



**COUNTY OF LAKE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Code Enforcement Division**  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2309 FAX 707/263-2225

ATTACHMENT I

## **Attention: Last and Final Notice**

February 09, 2024

Salome Lazo Hernandez & Patricia Lazo Hernandez  
PO Box 1293  
Lower Lake, CA 95457

**Property: 15892 Kugelman Street, Lower Lake, CA**  
**Case #: ENF22-00019**

Dear Property Owner:

On November 20, 2023, Lake County Code Enforcement Division found the above-mentioned property to be in violation of the Lake County Code. Enclosed is a copy of the "Notice of Nuisance and Order to Abate" issued against the property. As of the date of this letter, the property is still found to be in violation of the Lake County Code. This letter serves as a Last and Final Notice to correct the existing violation(s) occurring on the property. Failure to do so will result in the County performing an abatement to correct the existing violation(s) on the property to attain compliance with the Lake County Code.

To correct the violation(s),

- **See attached Right-of-Entry Permit for all corrective actions.**

Lake County Code Enforcement requests your permission and consent to inspect and abate the existing violations on the property. Enclosed is a "Right-of-Entry Permit" for your review and completion. The "Right-of-Entry Permit" allows Lake County Code Enforcement and its contractors to access the property to correct or abate the existing violations on the property. Please sign and return the "Right-of-Entry Permit" to the undersigned below **within seven (7) days.**

The property owner is responsible for the costs of any abatement action taken by Lake County and its contractors, and any other costs allowed by law. The costs of the abatement will result in a lien recorded against the property and shall be delivered to the County Auditor who shall enter the amount of the lien on the assessment roll as special assessments. Thereafter the amount set forth shall be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and interest and to the same procedures for foreclosure and sale in case of delinquency, as is provided for ordinary county taxes, and all laws applicable to the levy, collection and enforcement of county taxes are hereby made applicable to such assessment.

If you intend to correct the issues, please contact the undersigned within ten (10) days. If you fail to contact this Department and the undersigned below, Lake County Code Enforcement will move forward with obtaining an abatement and inspection warrant to access the property and abate the existing violations. Your timely attention to this matter is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Colen", is written over a horizontal line.

Christopher Colen  
Code Enforcement Officer  
Lake County, California

The Code Enforcement Division was created to ensure that all Lake County residents abide by the established rules and have equal opportunities for a safe, healthy, and satisfying life while enjoying the spectacular natural beauty our county offers.



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: ENF22-01306  
SITE ADDRESS: 15892 Kugelman Street, Lower Lake, CA  
PROPERTY OWNER: Hernandez, Salome Lazo & Lazo Hernandez, Patricia  
ASSESSOR PARCEL #: 012-025-86  
MAILING ADDRESS: PO Box 1293, Lower Lake, CA 95457
- B. THE FOLLOWING CONDITION(S) CONSTITUTE A PUBLIC NUISANCE AND/OR VIOLATION OF THE LAKE COUNTY CODE (LCC):

Located and/or existing on the property is/are:

