

Code Enforcement Division Update 2026

Illegal Dumping Program (Grant Complete)

- In July 2024, the Community Development Department received a grant award from CalRecycle for \$250,000 to help clean up and combat the illegal dumping of trash and hazardous waste throughout Lake County.
- We held 6 Free Dump Days in Nice, Lucerne, and Clearlake Oaks, cleaned up community 29 illegal dumping locations and 2 large private property abatements.
- Between July 2024 – June 2026, successfully completed grant activities.
- 16 out of 29 (over 50%) illegal dumping sites were self abated by the property owner, after noticing.

Illegal Dumping Program

	Free Dump Days	Dumping Sites	Private Property Abatements	Totals
Trash and Metal (tons)	688	37	147	872
Trash and Metal (lbs)	1,377,460	75,000	294,512	1,746,972
Tires	902	0	21	923
Propane Tanks	39	0	0	39
Mattresses	236	0	11	247
Vehicles	0	4	27	31

Illegal Dumping Sites – Mountain View Rd



Private Property Abatement – Dry Creek Rd, Middletown

On May 05, 2026, an abatement was conducted at 11850 Dry Creek Road, Middletown CA. The abatement was the culmination of numerous site visits, communications, and research over a period of three (3) years. The property is located about twenty (20) minutes southwest of S Hwy 29 up a rough dirt road in the Mayacamas Mountain Range, approximately 1,400 feet above the valley floor. Because the upper portion of the property risked disturbing potentially mercury contaminated areas, only the lower portion of the property was abated. Approximately 41.35 tons of “trash and debris”, twenty-one (21) tires, nine (9) refrigerators, eleven (11) mattresses, 240 yards of scrap metal and three (3) inoperable vehicles were removed from the property between May 05, 2026 and May 14, 2026.



C. Colen 10111
September 5, 2023 3:01 PM



C. Colen 10111
May 14, 2026 1:05 PM



C. Colen 10111
September 5, 2023 3:24 PM



C. Colen 10111
May 14, 2026 12:53 PM

Private Property Abatement – Lakeshore Dr, Lakeport

On June 01, 2026, an abatement was conducted at the parcels located at 4270 and 4258 Lakeshore Blvd, Lakeport (properties). The properties had multiple Code Enforcement contacts beginning in 2006. In 2022, the current Code Enforcement team started investigating the properties, and in 2026 an abatement was conducted - the largest County sponsored abatement conducted by Lake County Code Enforcement. The abatement itself took approximately fifty (50) actual hours (the number of man hours was in the hundreds) and resulted in the removal of approximately 20 vehicles, vessels, hundreds of thousands of pounds of metal, 77.24 tons of trash, and 440 cy of wood debris.



Illegal Dumping Program

- An Illegal Dumping Ordinance is being drafted to add to Chapter 13, that will authorize Code Enforcement to pursue illegal dumpers with new tools.
- Prevention money (for gates, cameras, etc.) was included in the grant, however, Code Enforcement was not able to gain the legal authority to install gates (on Mt View Rd, CLO), so the money was redistributed to abatement costs.
- Staff time was partially covered by grants funds. Additional funds may be recovered through the lien process.
- We plan to pursue additional CalRecycle grants as they become available.

COPTR (Year 3 of 3)

In the 24-25 FY, the BOS funded the COPTR Program (Cannabis Funds). The program works with the Sherriff's Office to address code violations and law enforcement issues on the Northshore. 1 Code Enforcement Officer and 1 Code Program Supervisor

- **Total Cases - 543**
- **Cases closed – 308**
- **24 Abatement Completed**
- **Many Red Tags posted**
- **Observations: Many cases in the COPTR area have a root in Social Nuisances, which Chapter 13 does not currently address. We are working to add authority for and tools to address these violations.**

Butte Street, Nice

Targeted enforcement on Butte Street in Nice has produced significant progress. Thirty-six cases were opened, with 20 hazardous vegetation cases resolved and nine properties substantially improving compliance as additional notice periods continue to expire.



COPTR Abatements – Schindler St, CLO



COPTR Abatements – First Ave, Lucerne



COPTR Abatements – Crump St, Nice and Oak Grove, CLO



COPTR Self Abatements –



Fire-Destroyed Units (Demolitions)

At least 8 fire-destroyed homes remain in the COPTR area that need to be demolished.

Demolitions, if they need to be tested for asbestos, cost approx. \$50,000 each. More funds will need to be allocated for these abatements.





Logan Smith
May 18, 2026 11:37 AM



NV #10122
July 06, 2026 10:49 AM



NV #10122
June 30, 2026 9:59 AM



Wesley Nelson
September 19, 2025 10:11 AM



NV #10122
June 30, 2026 11:47 AM



NV #10122
June 30, 2026 10:34 AM

COPTR

COPTR funding is set to sunset at the end of 26-27 FY. This program has been tremendously effective, and we would like to see it sustained or expanded to a new area. The northshore will continue to need a dedicated officer.

