THE PROPERTY OWNER TO INCUR AN ADMINISTRATIVE PENALTY/FINE PURSUANT TO CHAPTER 13, ARTICLE VII:

ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID CODE VIOLATION(S) WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE TO AVOID THE IMPOSITION OF ADMINISTRATIVE PENALTIES/FINES AND TO CORRECT THE CONDITION(S) DESCRIBED ABOVE BY EITHER REMOVING, SECURING, DE-MOLISHING, RAZING, OR OTHERWISE ABATE THE VIOLATION:

- (1) Remove by first obtaining a demolition permit; or obtain required building permits for all structures, electrical and plumbing and mechanical;
- (2) Obtain required Zoning Clearance for existing water tanks and accessory structures;
- (3) Install required fire suppression tank(s) as required by UP 19-38;
- (4) Remove or compost all cannabis waste in accordance with the waste management plan;
- (5) Discontinue discharging dirty water to the ground;
- (6) Remove by first obtaining a demolition permit; or obtain required building permits for all structures, electrical and mechanical with required building inspections to ensure installations are not dangerous to human life or detrimental to public safety.

SEE REVERSE SIDE OF THIS DOCUMENT FOR INFORMATION THAT MAY AFFECT YOUR RIGHTS

Ryan Wangberg
Code Enforcement Officer

1/13/2026
Date

FAILURE TO CORRECT THE LISTED VIOLATIONS MAY CAUSE THE PROPERTY OWNER TO INCUR AN ADMINISTRATIVE PENALTY/FINE PURSUANT TO CHAPTER 13, ARTICLE VII., SECTION 13-48.3:

UP TO ONE THOUSAND DOLLARS (\$1000.00) FOR EACH CALENDAR DAY FROM THE DATE OF THE TRANSMITTAL OF THE NOTICE OF VIOLATION THROUGH THE DATE OF ACTUAL ABATEMENT OF THE VIOLATIONS SPECIFIED IN SAID NOTICE. EACH VIOLATION CONSTITUTES A SEPARATE AND DISTINCT OFFENSE. EACH AND EVERY DAY AN ADMINISTRATIVE VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE AND DISTINCT OFFENSE SUBJECT TO AN ADMINISTRATIVE PENALTY/FINE.

PENALTY/CITATION:

PUBLIC NUISANCE / ZONING VIOLATION(S):

- FIRST VIOLATION - \$100.00
- SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE- \$200.00
- THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$500.00

BUILDING SAFETY:

- FIRST VIOLATION - \$130.00
- SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$500.00
- THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$1,000.00

IN THE EVENT THE VIOLATIONS INCLUDE IS THE ILLEGAL USE OF A STRUCTURE AND THE THAT VIOLATION MAY BE CORRECTED BY OBTAINING THE APPROPRIATE PERMIT, UP TO A MAXIMUM OF FIVE (5) TIMES THE AMOUNT OF THE STANDARD FEE FOR THE PERMIT MAY BE CHARGED AS TO THAT VIOLATION ALONE.

PAYMENT OF THE ADMINISTRATIVE PENALTY SHALL NOT EXCUSE THE FAILURE TO CORRECT THE VIOLATION NOR SHALL IT BAR FURTHER ENFORCEMENT ACTION. THE ADMINISTRATIVE PENALTY IMPOSED SHALL BE MADE PAYABLE TO THE COUNTY OF LAKE.

THE RESPONSIBLE PARTY MAY APPEAL THE IMPOSITION OF THE ADMINISTRATIVE PENALTY WITHIN FIFTEEN (15) DAYS OF THE DATE THE NOTICE OF IMPOSITION IS SERVED UNLESS THE VIOLATION IS DEEMED TO BE A HIGH SEVERITY VIOLATION, IN WHICH CASE THE TIME TO APPEAL SHALL BE THE TIME WITHIN WHICH SAID NOTICE ALLOWS FOR THE VIOLATION TO BE ABATED BY A RESPONSIBLE PERSON(S);

YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION / VIOLATIONS SHOULD NOT BE ABATED OR THE IMPOSITION OF AN ADMINISTRATIVE PENALTY SHOULD NOT BE IMPOSED BY THE ENFORCEMENT OFFICIAL, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING AN APPEAL HEARING REQUEST FORM OR SUBMITTING A WRITTEN APPEAL IN WRITING AND MUST BE FILED WITHIN 15 DAYS OF SERVICE OF THE NOTICE OF VIOLATION. THE APPEAL SHOULD STATE THE CODE SECTION THAT YOU ARE APPEALING AND PROVIDE A REASON FOR THE APPEAL. IF YOU FAIL TO REQUEST AN APPEAL HEARING, ALL RIGHTS TO AN APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE ARE WAIVED AND THE IMPOSITION OF THE ADMINISTRATIVE PENALTIES SHALL BE FINAL. THE APPEAL FORM MAY BE OBTAINED OR SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT, CODE ENFORCEMENT DIVISION 255 N. FORBES ST., THIRD FLOOR, LAKEPORT, CA 95451.

