



**COUNTY OF LAKE  
CODE ENFORCEMENT**

255 N. FORBES ST | LAKEPORT, CA 95453 | (707) 263-2309

# NOTICE OF VIOLATION

PURSUANT TO LAKE COUNTY CODE, CHAPTER 13, SECTIONS 13-48 / 13-54 / 13-55 ET SEQ.:

- A. **CASE NUMBER:** ENF24-01209  
**SITE ADDRESS:** 11850 Dry Creek Rd, Middletown CA  
**ASSESSOR PARCEL #:** 013-052-03
- PROPERTY OWNER:** Wall Street Mining Corp  
C/O James A Kinyon  
121 Hobart Road  
Kamiah, ID 83536
- INTERESTED PARTY:** Shannon R Jackson  
7 E Coover St  
Mechanicsburg, PA 17055
- APPROXIMATE DATE/TIME SEEN:** September 19, 2024, at 10:33 AM
- B. **THE FOLLOWING CONDITION(S) CONSTITUTE A PUBLIC NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY CODE (LCC):**

**Located and/or existing on the property is/are:**

- **Chapter 13, Article I, Section 13-3.1 (e) (1)** – Any condition declared by any statute of the State of California or code of the County of Lake to be a nuisance
- **Chapter 13, Article I, Section 13-3.1 (e) (2)** – Any public nuisance known at common law or equity
- **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
- **Chapter 13, Article I, Section 13-3.1 (e) (5)** – 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:
  - **Chapter 21, Article 41, Section 41.12 (a)** – Outdoor storage in any district shall be maintained in an orderly manner and shall not create a fire, safety, health or sanitary hazard
  - **Chapter 21, Article 41, Section 41.12 (b) (1)** – Except for farm products, supplies or equipment when incidental to a working farm or ranch, construction materials during authorized construction, or firewood; outdoor storage of materials, including but not limited to junk, construction materials, scrap metal, wood, petroleum based materials or products, paper products, waste or trash materials on parcels of one (1) acre or less shall not exceed an aggregate area of one hundred (100) square feet per lot, or on parcels larger than one (1) acre, four hundred (400) square feet of aggregate area. On parcels of five (5) acres or more in the “RR”, “RL”, “TPZ”, “A” and “APZ” districts, six hundred (600) square feet of aggregate area is permitted
  - **Chapter 21, Article 41, Section 41.12 (b) (3)** – Except for farm products, supplies, or equipment; construction materials during authorized construction; or firewood for personal consumption on the premises, outdoor storage shall be completely screened from public view from all exterior property lines and any public roadway within one half (1/2) mile of the pen storage area by the use of sight obscuring fences, hedges, or other measures determined to be effective by the Planning Director. Securely fastened tarps may be utilized for screening of open storage areas of one hundred (100) square feet or less. On parcels of five (5) acres or more, open storage areas shall not be maintained closer than seventy-five (75) feet from any property line.
  - **Chapter 21, Article 41, Section 41.12 (b) (4)** – There shall be no outdoor storage in any required front yard in the case of interior lot, or required street-side setback area in the case of corner lot, or in an area three (3) feet wide along one (1) side lot line.
  - **Chapter 21, Article 48, Section 48.1** – A zoning clearance permit shall be required for all buildings and structures hereinafter erected, constructed, altered, repaired or moved within or into any district established by this Chapter, and for any use requiring a grading permit, building permit or any permit required in this Code, or for a change in the character of the use of land, within any district established by this Chapter. No building permit shall be issued until the zoning clearance permit portion thereof has been issued by the Planning Department and any other permit required by this chapter has been issued and become effective