- Chapter 13, Article I, Section 13-3.1 (e) (1) – Any condition declared by any statute of the State of California or code of the County of Lake to be a nuisance
- Chapter 13, Article I, Section 13-3.1 (e) (2) – Any public nuisance known at common law or equity
- 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 this Chapter or Chapters 5, 9, 17, 21, 23, 29, or 30 of this Code:
  - Chapter 21, Article 41, Section 41.12 (a) – Outdoor storage in any district shall be maintained in an orderly manner and shall not create a fire, safety, health or sanitary hazard
  - Chapter 21, Article 41, Section 41.12 (b) (1) – Except for farm products, supplies or equipment when incidental to a working farm or ranch, construction materials during authorized construction, or firewood; outdoor storage of materials, including but not limited to junk, construction materials, scrap metal, wood, petroleum based materials or products, paper products, waste or trash materials on parcels of one (1) acre or less shall not exceed an aggregate area of one hundred (100) square feet per lot
  - Chapter 21, Article 41, Section 41.12 (b) (3) – Except for farm products, supplies, or equipment; construction materials during authorized construction; or firewood for personal consumption on the premises, outdoor storage shall be completely screened from public view from all exterior property lines and any public roadway within one half (1/2) mile of the pen storage area by the use of sight obscuring fences, hedges, or other measures determined to be effective by the Planning Director. Securely fastened tarps may be utilized for screening of open storage areas of one hundred (100) square feet or less
  - Chapter 21, Article 41, Section 41.12 (b) (4) – There shall be no outdoor storage in any required front yard in the case of interior lot, or required street-side setback area in the case of corner lot, or in an area three (3) feet wide along one (1) side lot line.
  - Chapter 21, Article 42, Section 42.11 (a) – Fences, walls, and hedges not exceeding four (4) feet in height may be placed in the required front yard (setback) of an interior lot
  - Chapter 21, Article 42, Section 42.11 (b) – A maximum six (6) foot high fence, wall or hedge may be located within the required side or rear yard (setback) of an interior lot or corner lot.
  - Chapter 21, Article 68, Section 68.4 (f) (11) – Fence: A wall or a barrier connected by boards, masonry, rails, panels, wire or any other materials approved by the Community Development Department for the purpose of enclosing space or separating parcels of land. The term “fence” does not include retaining walls, plastic, tarp, bamboo coverings, corrugated metal, or other materials not designed or manufactured for use as a fence.
  - Chapter 21, Article 48, Section 48.1 – A zoning clearance permit shall be required for all buildings and structures hereinafter erected, constructed, altered, repaired or moved within or into any district established by this Chapter, and for any use requiring a grading permit, building permit or any permit required in this Code, or for a change in the character of the use of land, within any district established by this Chapter. No building permit shall be issued until the zoning clearance

permit portion thereof has been issued by the Planning Department and any other permit required by this chapter has been issued and become effective

- Chapter 5, Section 5-4A; 2022 CBC [A] 105.1 – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
- Chapter 13, Article I, Section 13-3.1 (e) (8) – Any items causing an unsightly appearance which is visible from the scenic corridor or public right of way or sites of neighboring properties or which provides harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance
- Chapter 13, Article I, Section 13-3.1 (e) (13) – Abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof
- Chapter 13, Article II, Section 13-10.1 – It is unlawful for any person owning, occupying, renting, managing, or controlling any real property in the County to cause or permit any weeds, dead trees, or brush to accumulate on said property or to place, cause or permit any rubbish or other refuse to be, accumulate, or remain on any real property in the County, on trailers, in vehicles, or on portions of streets adjoining such real property to the center line of such streets
- Chapter 13, Article II, Section 13-10.2 (a) – The owner or tenant of any premises, business establishment or industry shall be responsible for the satisfactory removal of all garbage and/or refuse accumulated on such premises. To prevent propagation, harborage or attraction of flies, rodents or other vectors and the creation of a nuisance, garbage and/or refuse, excepting nonflammable inert material, shall not be allowed to remain on the premises for more than seven (7) days
- Chapter 13, Article II, Section 13-10.2 (b) – All garbage and/or refuse shall be drained, wrapped, and stored in durable, rust-resistant, nonabsorbent, watertight containers not to exceed ninety-six (96) gallons capacity and which have tight-fitting covers. Plastic garbage bags are not to be used for outside storage of garbage at any time
- Chapter 13, Article II, Section 13-10.2 (c) – No garbage and/or refuse, with the sole exception of non-flammable inert materials, may be stored for any period of time, on a trailer. Said garbage and/or refuse may be placed on a trailer only for the purpose of transporting said materials for purposes of disposal in a legally authorized manner
- Chapter 13, Article II, Section 13-10.2 (d) – No garbage and/or refuse may be stored in a vehicle. Said garbage and/or refuse may be placed in a vehicle only for the purpose of transporting said materials for purposes of disposal in a legally authorized manner

