

**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:**

**255 North Forbes Street  
Lakeport, CA 95453**

**On 8/17/2022 I served the within (1) Consent to Inspect-Right-Of-Entry Permit ;(2) Notice Of Nuisance and Order to Abate**

**Case ENF22-00878, Principle owner(s)/Addressee: Milos Leubner & Raymond Couch**

**By placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, certified (numbers below) return receipt requested, in the United States mail at Lakeport, California.**

**I declare under penalty of perjury, that the foregoing is true and correct.**

**Executed on 8/17/2022 at Lakeport, California.**

**SIGNATURE** \_\_\_\_\_



Batch #: 9  
Article #: 92148969009997901644252562  
Date/Time: 8/17/2022 12:49:02PM  
Code: ENF22-00878 MH

Internal File #:  
Internal Code:



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: ENF22-00878  
SITE ADDRESS: 5323 Jamie Lane KELSEYVILLE CA  
PROPERTY OWNER: Leubner, Milos & Couch, Raymond  
ASSESSOR PARCEL #: 088-031-030  
MAILING ADDRESS: 5323 Jamie Lane, Kelseyville Ca 95451

B. THE FOLLOWING CONDITION(S) CAUSING A VIOLATION OF THE LAKE COUNTY LAKE COUNTY CODE (LCC) CONSTITUTE A VIOLATION OF THE LAKE COUNTY CODE:

Occurring on the property are (1) condition(s) dangerous to human life, unsafe, or detrimental to the public health or safety (2) abandoned, dismantled, wrecked, or inoperable motor vehicles, or parts thereof (3) the existence of garbage, rubbish, refuse, or waste matter.

- Chapter 13, Article I, Section 13-3.1, Subsection (e) (4)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)
- Chapter 13, Article I, Section 13-3.1, Subsection (e) (13)

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 conditions that are dangerous to human life, unsafe, or detrimental to the public health or safety.
- 2) Remove and properly dispose of any and all garbage, rubbish, refuse, and/or waste matter.
- 3) Remove the inoperable vehicles from the property.
- 4) Bring the property into compliance with Lake County Zoning Ordinance Chapter 21 Article 8 And Chapter 21 Article 41.

Michael Herringshaw, CODE ENFORCEMENT SUPERVISOR  
COMMUNITY DEVELOPMENT DEPARTMENT  
COUNTY OF LAKE  
STATE OF CALIFORNIA

DATED: August 16, 2022

**See reverse side of this document for information that may affect your rights.**

- 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**