**See next pages of this document for information that may affect your rights.**

- **Chapter 5, Section 5-4A; 2022 CBC [A] 105.1** – Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
- **Chapter 13, Article I, Section 13-3.1 (e) (8)** – Any 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
- **Chapter 13, Article I, Section 13-3.1 (e) (13)** – Abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof
- **Chapter 13, Article II, Section 13-10.1** – It is unlawful for any person owning, occupying, renting, managing, or controlling any real property in the County to cause or permit any weeds, dead trees, or brush to accumulate on said property or to place, cause or permit any rubbish or other refuse to be, accumulate, or remain on any real property in the County, on trailers, in vehicles, or on portions of streets adjoining such real property to the center line of such streets
- **Chapter 13, Article II, Section 13-10.2 (a)** – The owner or tenant of any premises, business establishment or industry shall be responsible for the satisfactory removal of all garbage and/or refuse accumulated on such premises. To prevent propagation, harborage or attraction of flies, rodents or other vectors and the creation of a nuisance, garbage and/or refuse, excepting nonflammable inert material, shall not be allowed to remain on the premises for more than seven (7) days
- **Chapter 13, Article II, Section 13-10.2 (b)** – All garbage and/or refuse shall be drained, wrapped, and stored in durable, rust-resistant, nonabsorbent, watertight containers not to exceed ninety-six (96) gallons capacity and which have tight-fitting covers. Plastic garbage bags are not to be used for outside storage of garbage at any time
- **Chapter 13, Article II, Section 13-10.2 (c)** – No garbage and/or refuse, with the sole exception of non-flammable inert materials, may be stored for any period of time, on a trailer. Said garbage and/or refuse may be placed on a trailer only for the purpose of transporting said materials for purposes of disposal in a legally authorized manner
- **Chapter 13, Article II, Section 13-10.2 (d)** – No garbage and/or refuse may be stored in a vehicle. Said garbage and/or refuse may be placed in a vehicle only for the purpose of transporting said materials for purposes of disposal in a legally authorized manner

**C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF THE CODE VIOLATION(S) OF THE LAKE COUNTY CODE WITHIN THIRTY (30) DAYS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF AN ADMINISTRATIVE PENALTY/CITATION:**

1. Cease any occupancy of RVs, Travel Trailers, and/or Unpermitted Structures.
2. Remove any condition dangerous to human life, unsafe, or detrimental to the public health or safety.
3. All items stored outdoors shall be stored in compliance with Lake County Zoning Ordinance Chapter 21, Article 41 regarding open and outdoor storage, or items shall be removed from the property.
4. Remove and properly dispose of unpermitted structures and construction.
5. Remove and properly dispose of any items causing an unsightly appearance that are visible from the scenic corridor or public right of way or sites of neighboring properties or which provide harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance.
6. Remove and properly dispose of all garbage and/or refuse stored on property. *Garbage and/or refuse means and includes, but is 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.*
7. Remove and properly dispose of all garbage and/or refuse stored in any vehicle(s).
8. Remove all abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, travel trailers, campers, boats and/or parts thereof.

***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/citation.***

- D. **FAILURE TO CORRECT THE LISTED VIOLATIONS MAY CAUSE THE PROPERTY OWNER TO INCUR AN ADMINISTRATIVE PENALTY PURSUANT TO CHAPTER 13, ARTICLE VII., SECTION 13-48.3:**
- a. **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/CITATION:**
- PUBLIC NUISANCE / ZONING:**
- **FIRST VIOLATION - \$100.00**
  - **SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE FIRST VIOLATION - \$200.00**
  - **THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE FIRST VIOLATION - \$500.00**
- BUILDING SAFETY:**
- **FIRST VIOLATION - \$130.00**
  - **SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE FIRST VIOLATION - \$500.00**
  - **THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE FIRST VIOLATION - \$1,000.00**
- b. **IN THE EVENT THE VIOLATIONS INCLUDES THE ILLEGAL USE OF A STRUCTURE AND 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.**
- c. **PAYMENT OF THE ADMINISTRATIVE PENALTY SHALL NOT EXCUSE THE FAILURE TO CORRECT THE VIOLATION NOR SHALL IT BAR FURTHER ENFORCEMENT ACTION.**
- d. **THE ADMINISTRATIVE PENALTY IMPOSED SHALL BE MADE PAYABLE TO THE COUNTY OF LAKE.**
- E. **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);**
- F. **YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION 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.**
- G. **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 SECTION 53069.4.**

  
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Christopher Colen, Code Enforcement Officer  
Community Development Department  
County of Lake, State of California

DATED: January 29, 2024

Lake County Community Development Department  
Code Enforcement Division  
255 N. Forbes Street, Lakeport  
(707) 263-2309



