



COUNTY OF LAKE  
CODE ENFORCEMENT

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

# NOTICE OF NUISANCE AND ORDER TO ABATE

## Superseding Notice

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) (3) – Any attractive nuisance which may prove dangerous or detrimental to infants
- 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
- 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 10, Section 10.20 – Minimum residential construction standards: All single-family dwellings except “Temporary Dwellings” shall meet minimum residential construction standards (*Note: Specifically but not limited to RVs, travel trailers, and/or unpermitted accessory structures. Also, any temporary dwelling requires a temporary dwelling permit, subordinate to a building permit.*)
  - 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 open 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 5, Article I, Section 5-4F: 2022 CA Fire Code 603.2.2 – Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes
  - Chapter 5, Article I, Section 5-4F: 2022 CA Fire Code 603.6 – Extension cords shall not be a substitute for

permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors

- Chapter 5, Article I, Section 5-4F: 2022 CA Fire Code 603.6.1 – Extension cords shall be plugged directly into an approved receptacle
- Chapter 5, Article I, Section 5-4F: 2022 CA Fire Code 603.6.2 – The ampacity of the extension cords shall not be less than the rated capacity of the portable appliance supplied by the cord
- Chapter 5, Article I, Section 5-4F: 2022 CA Fire Code 603.6.3 – Extension cords shall be maintained in good condition without splices, deterioration or damage
- Chapter 5, Article I, Section 5-4F: 2022 CA Fire Code 603.6.4 – Extension cords shall be grounded where serving grounded portable appliances
- 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) (9) – Foul or noxious odors, not already regulated by the Lake County Air Quality Management District, which offend the peace and quiet of persons of ordinary sensibilities and which interferes with the comfortable enjoyment of life or property and affect the entire neighborhood or any considerable number of persons
- 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 I, Section 13-3.1 (e) (15) – Any property with dirty water, sewage, or any other substance, including but not limited to, urine, or other bodily matter, discolored water, contents of septic tanks, cesspools or privy vaults, which flows onto public or private property
- Chapter 13, Article I, 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 I, 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 I, 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 I, 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 I, 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. Cease occupancy of all RVs, travel trailers, and/or any other vehicle, and/or all unpermitted accessory structures.
2. 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.
3. Utilizing a licensed electrician, remove all unpermitted, unsafe, and/or hazardous wiring, extension cords, and/or electrical equipment.
4. Apply for and obtain zoning clearance for any and all accessory structures built on property, or remove and properly dispose of structures.
5. Apply for and obtain a building permit for any and all accessory structures built on property, or remove and properly dispose of structures.
6. Remove and properly dispose of 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.
7. Remove and properly dispose of all garbage, rubbish, refuse, or waste matter stored on property.
8. Remove and properly dispose of all garbage, rubbish, refuse, or waste matter stored in any vehicle(s).
9. If any garbage, rubbish, refuse, or waste matter 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 or parts thereof, including but not limited to off-white 1979 Southwind RV (plate: MACSHSE), silver 2005 Cadillac Escalade (plate: 7NYA227, VIN: 3GYFK66N05G232475), black 2003 Chevrolet Silverado 1500 (VIN: 2GCEC19VX31169050), grey 2002 Cadillac Seville SLS (VIN: 1G6KS54YX2U229610), off-white 1973 Mazda RV (plate: 74868U, VIN: BNA6160878).

- 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).**

**DATED: August 08, 2023**

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



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