

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-26-598

Responsible Party: BLUE OAK FARMS LLC
2150 WESTBURY DRIVE
STROUDSBURG PA 18360

On May 7, 2026, I served the within:

- ☒ Notice of Violation
- ☐ Notice of Nuisance and Order to Abate
- ☐ Administrative Citation
- ☐ Stop Work Order
- ☐ Notice to Remove Graffiti
- ☐ Other:

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 May 7, 2026, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Janet Garcia Mora

Batch #: 9
Article #: 92148969009997901660426961
Date/Time: 5/7/2026 11:25:18AM
Code: ENF-26-598
Code2: CDD-JGM

Internal File #:
Internal Code:



NOTICE OF VIOLATION

Pursuant to Lake County Code Chapter 13, Article VII:

Case Number: ENF-26-598
Site Address: 1756 OGULIN CANYON RD, CLEARLAKE, CA 95422
Assessor Parcel #: 010-055-46
Responsible Party: BLUE OAK FARMS LLC
Mailing Address: 2150 WESTBURY DRIVE, STROUDSBURG, PA 18360
Approx Time and Date Seen: April 27, 2026, 1000 hrs.
ADMINISTRATIVE PENALTY/FINE AMOUNT: \$100-\$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 at an approved commercial cannabis operation, described as (UP 19-48) APN 010-055-46 exist the following violations: (1) Unpermitted construction (3 shipping containers, residential occupancy of 1 shipping container), unpermitted electrical (extension cord use, generator use, lighting in greenhouses), unpermitted diesel generator, unpermitted water tanks, unpermitted shipping containers, (2) Open outdoor storage maintained contrary to Chapter 21 (throughout property), (3) Garbage, rubbish, refuse, or waste matter throughout the property, (4) Cannabis cultivation without required permitting, (5) Physical site does not match approved site plan resulting in a violation of permit conditions, (6) Conditions dangerous to human life and public safety (burning of prohibited materials).

Code Sections in Violation:

- (1) Chapter 13, Article I, Section 13-3.1 (e) (5); 2022 CBC 105.1 - Permits required (unpermitted: water tanks, construction, electrical, diesel generator, shipping containers).
- (2) 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 Ch 21, Article 27 Sec. 21-41.12 of the Lake County Zoning Ordinance.
- (3) 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.
- (4) Chapter 13, Article I, Section 13-3.1 (e) (16) - Any failure to obtain and/or maintain any permit related to cannabis operations which is required, issued, and/or approved by the County of Lake.
- (5) 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.
- (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 burning of prohibited material).

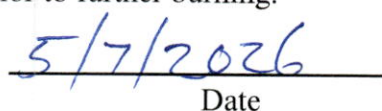
COMPLIANCE ACTION(S) / ACTIONS TO CORRECT

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) Obtain all required county permits or remove all unpermitted work or installations: water tanks, construction, electrical, diesel generator, shipping containers, (2) Remove, properly store or reduce open/outdoor storage, (3) Cease all commercial cannabis cultivation until all required permits have obtained, (5) Maintain all permitting required by the use permit, (6) Discontinue burning of prohibited materials and obtain required burn permit prior to further burning.


Code Enforcement Officer


Date

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 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 95453.

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.