



COUNTY OF LAKE
CODE ENFORCEMENT

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

NOTICE OF NUISANCE AND ORDER TO ABATE

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

- A. CASE NUMBER: ENF23-00771
 SITE ADDRESS: 6657 Cheviot Rd, Lucerne, CA, 95458
 PROPERTY OWNER: Kapitan Kathleen, C/O Craig Kapitan
 ASSESSOR PARCEL #: 034-352-02
 MAILING ADDRESS: 6657 Cheviot Rd, Lucerne, CA, 95458
- B. THE FOLLOWING CONDITION(S) CAUSING A VIOLATION OF THE LAKE COUNTY LAKE COUNTY CODE (LCC) CONSTITUTE A VIOLATION OF THE LAKE COUNTY CODE:

Located on the property; (1) the existence of household trash, rubbish, debris, (2) items causing an unsightly appearance. These conditions on the west part of the property, in the front yard and side yard of the property, are in violation of the Lake County Code (LCC).

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

Public Nuisance Violation(s):

LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)

LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (8)

Zoning Violations(s):

LCC Chapter 21, Article 41, Section 41.12 - Open and Outdoor Storage

- C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID 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 any and all items causing an unsightly appearance including but not limited to; any and all garbage, rubbish, and refuse.
 - 2) Bring the property into compliance with Lake County Zoning Ordinance Chapter 21, Article 10 and Chapter 21, Article 41. By bringing all open and outdoor storage of items to a (10) ten by (10) ten area and out of public view.

Norman Valdez III, CODE ENFORCEMENT OFFICER
 COMMUNITY DEVELOPMENT DEPARTMENT
 COUNTY OF LAKE, STATE OF CALIFORNIA

DATED: June 8, 2023

- 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 THE 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 ENFORCMENT OFFICAL 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 ABATMENT 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).



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

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 # ENF23-00771

Responsible Party: **KAPITAN KATHLEEN
C/O CRAIG KAPITAN
6657 CHEVIOT
LUCERNE CA 95458**

On June 9th, 2023, I served the within:

- Notice of Violation
- Notice of Nuisance and Order to Abate
- Administrative Citation
- Inspect-Right-of-Entry Permit
- Inspect and Abatement Right-of-Entry Permit
- 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 June 9th 2023 at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Regina Weese

Batch #: 9
Article #: 92148969009997901647968965
Date/Time: 6/8/2023 9:00:00AM
Code: ENF23-00771
Code2: 034-352-020-000

Internal File #:
Internal Code: