

NOTICE OF NUISANCE AND ORDER TO ABATE

Final and Last Notice

PURSUANT TO LAKE COUNTY CODE, CHAPTER 13, Sections 13-6 ET. SEQ.

A. **CASE NUMBER:** ENF22-00065
SITE ADDRESS: 16155 Quail Trail, Clearlake Oaks, CA, 95423
OWNER: Nicholson Kenneth & Hemley Phil
ASSESSOR PARCEL #: 062-032-03
MAILING ADDRESS: 16155 Quail Trail, Clearlake Oaks, CA, 95423

B. **CONDITION CAUSING NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY ZONING ORDINANCE:**

Located on the property; (1) recreational vehicle(s), (2) vehicle(s) that appear inoperable, (3) the existence of rubbish, (4) any items causing an unsightly appearance, (5) use of land maintained contrary to the provisions of Chapter 21 of the Lake County Code, (6) the fence is over than the allowed height, (7) there is no primary dwelling on the property that meets minimum constructions standards. The base zoning of the property is "SR" Suburban Reserve District (*Chapter 21, Article 9*). The primary purpose of the property is to establish areas for individual residential dwelling units. Storage on a "SR" property is a subordinate or secondary use to the primary purpose and cannot occur until the primary purpose has been met. Therefore, the storage of these materials, vehicles, and recreational vehicles on the property is in violation of the Lake County Code and/or constitutes a public nuisance. These items are stored in violation of the provisions set forth in Chapter 21, Article 9 and are in violation of Lake County Code section Chapter 13, Article I, Section 13-3.1, Subsection (e) (13).

The above issues are in violation of the Lake County Code and the Lake County Zoning Ordinance

- Chapter 13, Article I, Section 13-3.1, Subsection (e) (4)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (5)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (6)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (8)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (13)
- Chapter 21, Article 9, Section 9.1
- Chapter 21, Article 42, Section 42.11

C. **ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID NUISANCE AND/OR CODE VIOLATION(S) WITHIN THIRTY (30) DAYS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS:**

- 1) Remove and properly dispose of any and all garbage, rubbish, refuse, and/or waste matter.
- 2) Remove and/or properly dispose of any and all recreational vehicles, vehicles, and inoperable vehicles or vehicles parts thereof.
- 3) Bring the property into compliance with Lake County Zoning Ordinance Chapter 21, Article 9 And Chapter 21, Article 42.