



COUNTY OF LAKE
CODE ENFORCEMENT DIVISION
 255 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-2309

NOTICE OF VIOLATION

Pursuant to Lake County Code Chapter 13, Article VII:

Case Number:	ENF-25-1660
Site Address:	16360 State Hwy 175, Cobb, CA
Assessor Parcel #:	013-056-01
Responsible Party:	SoloMarco LLC
Mailing Address:	[REDACTED]
Registered Agent(s):	United States Corporation Agents, Inc. Sandra Menjivar, Jesse Camarena, Arielle Devay, or Angie Ramirez [REDACTED]
Interested Party:	Mako & Eli LLC - [REDACTED]
Approx. Time / Date Seen:	November 25, 2025, at approximately 2:51 PM January 29, 2025 at approximately 10:18 AM
ADMINISTRATIVE PENALTY/FINE AMOUNT:	
\$100.00 per day every day violation exists for a public nuisance violation	
\$130.00 per day every day violation exists for a public safety violation	

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. Residential use of a Community Commercial (C2) parcel without allowed commercial use
 - b. Land use requiring a zoning permit – accessory residence to a commercial use
 - c. Cargo/shipping container and dog kennel without zoning clearance
 - d. Accessory uses and structures without an allowed/permitted primary use

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 48, Section 21-48.1
 - c. Chapter 21, Article 49, Section 21-49.1
 - d. Chapter 21, Article 68, Section 21-68.4 (a) (8)

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, DEMOLISHING, RAZING, OR OTHERWISE ABATING THE VIOLATION.

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:

- 1) Cease occupancy of property.
- 2) Remove cargo/shipping container and dog kennel – zoning clearance required.
- 3) Remove all items/vehicles being stored outdoors on property as an accessory use to an unpermitted residential use and/or non-conforming commercial use, including but limited to Cherokee Black Label travel trailer and tarped car.

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

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 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.


Code Enforcement Officer

January 30, 2026
Date