ANY RESPONSIBLE PARTY UPON WHOM AN ADMINISTRATIVE PENALTY HAS BEEN IMPOSED MAY SEEK JUDICIAL REVIEW OF THE ORDER IMPOSING THE PENALTY PURSUANT TO GOVERNMENT CODE 53069.4. THE FAILURE OF THE NOTICE OF IMPOSITION OF ADMINISTRATIVE PENALTIES TO SET FORTH ALL REQUIRED CONTENTS SHALL NOT AFFECT THE VALIDITY OF THE PROCEEDINGS.

WARNING:

FAILURE TO CORRECT ALL VIOLATIONS LISTED BEFORE THE COMPLIANCE DATE LISTED MAY RESULT IN DAILY ADMINISTRATIVE PENALTIES/FINES FOR EACH VIOLATION UNTIL COMPLIANCE IS ACHIEVED. IF NUISANCE IS NOT ABATED, YOU WILL BE SUBJECT TO NUISANCE ABATEMENT ENFORCEMENT PROCEDURES WHICH MAY INCLUDE ABATEMENT ACTION BY THE COUNTY. IF THE COUNTY ABATES ANY PORTION OF THE ABOVE-DESCRIBED NUISANCE(S), THE COUNTY MAY CHARGE THE PROPERTY OWNER FOR COSTS INCURRED BY THE COUNTY IN ITS EFFORTS TO ABATE SAID NUISANCE OWNER FOR THE COSTS. THIS INCLUDES ALL COUNTY STAFF TIME ASSOCIATED WITH THE ABATEMENT ACTION.

Attachment #1

Addendum to Notice of Violation ENF – 25 - 1894

11739 Old Spruce Grove Rd. Lower Lake, CA 95457 APN 012-032-04 – Canvas Farms

Areas of concern are listed using the legend and site plan map submitted by Jason B. Vine of REALM ENGINEERING plotted on 6/22/2020.

G. Drying/harvest storage area: This structure originated as a pole barn, it has since been walled in, insulated, man door & bay door installed.

The violations include:

- Unpermitted construction – walling in pole barn.
- Unpermitted interior electrical, electric panel, generator hook up panel, extension cord use, open electrical splice at water heater.
- Unpermitted plumbing servicing humidity control systems, hot & cold-water service to showers, washing machine, 3 shower units with drains to the ground outside.
- Unpermitted mechanical – ventilation fan, 2 large HVAC units, 1 mini slit HVAC, 1 window A/C (vented into break room area).

Side Room not identified on site plan: This room is partially located within building **G** and existed prior to any recent modifications.

The violations include:

- Unpermitted plumbing installed to the humidity control unit.
- Unpermitted interior electrical, extension cord use.
- Unpermitted mini split HVAC.

Jennifer states that the last room within building **G** is the **break room**. Inside of the break room exists OSHA information posters, table & chairs, microwave, toaster, refrigerator and washer & dryer. Additionally, there are 3 shower stalls made from white caged water tanks, it appears that the showers and washing machine drain to the ground. There is a window A/C vented into the break room (it is servicing the room the cannabis was located).

The violations include:

- Unpermitted interior electrical – lighting, dryer and plugs.

- Unpermitted plumbing servicing the washer, showers and hose spigot.
- Unpermitted mechanical – ventilation fan, water heater (on exterior of the building).
- Unlawful wastewater discharge – showers and washing machine drain to the ground on the exterior of the building.

Adjacent to building G: There are 2 shipping containers and a hoop house. Jennifer states that these are her shipping containers and they contain landscape equipment. It is confirmed that the containers contain mowers, trimmers etc... The hoop house contains various items of storage that are consistent with farming operations. There is also a fair amount of chemical storage, most having secondary containment. Jennifer is advised that a few bags of chemicals need to be placed back on the pallet they appear to have fallen from. According to the permit requirements and the site plan there is supposed to be a fire suppression tank of durable material at this location, none is noted.

The violations include:

- Unpermitted construction – hoop house.
- 2 shipping containers - Zoning Clearance required.
- Lack of fire suppression tank (the above-mentioned hoop house, and 2 shipping containers are in the area identified for the fire suppression tank).
- Lack of fire suppression tank as required by Permit Condition 3.