**C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF THE CODE VIOLATION(S) OF THE LAKE COUNTY CODE WITHIN THIRTY (30) DAYS OF THE DATE ON THIS NOTICE AND CORRECT THE CONDITIONS DESCRIBED ABOVE BY TAKING THE FOLLOWING ACTIONS. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF AN ADMINISTRATIVE PENALTY/CITATION:**

1. All items stored outdoors shall be stored in compliance with Lake County Zoning Ordinance Chapter 21, Article 41 regarding open and outdoor storage, or items shall be removed from the property.
2. Remove wall containing swamp cooler and stove that is built onto/attached to Itasca Suncruiser RV (plate: 1UAD077).
3. Remove and properly dispose of unpermitted structures, including structures built onto Itasca Suncruiser RV, unless proper Zoning Clearance and Building Permits are obtained.
4. Remove any plastic, tarp, bamboo coverings, corrugated metal, or other materials not designed or manufactured for use as a fence.
5. Remove, or trim to proper height, any fences exceeding height in their respective setback.
6. Remove and properly dispose of any items causing an unsightly appearance that are visible from the scenic corridor or public right of way or sites of neighboring properties or which provide harborage for rats and/or other vermin, or creates other potential health hazard or public nuisance.
7. Remove and properly dispose of all garbage and/or refuse stored on property.
8. Remove and properly dispose of all garbage and/or refuse stored in any vehicle(s).
9. If any garbage and/or refuse is to be stored on the property for less than seven (7) days, store all garbage, rubbish, refuse, or waste matter in accordance with Chapter 13, Article I, Section 13-10.2 (b) of the Lake County Code.
10. Remove all abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats and/or parts thereof, including but not limited to white 1997 Chevrolet Van (plate: 7YOK164, VIN: 1GBFG15R6V1076511), black 2002 GMC Envoy (plate: 8JNT181, VIN: 1GKDT13S022495615), black Dodge Ram 1500/2500, dark green 2002 Ford Escape (plate: 4YMF560, VIN: 1FMCU04112KA37775).

- 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 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 ENFORCEMENT OFFICIAL 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).



Christopher Colen, CODE ENFORCEMENT OFFICER  
COMMUNITY DEVELOPMENT DEPARTMENT  
COUNTY OF LAKE, STATE OF CALIFORNIA

DATED: December 22, 2023



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



COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
Code Enforcement Division  
255 N. Forbes Street – 3<sup>rd</sup> Floor  
Lakeport, California 95453  
Phone: (707) 263-2309 • Fax: (707) 263-2225

# Consent to Inspect and Abate Right-of-Entry Permit

February 09, 2024

Salome Lazo Hernandez & Patricia Lazo Hernandez  
PO Box 1293  
Lower Lake, CA 95457

**Case No:** ENF22-00019  
**Subject Property:** 15892 Kugelman Street, Lower Lake, CA

Lake County Code Enforcement is requesting your permission and consent to conduct an inspection and abatement on the property mentioned above. Lake County Code Enforcement has information or has made a determination that violation(s) of the Lake County Code and/or California State law currently exist on the property mentioned above.

- (1) The inspection is not meant to be intrusive and only for those violations which Lake County Code Enforcement has information and belief to exist on the property; those area(s), issue(s), and/or violation(s) stated in the Right-of-Entry Permit; and/or for those violation(s) observed in plain view.
- (2) The Abatement will consist of only those violation(s) stated in the Right-of-Entry Permit stated in paragraph 1. Any abatement will result in a lien recorded against the property. In addition, the property owner will be responsible for any recovery of administrative costs for County time and efforts associated with any abatement.