**COUNTY OF LAKE  
CODE ENFORCEMENT**

255 N. FORBES ST | LAKEPORT, CA 95453 | (707) 263-2309

# NOTICE OF NUISANCE AND ORDER TO ABATE

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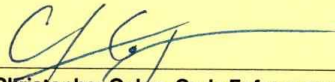
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- **Chapter 5, Section 5-4A; 2022 CBC [A] 105.1** – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
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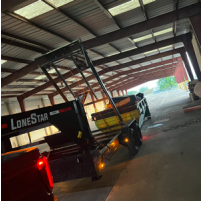
- D. YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED OR AS TO WHY THE PROPERTY SHOULD NOT BE CONSIDERED A PUBLIC NUISANCE, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING AN APPEAL HEARING REQUEST FORM OR BY SUBMITTING A WRITTEN APPEAL IN WRITING. AND MUST BE FILED WITHIN TWENTY-ONE (21) 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 A NUISANCE ABATEMENT HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE WILL BE WAIVED. 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
- E. 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.
- F. PURSUANT TO CHAPTER 13 OF THE LAKE COUNTY CODE, IF YOU FAIL TO CORRECT THE NUISANCE CONDITIONS BY THE DATE SPECIFIED IN SECTION C OF THIS NOTICE AND ORDER OR ANY SUBSEQUENT TIME EXTENSION GRANTED BY THE ENFORCEMENT OFFICIAL, AND/OR FAIL TO SUCCESSFULLY SHOW CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS SPECIFIED IN SECTION D OF THIS NOTICE, THE ENFORCEMENT OFFICIAL MAY RECORD THIS NOTICE AND ORDER AND MAY ABATE THE PUBLIC NUISANCE. THE COSTS OF SAID ABATEMENT WILL BE RECOVERED BY ONE OR MORE OF THE FOLLOWING MEANS:
- 1) A CHARGE AGAINST THE PREMISES WITH THOSE COSTS MADE A SPECIAL ASSESSMENT AGAINST THE PREMISES. SAID SPECIAL ASSESSMENT MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS IS PROVIDED FOR THE COLLECTION OF ORDINARY COUNTY TAXES, AND SHALL BE SUBJECT TO THE SAME PENALTIES, INTEREST AND TO THE SAME PROCEDURES OF FORECLOSURE AND SALE IN THE CASE OF DELINQUENCY AS IS PROVIDED FOR ORDINARY COUNTY TAXES.
  - 2) PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT THAT HAS BEEN NEGOTIATED WITH THE LAKE COUNTY TREASURER – TAX COLLECTOR.
  - 3) REFERRED TO A DEBT COLLECTION AGENCY LICENSED BY THE STATE OF CALIFORNIA IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 26220(a).



Christopher Colen, Code Enforcement Officer  
Community Development Department  
County of Lake, State of California

DATED: January 29, 2025

Lake County Community Development Department  
Code Enforcement Division  
255 N. Forbes Street, Lakeport  
(707) 263-2309



# 360 Junk Removal & Hauling

12609 East Hwy 20  
Clearlake oaks ca 95423  
rent360dumpster@outlook.com | 707-998-8545

## Invoice

INV648

Date Jun 11, 2026

Bill to:  
**County Of Lake**  
Ruby.Baker@lakecountyca.gov

#	Item	Price	Qty	Total
01	Heavy Hauling And Demo Case Excavating inc. license number #895670 Demo shed and rvs Removed 6 heavy cranes Equal weight of 500,000lbs of metal	\$14,001.00	1	\$14,001.00
02	Lakeshore Property Clean Up	\$54,042.50	1	\$54,042.50
03	.. Totals 77.24 tons of trash 440 cubic yards of wood dibris 1650 cubic yards of metal Estimated 500,000lbs of heavy metal. (Cranes, pontoon, crane steel, frames, drilling rigs) Estimated 24 cars removed 6 days to complete job Kelseyville auto salvage for towing cars and storage	\$0.00	1	\$0.00

Subtotal \$68,043.50

**GRAND TOTAL \$68,043.50**

Paid \$0.00

**DUE \$68,043.50**

Any invoice not paid within 45 days is subject to a 3% per month interest on unpaid balances.



**COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION**  
 Courthouse - 255 North Forbes Street  
 Lakeport, CA 95453

**Invoice for: 4270 Lakeshore Blvd, Lakeport, CA  
 Due on Receipt**

**Billed Hourly Rates**  
**Code Technician - 41.05/hr**  
**Code Officer - 47.38/hr**  
**Code Coordinator - 53.88/hr**  
**Code Manager - 69.95/hr**