CDBG Mitigation Team Program (Year 1 of 3)

In October of 2025, we began work on a CDBG Mitigation grant that funds a Code Enforcement Mitigation Team – 2 Officers and a Technician working to address Hazardous Vegetation and Sub-Standard Housing. The grant does not provide money for abatements, and the primary goal of the grant is property owner education and self-abatement. The grant also supported a Housing Condition Assessment and collaboration with a county-wide fire mitigation working group.

CBBG Housing Condition Assessment

The Lake County Housing Condition Assessment evaluated 920 residential parcels across county communities using a randomized sample representing approximately 5% of improved parcels.

Countywide, 35.7% of properties were classified as substandard, 27% required minor repairs, and 31.4% were considered sound.

Clearlake Oaks, Kelseyville, Nice, Lower Lake, and Lucerne showed the greatest housing rehabilitation needs.

Approximately 75.5% of assessed properties exhibited at least some Zone Zero wildfire hazard concerns.

Results will guide future housing programs, grant applications, code enforcement, defensible space efforts, and planning initiatives.

CBBG Mitigation Team

- Total Cases - 557
- Violations Corrected– 332
- Of these, Hazardous Vegetation Cases
 - Total Cases: 270
 - Closed: 149
- Remaining cases are Sub-Standard Housing, including structure with no permits.
- ** We are working with the RHTF to develop a Pilot Housing Rehabilitation Grant Program. We also need to consider a Mobile Home Replacement Program for funding in the future.

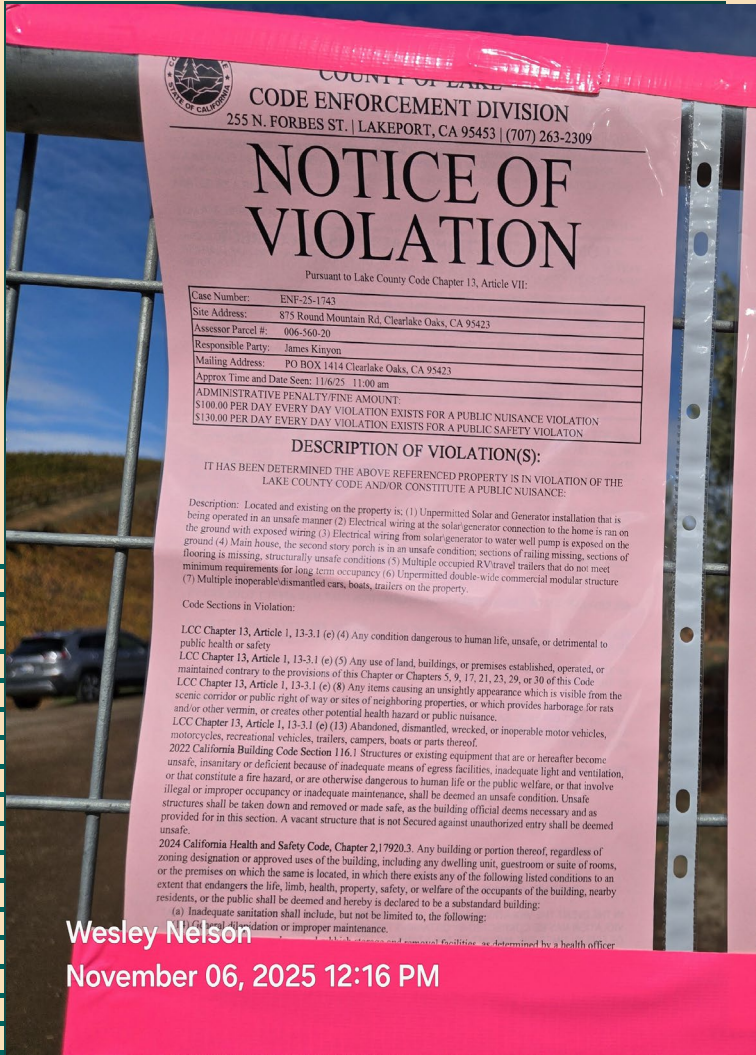
Nuisance Abatement Fund

At the end of the 26-27 FY, no
COPTR or General Abatement
funds will remain. A source for
additional abatement funds will
need to be identified.



Chapter 13 Update

We are working with approved outside counsel and County Counsel to update, revise and amend Chapter 13 for more clarity and expanded authorities including Red-tag language, RV occupation, social nuisances, and illegal dumping. The code will also outline processes for pursuing more legal remedies.





High-Cost Abatements

We will return to the BOS in September to for consideration of special funding or legal action regarding several high-cost abatements that are significant health and safety concerns, where the cost is extraordinary.