Attached for the owner and/or occupants' completion is a Right-of-Entry Permit that allows Lake County Code Enforcement to access the property to perform an inspection and abatement of the above-mentioned property. By signing the attached "Right-of-Entry" permit you are agreeing to allow Lake County Code Enforcement to access your property. Consent may be rescinded or revoked by either party, at any time during the inspection and abatement.

Failure to execute the attached permit or to contact and communicate with Lake County Code Enforcement **within ten (7) days**, will result in Lake County Code Enforcement pursuing all avenues and remedies available within the law, including, but not limited to an inspection and abatement warrant to access the property and abate any remaining violations present. Your attention and cooperation are truly appreciated in this matter.

Christopher Colen  
Code Enforcement Officer  
Community Development Department  
County of Lake



# Consent to Inspect and Abate Right-of-Entry Permit

Date: \_\_\_\_\_

County of Lake  
Code Enforcement Division  
255 N. Forbes Street, 3<sup>rd</sup> Floor  
Lakeport, CA 95453

**Property Address:** 15892 Kugelman Street, Lower Lake, CA  
**APN#:** 012-025-86

I, \_\_\_\_\_ (Owner/ Occupant), hereby permit the County of Lake, its officers, employees, agents, contractors and subcontractors (County), to enter the Owner's property located by the above-referenced address for those purposes described in paragraph one of this document.

1. Grant of Right-of-Entry for (inspection and abatement). Permission is hereby granted and Owner and / or Occupant hereby grants to the County, its officers, employees, designees, and/or permittees a right of entry ("Permit") to enter upon the Property, and all related appurtenances thereto, for the purpose(s) of inspection and abatement for the issues stated below herein paragraph 1. that may be in violation of the Lake County Code and/or California State law. The inspection and abatement are subject to the terms and conditions set forth in this Permit, and to perform all incidents necessary thereto. **This is not a request for a permanent easement and/or right-of-way and their permission will automatically terminate upon completion of said work.**

**Area(s) and /or violation(s) to be inspected and abated:**

- Removal and proper disposal of all garbage, rubbish, refuse, or waste matter stored on property.
- Removal and proper disposal of all items which create an unsightly appearance and/or provide harborage for rats and/or other vermin.
- Removal and proper disposal of inoperable vehicles and/or parts thereof
- Removal and proper disposal of unpermitted accessory structures, including structures built onto Itasca Suncruiser RV
- Removal of over-height fences and unapproved fencing materials
- Removal and proper disposal of unpermitted electrical
- Removal, and if required proper disposal of Open and Outdoor Storage of items in violation of Lake County Code

# Consent to Inspect and Abate Right-of-Entry Permit

2. Indemnification – Hold Harmless. County shall not be liable for, and Owner shall indemnify and hold harmless the County, agents, contractors, subcontractors, employees, and volunteers, against any and all claims, deductibles, self-insured retentions, demands, liability, judgments, awards, fines, mechanics' liens or other liens, labor disputes, losses, damages, expenses, personal injury, charges or costs of any kind or character, including attorneys' fees and court costs (hereinafter, collectively referred to as "Claims"), which arise out of or are in any way connected to actions arising out of this Permit, and hereby release, discharge, waive any claims any action, in law or equity, arising therefrom.

3. Authority. Owner and/or occupant represents and warrants that it has full power and authority to execute and fully perform its obligations under this Permit according to its governing instruments, without the need for any further action, and any the person(s) executing this Permit on behalf of the Owner are the duly designated agents of Owner and are authorized to do so, and that fee title to the Property vests solely in Owners.

4. Notices. Any notice required hereunder shall be provided as follows:

Name: Marcus Beltramo  
Department: Community Development Department  
Address: 255 N. Forbes St, Lakeport, CA 95453  
Phone Number: (707) 263-2309

For the Property Owner/Person with Legal Authority:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

---

Signature of Property Owner/Person with Legal Authority

Accepted by the County of Lake

By: \_\_\_\_\_  
\_\_\_\_\_