INIT	DATE	TASK	TIME / UNIT(S)	RATE
NV	10/14/2022	Initial Site Visit	2.00	\$47.38
NV	10/01/2024	Site Identified as Part of Grant	0.25	\$53.88
NV	07/08/2025	Prepared NOV and NONOTA	0.50	\$53.88
CC	07/08/2025	Posted NOV and NONOTA at Site	0.50	\$53.88
MB	07/08/2025 thru 07/30/2025	Conversations with Property Owner Phone/In-Person	0.75	\$69.95
NV	07/28/2025	Prepared Drone Flight Plan	0.50	\$53.88
NV	07/31/2025	Drone Flight and Limited Inspection	1.00	\$53.88
CC	11/17/2026	Received and Read a Packet Sent via Certified Mail from Property Owner	0.25	\$53.88
CC	02/03/2026	Spoke to Property Owner Over Phone	0.25	\$53.88
CC	02/18/2026	Conducted Site Inspection	1.25	\$53.88
CC	02/20/2026	Drafted NONOTA (Required Multiple Revisions and Review by County Counsel)	3.00	\$53.88
CC	04/01/2026	Drafted Inspection ROE	1.00	\$53.88
CC	04/01/2026	Posted Inspection ROE	0.75	\$53.88
CC	04/03/2026 thru 04/27/2026	Emails and Calls with Metal Recyclers	2.00	\$53.88
CC	04/23/2026	Zoom Meeting with Property Owner Attorneys	0.50	\$53.88
CC	04/30/2026	Conducted Site Inspection with Owner Attorneys	1.00	\$53.88
CC	05/08/2026	Conducted Site Inspection with Owner Attorneys	0.30	\$53.88
CC	05/15/2026	Conducted Site Inspection with Owner Attorneys	0.35	\$53.88

Please make all checks payable to County of Lake  
 Reference property address in Memo Line

CC	05/20/2026	Drafted LAF Packet	1.00	\$53.88
CC	05/20/2026	Posted LAF Packet	0.50	\$53.88
CC	05/20/2026	Emailed Owner Attorneys Copies of LAF Packet	0.50	\$53.88
CC	05/21/2026	Drafted Warrant Packet	7.00	\$53.88
CC	05/29/2026	Signed Warrant with Judge	0.25	\$53.88
CC	05/29/2026	Drafted 24hr Notice	0.50	\$53.88
CC	05/29/2026	Posted 24hr Notice and Copy of Warrant at Property	1.00	\$53.88
CC	05/29/2026	Emailed Owner Attorneys Copies of 24hr Notice and Warrant	0.25	\$53.88
CC	06/01/2026 thru 06/04/2026	Abatement	34.00	\$53.88
MH	06/05/2026	Officer Herringshaw Supervisal of Abatement	8.00	\$47.38
CC	06/08/2026	Abatement	8.50	\$53.88
CC	06/09/2026	Abatement Final Walkthrough	0.25	\$53.88
CC	06/12/2026	Drafted Return Warrant	5.00	\$53.88
CC	05/29/2026	Submitted Return Warrant	0.25	\$53.88
		<b>Sub Total Administrative Cost Amount</b>		
		<b>Contractor's Costs</b>		
		<b>Total Cost of Abatement</b>		
		<b>Share of Abatement Cost Attributed to 4258 Lakeshore Blvd, Lakeport, CA as Approximately 31.71% Total Land Area</b>		
		<b>Reimbursement(s)</b>		
		<b>Total Amount Due for 4270 Lakeshore Blvd, Lakeport, CA</b>		

Please make all checks payable to County of Lake  
Reference property address in Memo Line

EXT	SUBTOTAL CUMULATIVE
\$94.76	\$94.76
\$13.47	\$108.23
\$26.94	\$135.17
\$26.94	\$162.11
\$52.46	\$214.57
\$26.94	\$241.51
\$53.88	\$295.39
\$13.47	\$308.86
\$13.47	\$322.33
\$67.35	\$389.68
\$161.64	\$551.32
\$53.88	\$605.20
\$40.41	\$645.61
\$107.76	\$753.37
\$26.94	\$780.31
\$53.88	\$834.19
\$16.16	\$850.36
\$18.86	\$869.21

Please make all checks payable to County of Lake  
Reference property address in Memo Line

\$53.88	\$923.09
\$26.94	\$950.03
\$26.94	\$976.97
\$377.16	\$1,354.13
\$13.47	\$1,367.60
\$26.94	\$1,394.54
\$53.88	\$1,448.42
\$13.47	\$1,461.89
\$1,831.92	\$3,293.81
\$379.04	\$3,672.85
\$457.98	\$4,130.83
\$13.47	\$4,144.30
\$269.40	\$4,413.70
\$13.47	\$4,427.17
	<b>\$4,427.17</b>
	<b>\$68,043.50</b>
	<b>\$72,470.67</b>
	<b>\$22,980.45</b>
	<b>\$0.00</b>
	<b>\$49,490.22</b>

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