Cultivation Area: The cannabis was abated by LCSO and DCC. The cannabis was knocked over and left the cannabis in place. This is however a violation of the permit conditions waste management plan and chapter 13 and chapter 9. There are 12 water tanks for the cultivation area. There is unpermitted plumbing above grade and no zoning clearances for the water tanks have been issued.

The violations include:

- Violation of waste management plan/existence of vegetative matter
- Cannabis waste stored in a location contrary to site plan.
- 12 water tanks.
- Unpermitted plumbing.

Q. Immature Plant Area: This greenhouse is listed as 20' x 84' feet (1,680sq ft.). This building is closer to 3,200 sq ft as measured on Google Earth. It does contain electrical and plumbing installations.

- Unpermitted electrical.
- Unpermitted plumbing.
- Unpermitted construction – greenhouse.

L. Pesticides & Agricultural Chemicals Storage Area: This building is listed as 120 sq ft and would not normally require a building permit, however it contains electrical installations triggering building permits. All structures require a Zoning Clearance.

- Unpermitted construction: building
- Unpermitted electrical installations

N. Office/Security Center: This building is listed as 120 sq ft and would not normally require a building permit, however it contains electrical, plumbing and mechanical installations triggering building permits. All structures require a Zoning Clearance. This building is intended for occupancy and does require building permits and a permanent foundation.

- Unpermitted construction – building.
- Unpermitted electrical installations.
- Unpermitted plumbing.
- Unpermitted mini split HVAC.
- Permanent foundation required.

H. Pole Barn West: This structure originated as a pole barn, it has since been walled in, insulated, man door & bay door installed.

- Unpermitted construction – walling in pole barn.
- Unpermitted interior electrical, electric panel, generator hook up at panel, extension cord use. Located at the HVAC disconnects on the exterior of the building there is electrical wiring exposed to the elements; the wiring is showing signs of degradation. One of the HVAC disconnects is missing the dead front.
- Unpermitted mechanical – 2 ventilation fans, 4 mini split HVAC, there are multiple dehumidifier units installed in this room (these are plug in units-not requiring permits, however they do not appear to be secured to their shelves).

I. Metal shed: This building appears to be resided with new tin, has been insulated and bay door installed. There exist an electrical panel and service disconnect on the exterior of the structure.

- Unpermitted interior electrical, electric panel, extension cord use.
- Unpermitted mechanical – ventilation fan installed in roof gable.

Shipping containers: Adjacent to building I there are 2 shipping containers that Jennifer states are the PO's, there is no evidence of recent activity and they are not inspected.

- All shipping containers are required to have Zoning Clearances.

Behind building H & I there is open/outdoor storage and some rubbish. Jennifer states that this is the farm's boneyard. It is reasonable to allow some storage of items for reuse however this appears to be in excess or of items that serve a limited purpose or being rubbish.

- Removing the rubbish (tires, plastic sheeting & netting) and organization of this area is warranted.

Between building H and the residence (building F): Two large electrical panels with sockets for PG&E meters (no meters are present) exist. Jennifer states that they are for future development of the project.

- Unpermitted electrical.

F. Residence: At the rear of the residence is a mini split HVAC. The electrical panel is missing the door, leaving the dead front and breakers exposed to the elements. There appears to have been recent electrical alterations and a connection for a generator installed and the penetrations on the exterior wall are not sealed.

- Unpermitted exterior electrical, generator hook up, electrical panel missing the door.
- Exterior wall penetrations are not sealed from the outdoor environment.
- Unpermitted mechanical – mini split HVAC.

PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA, COUNTY OF LAKE

I am a resident of the County aforesaid; I am over the age of eighteen years and my business address is:

Community Development Department
Code Enforcement Division
3rd Floor, 255 N. Forbes St.
Lakeport, CA 95451

Case # ENF-25-1894

Responsible Party: BROSAN JOHN P
PO BOX 537
LOWER LAKE, CA, 95457

On JANUARY 13, 2025 I served the within:

- ☒ Notice of Violation
- ☐ Notice of Nuisance and Order to Abate
- ☐ Administrative Citation
- ☐ Inspect-Right-of-Entry Permit
- ☐ Inspect and Abatement Right-of-Entry Permit
- ☐ Other: LAST & FINAL NOTICE

By placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, certified, return receipt requested, in the United States mail at Lakeport, California. (see box below for certified information).

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on JANUARY 13, 2025 at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Paige Beltran

Batch #: 9
Article #: 92148969009997901658993734
Date/Time: 1/13/2026 11:46:07AM
Code: ENF-25-1894

Internal File #:
Internal Code: