

RECEIVED

FEB 24 2026



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

APPEAL TO BOARD OF SUPERVISORS

Date: February 24, 2026

Project Name (if applicable): Wratislaw Compound/Workshop

Appellant's Name: Steve Alan Wratislaw

Appellant's Mailing Address: 4252 Lakeshore Blvd
Lakeport, CA 95453 Phone #: (not available)

Appellant's Representative Ewing & Associates, Attn: Andre M Ross (SPN 176126)
995 S. Main Street, Lakeport CA Phone #: (707) 263-6400

Location of Project: 4270 and 4258 Lakeshore Blvd Lakeport
APN 029-151-37 and APN 029-151-28

Assessor's Parcel Number: _____

Previous Action Taken: ENF 25-21, ENF 25-22, and now "Superseding
Notice" Re ENF 26-227, ENF 26-228 Date: 7/8/25 through 2/18/26

Reason for Appeal: (Attach extra sheets if necessary)

more One or more: 1) errors of fact and 2) errors of law and 3) errors
Due process violations in relation to all cited conditions.
Appellant has complied, or is still complying with prior
notices. Appellant has relied upon verbal instructions
supplied by Agency's authorized agents. Appellant is
a 72 year old pilot, driver, artist and poet.
See Exhs. A+B X Steve A Wratislaw

Signature of Appellant/s

FOR OFFICE USE ONLY	
Appeal Number: _____	Related File#: _____
Fee: _____	Receipt #: _____
Date Received: _____	Received By: _____



NOTICE OF NUISANCE & ORDER TO ABATE

Superseding Notice

Pursuant to Lake County Code Chapter 13, Article I, Section 13-6:

Case Number:	ENF-26-227
Site Address:	4270 & 4258 Lakeshore Blvd, Lakeport, CA
Assessor Parcel #:	029-151-37 & 029-151-28
Responsible Party:	Wratislaw Steve & Victoria L Trustee
Mailing Address:	4252 Lakeshore Blvd, Lakeport, CA 95453
Approx. Time / Date Seen:	February 18, 2026, at approximately 09:22 AM

DESCRIPTION OF VIOLATION(S):

IT HAS BEEN DETERMINED THE ABOVE REFERENCED PROPERTY IS IN VIOLATION OF THE LAKE COUNTY CODE AND/OR CONSTITUTE A PUBLIC NUISANCE:

Description:

1. 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:
 - a. Unpermitted use of a Resort Commercial (CR) and Residential (R1) parcels. Parcels being used as heavy equipment storage yard - approximately eight (8) pieces of heavy equipment (including but not limited to large pontoon frame) are being stored on parcels.
 - b. Accessory uses and structures, residential/commercial/industrial - storage of:
 - i. approximately twenty-eight (28) cars and trucks
 - ii. approximately four (4) RVs/ travel trailers
 - iii. approximately nineteen (19) boats on trailers, including but not limited to small watercraft such as jet skis, canoes, and other small boats
 - iv. approximately six (6) boats not on trailers, including but not limited to row boats and small watercraft
 - v. approximately nine (9) trailers, including but not limited to utility trailers and empty boat trailers
 - vi. approximately one (1) commercial semi-truck trailer
 - vii. approximately eight (8) heavy trucks including but not limited to firetruck, dump trucks, semi-trucks, and trucks that carry heavy equipment (cranes, hoists, etc.)

"Uses" also includes, but is not limited to storage of equipment, tools, and materials.
 "Structures" includes but is not limited to approximately two (2) corrugated metal structures
 - c. Outdoor storage that is not maintained in an orderly manner.
 - d. Outdoor storage that creates a fire, safety, health or sanitary hazard
 - e. Unpermitted structure(s)
2. 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
3. Abandoned, dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof
4. Garbage and/or refuse

SEE FOLLOWING PAGE(S) OF THIS DOCUMENT FOR CODE SECTIONS IN VIOLATION, COMPLIANCE / CORRECTIVE ACTIONS, AND INFORMATION THAT MAY AFFECT YOUR RIGHTS

Code Sections in Violation:

1. Chapter 13, Article I, Section 13-3.1 (e) (5):
 - a. Chapter 21, Article 2, Section 21-2.6 (a)
 - b. Chapter 21, Article 68, Section 21-68.4 (a) (6)
 - c. Chapter 21, Article 68, Section 21-68.4 (a) (8)
 - d. Chapter 21, Article 68, Section 21-68.4 (a) (9)
 - e. Chapter 21, Article 68, Section 21-68.4 (a) (10)
 - f. Chapter 21, Article 41, Section 41.12 (a)
 - g. Chapter 21, Article 49, Section 21-49.1
 - h. Chapter 5, Section 5-4A; 2022 CBC [A] 105.1
 - i. Chapter 21, Article 41, Section 21-41.12 (a)
2. Chapter 13, Article I, Section 13-3.1 (e) (8)
3. Chapter 13, Article I, Section 13-3.1 (e) (13)
4. Chapter 13, Article II, Section 13-10.1

ORDER IS GIVEN TO ABATE SAID CODE VIOLATION(S) WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE TO AVOID ABATEMENT BY THE COUNTY AND TO CORRECT THE CONDITION(S) DESCRIBED ABOVE BY EITHER REMOVING, SECURING, DEMOLISHING, RAZING, OR OTHERWISE ABATE THE VIOLATION.

COMPLIANCE ACTION(S) / ACTIONS TO CORRECT:

FAILURE TO ABATE THE NUISANCE WITHIN THE TIME SPECIFIED IN THIS NOTICE, THE COUNTY OF LAKE IS AUTHORIZED TO SECURE, REMOVE, DEMOLISH, RAZE OR OTHERWISE ABATE THE NUISANCE AT THE EXPENSE OF THE OWNER(S). PURSUANT TO LCC CHAPTER 13, ARTICLE I, SECTION 13-8.:

- 1) Cease all accessory uses of the parcels.
- 2) Remove all heavy equipment from parcels.
- 3) Remove all personal property being stored on parcels.
- 4) Remove all materials from parcels, including but not limited to scrap, scrap metal, building/construction materials, pipes, hoses, tubing, wiring, and wood.
- 5) Remove all tools and equipment being stored on parcels.
- 6) Remove anything being stored on the parcels that is not accessory to an allowed primary use. There is currently no allowed primary use of the vacant parcels.
- 7) Remove all unpermitted structures from parcels, including, but not limited to two (2) corrugated metal buildings.
- 8) Remove all motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof from parcels.
- 9) Remove all inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof from parcels.
- 10) Remove all outdoor storage that is not maintained in an orderly manner, or that which creates a fire, safety, health or sanitary hazard
- 11) Remove all 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.
- 12) Remove all garbage and/or refuse from the parcels and from vehicle/trailers on parcels, including, but not limited to: *any items consisting of trash, litter, waste, junk, debris, discarded items, construction or demolition materials, cans, bottles, bricks, boxes, appliances, vehicle parts, tires, discarded mattresses, equipment, furniture, ordinary household garbage, dead trees, brush, or other injurious or offensive materials of any kind*
- 13) Restore parcels to vacant lots.

REQUEST FOR HEARING (APPEAL) - HEARING PROCEDURES.

IF THE PROPERTY OWNER WISHES TO PRESENT INFORMATION AS TO WHY THE PROPERTY SHOULD NOT BE CONSIDERED A PUBLIC NUISANCE, THE PROPERTY OWNER MUST REQUEST A HEARING BEFORE THE BOARD OF SUPERVISORS BY FILING A WRITTEN REQUEST FOR A HEARING WITH THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT WITHIN TWENTY-ONE (21) DAYS OF SERVICE OF THE NOTICE OF NUISANCE AND ORDER TO ABATE. THE FILING OF SUCH REQUEST FOR HEARING SHALL STAY THE EFFECTIVENESS OF THE NOTICE OF NUISANCE AND ORDER TO ABATE UNTIL SUCH TIME AS THE CASE HAS BEEN DECIDED BY THE BOARD OF SUPERVISORS.

UPON RECEIPT OF A REQUEST FOR HEARING FILED IN ACCORDANCE WITH SECTION 13-7.1, THE ENFORCEMENT OFFICIAL SHALL SCHEDULE A HEARING BEFORE THE BOARD OF SUPERVISORS. THE HEARING PROVIDES THE OWNER(S) OPPORTUNITY TO SHOW CAUSE WHY THE SPECIFIED CONDITION OR USE SHOULD NOT BE DECLARED A PUBLIC NUISANCE AND ABATED.

THE REQUEST FOR HEARING (APPEAL) FORM MAY BE OBTAINED OR SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT, CODE ENFORCEMENT DIVISION 255 N. FORBES ST., THIRD FLOOR, LAKEPORT, CA 95453.

Exhibit A

NOTICE OF NUISANCE & ORDER TO ABATE Page 2 of 3

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IF THE WORK IS NOT COMPLETED WITHIN THE NUMBER OF DAYS SPECIFIED ON THE NOTICE, OR A HEARING HAS NOT BEEN REQUESTED THE COUNTY MAY ABATE THE NUISANCE WITHOUT FURTHER NOTIFICATION AND THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INVESTIGATION AND ABATEMENT OF THE NUISANCE(S). THE COSTS OF SUCH ABATEMENT ACTION MAY BE MADE A SPECIAL ASSESSMENT AGAINST THE PREMISE; MAY BE PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT; OR ALTERNATIVELY MAY BE REFERRED TO A DEBT COLLECTION AGENCY. IF THE PROPERTY OWNER FAILS TO REQUEST A HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE ARE WAIVED.

IMMINENTLY DANGEROUS CONDITION

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 ABATEMENT OF THE CONDITIONS CAUSING THE NUISANCE.

WARNING:

FAILURE TO CORRECT ALL VIOLATIONS LISTED BEFORE THE COMPLIANCE DATE LISTED MAY RESULT IN AN ABATEMENT ACTION UNTIL COMPLIANCE IS ACHIEVED. IF THE VIOLATIONS ARE NOT CORRECTED AND COMPLIANCE IS NOT ACHIEVED, YOU WILL BE SUBJECT TO THE COUNTY'S NUISANCE ABATEMENT PROCEDURES WHICH THE COUNTY OF LAKE IS AUTHORIZED TO SECURE, REMOVE, DEMOLISH, RAZE, OR OTHERWISE ABATE AT THE EXPENSE OF THE OWNER(2). IF THE COUNTY ABATES ANY PORTION OF THE ABOVE-DESCRIBED NUISANCE(S), THE COSTS OF SUCH ABATEMENT ACTION MAY BE MADE A SPECIAL ASSESSMENT AGAINST THE PREMISE; MAY BE PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT; OR ALTERNATIVELY MAY BE REFERRED TO A DEBT COLLECTION AGENCY. THIS INCLUDES ALL COUNTY STAFF TIME ASSOCIATED WITH THE ABATEMENT ACTION.


Code Enforcement Officer

February 20, 2026
Date

County of Lake
C/O Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658-7275

OFFICIAL NOTICE OF DELINQUENT ADMINISTRATIVE CITATION(S)



Scan Code
to Pay Now!

ZZ21015A *** 7000005804 00.0022.0158 5804/1
AUTO MIXED AADC 926



WRATISLAW, STEVE
4252 LAKESHORE BLVD
LAKEPORT CA 95453-6408

NOTICE DATE: 10/16/2025

AMOUNT DUE: \$18,000.00

IMPORTANT

1. Send check or money order. **NO CASH.** US funds only.
2. Print citation number on your payment.
3. To ensure proper credit, return the bottom portion of this notice with your payment.

THIS IS YOUR FINAL NOTICE.

Our records indicate that you have previously failed to pay the fee assessed by The Agency within the time specified. Your immediate response to this request for payment will prevent further action such as, but not limited to:

- 1) Notification to the State Franchise Tax Board
- 2) Special assessment and/or property lien
- 3) Other legal action

Payment of fees due does NOT constitute correction. You must pay this fee and if you have been cited for a correctable ordinance, correction must be made through The Agency. If you need further clarification about payment of the fees due, go to: www.CitationProcessingCenter.com or call (800) 969-6158.

If you are the recipient of this notice and you have already made a payment it is possible your payment was received late and you owe a penalty. Please contact the Citation Processing Center at (800) 969-6158 or via the web at www.CitationProcessingCenter.com for more information.

Citation #	Date Issued	Description of Violation	Location	Amount
ENF2521	08/13/2025	CH13,13.3(e)7, Existence of Trash, Rubbish, Refuse	4258 LAKESHORE BLVD	\$3,000.00
ENF2521	08/13/2025	CH13,13.3(e)8, Any Items Causing Unsightly Appearance	4258 LAKESHORE BLVD	\$3,000.00
ENF2521	08/13/2025	CH13,13.3(e)13, Abandoned/Dismantled/Inop Veh/Parts	4258 LAKESHORE BLVD	\$3,000.00
ENF2522	08/13/2025	CH13,13.3(e)7, Existence of Trash, Rubbish, Refuse	4270 LAKESHORE BLVD	\$3,000.00
ENF2522	08/13/2025	CH13,13.3(e)8, Any Items Causing Unsightly Appearance	4270 LAKESHORE BLVD	\$3,000.00
ENF2522	08/13/2025	CH13,13.3(e)13, Abandoned/Dismantled/Inop Veh/Parts	4270 LAKESHORE BLVD	\$3,000.00

Please return this portion with your payment -- Use the enclosed envelope (1294-1)

Notice Date	Notice Number	TOTAL FINE AMOUNTS
10/16/2025	TW1246087566	TOTAL DUE NOW \$18,000.00

WRATISLAW, STEVE
4252 LAKESHORE BLVD
LAKEPORT CA 95453-6408



1294-2

A convenience fee may be applied

DO NOT SEND CASH. WRITE CITATION # ON PMT
MAKE CHECK OR MONEY ORDER PAYABLE TO:

Visa Master Card Discover American Express

Number _____ Exp. _____ Zip Code: _____

Signature _____ Phone _____



County of Lake
C/O Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658-7275

B

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[Search Citation](#) > Found Citation Number

- [Pay Citation by Credit/Debit Card](#)
- [Pay All by Credit/Debit Card](#)
- [Appeal Citation](#)
- [Frequently Asked Questions](#)
- [New Search](#)

Citation Information		Date	Time
Citation	ENF2521	08/13/25	12:00 AM
Amount Owning this Citation	\$9000.00		
Issuing Agency	Lake County Admin		
Status	OPEN Noticed		
Number	1 of 2		

Found Citations:

Violation Information		
Code	Description	Amount
CH13,13.3(e)7	Existence of Trash, Rubbish, Refuse	\$3000.00
CH13,13.3(e)8	Any Items Causing Unsightly Appearance	\$3000.00
CH13,13.3(e)13	Abandoned/Dismantled/Inop Veh/Parts	\$3000.00
Total:		\$9000.00

Exhibit B

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[Search Citation](#) > Receipt Appeal Citation

- [Pay Citation by Credit/Debit](#)
- [Pay All by Credit/Debit Card](#)
- [Appeal Citation](#)
- [Appeal FAQ](#)
- [Appeal PDF Documents](#)
- [Back to Citation](#)
- [New Search](#)

Citation Information		Date	Time
Citation:	ENF2521	08/13/25	12:00 AM
Amount Owing this Citation:	\$9000.00		
Issuing Agency:	Lake County Admin		
Number:	1 of 2		
Type:	Hearing		

Sorry, the time allowed to request a Hearing for this citation expired at midnight on 08/27/2025

Exhibit B
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For further information on contesting your citation, please refer to the back of the citation received. You may also call the Citation Processing Center at 800-969-6158 to speak with a Customer Service Representative, Monday through Friday, 8 am - 5 pm, excluding Holidays.

Exhibit B
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Privacy Policy

What type of information do we collect?

Our website collects information that allows citizens to pay and appeal their citations. This may include, but is not limited to, name, address, email, and credit card information.

How do we use the information provided to us?

Generally, the information provided is used to facilitate the payment and appeal processes associated with citations issued.

Does this website use tracking technology?

By using this Website you agree that we can place cookies on your computer or device. Please see our Cookie Notice for more information regarding how cookies are used on our website.

Do we share information with third parties?

We do not share, rent, or trade PII with third parties, outside of partners who facilitate services on our behalf. The information we collect is securely collected and provided to our clients for whom we process citations for, and to the third party agencies that handle sending notices and credit card transaction processing.

How to we protect your information?

The security of your personal information is important to us. When you enter sensitive information (such as credit card number, or personal information) on our forms, we encrypt that information using secure socket layer technology (SSL). To learn more about SSL, [Click Here](#).

We follow generally accepted standards to protect the personally identifiable information submitted to us, both during transmission and once we receive it. No method of transmission over the Internet, or method of electronic storage, is 100% secure, however. Therefore, while we strive to use commercially acceptable means to protect your personal information, we cannot guarantee its absolute security.

How do we handle changes to this policy?

Our privacy policy will change occasionally as is required to continue providing the best possible services to our clients. Your continued use of this website constitutes your agreement to this privacy policy and any updates.

Exhibit B

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Accessibility

This website strives to maintain fully accessible web pages and follows Web Accessibility Guidelines.

We work to continuously improve our website to best suite everyone, so any needed changes or updates can be requested either over the phone or through the citing agency for review and consideration. Our goal is to make sure everyone can use the tools provided to best accomplish their needs efficiently and effectively, without confusion or difficulty.

Additional assistance can be provided by phone using the contact phone number provided on your citation.

We appreciate everyone's assistance in helping us make sure this website is fully accessible and easy to use.

Exhibit B

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Contesting Violation: Procedure

To contest a citation written by a California agency, the first request must be made within 21 calendar days of receiving the citation OR within 14 calendar days of receiving the delinquent notice (see below for more details). Please note that the request must be made for an INITIAL REVIEW before a request for an ADMINISTRATIVE HEARING. The request for the ADMINISTRATIVE HEARING must be made within 21 days of the results from the INITIAL REVIEW. No money is required to request an INITIAL REVIEW, but the all fees due from the Citation must be paid before an ADMINISTRATIVE HEARING date is provided. To request a review or hearing date by mail, mail your request to the address indicated on the CITATION or the DELINQUENT NOTICE. If you do not have the address, send the request to the address below. Please request the review or hearing within the time limits indicated. Failure to request a citation review or hearing will result in the case not heard and the request will be mailed back to you.

Request for Citation Review/Hearing
Citation Processing Center
P.O. Box 11024
Newport Beach, CA 92658

Initial Review: To Contest a Citation at the First Level

For a period of 21 calendar days from the issuance of a parking citation or 14 days from the date of the first notice of parking violation, you may appeal the violation(s). There is no charge for this appeal.

You may request information on how to appeal by phone, but your appeal and the reasons supporting it must be submitted in writing.

If after the review, it is determined that the violation did not occur; that the registered owner was not responsible for the violation or that the extenuating circumstances make dismissal of the violation appropriate in the interest of justice; the violation shall be canceled and the results of the review shall be mailed to the appellant.

If after the review, it is determined that the violation did occur and the registered owner is responsible for the violation, the results of the review shall be mailed to the appellant with information on how to pay or appeal for a hearing.

To contest the Citation at the second level, Administrative Hearing

(b) If the person is dissatisfied with the results of the initial review, the person may request an administrative hearing of the violation no later than 21 calendar days following the mailing of the results of the issuing agency's initial review. The request may be made in writing or online through www.CitationProcessingCenter.com. The person requesting an administrative hearing shall deposit the amount of the parking penalty with the processing agency. The issuing agency shall provide a written procedure to allow a person to request an administrative hearing without payment of the parking penalty upon satisfactory proof of an inability to pay the amount due. Notice of this procedure shall be provided to all persons requesting an administrative hearing. After January 1, 1996, an administrative hearing shall be held within 90 calendar days following the receipt of a request for an administrative hearing, excluding time tolled pursuant to this article. The person requesting the hearing may request one continuance, not to exceed 21 calendar days.

(c) The administrative hearing process shall include the following:

- (1) The person requesting a hearing shall have the choice of a hearing by mail or in person. An in-person hearing shall be conducted within the jurisdiction of the issuing agency. If an issuing agency contracts with an administrative provider, hearings shall be held within the jurisdiction of the issuing agency or no more than 21 miles outside the county.
- (2) If the person requesting a hearing is a minor, that person shall be permitted to appear at a hearing or admit responsibility for the parking violation without the necessity of the appointment of a guardian. The processing agency may proceed against the minor in the same manner as against an adult.
- (3) The administrative hearing shall be conducted in accordance with written procedures established by the issuing agency and approved by the governing body or chief executive officer of the issuing agency. The hearing shall provide an independent, objective, fair, and impartial review of contested parking violations.

To contest the Citation at the third and final level, Contest requested by the Court

40230. (a) Within 30 calendar days after the mailing or personal delivery of the final decision described in subdivision (b) of Section 40215, the contestant may seek review by filing an appeal to be heard by the municipal court, or by the superior court in a county in which there is no municipal court, where the same shall be heard de novo, except that the contents of the processing agency's file in the case shall be received in evidence. A copy of the notice of parking violation or, if the citation was issued electronically, a true and correct abstract containing the information set forth in the notice of parking violation shall be admitted into evidence as prima facie evidence of the facts stated therein. A copy of the notice of appeal shall be served in person or by first-class mail upon the processing agency by the contestant. For purposes of computing the 30-calendar-day period, Section 1013 of the Code of Civil Procedure shall be applicable. A proceeding under this subdivision is a limited civil case.

(b) The fee for filing the notice of appeal is twenty-five dollars (\$25). The court shall request that the processing agency's file on the case be forwarded to the court, to be received within 15 calendar days of the request. The court shall notify the contestant of the appearance date by mail or personal delivery. The court shall retain the twenty-five dollar (\$25) fee regardless of the outcome of the appeal. If the court finds in favor of the contestant, the amount of the fee shall be reimbursed to the contestant by the processing agency. Any deposit of parking penalty shall be refunded by the processing agency in accordance with the judgment of the court.

(c) The conduct of the appeal under this section is a subordinate judicial duty that may be performed by traffic trial commissioners and other subordinate judicial officials at the direction of the presiding judge of the court.

(d) If no notice of appeal of the processing agency's decision is filed within the period set forth in subdivision (a), the decision shall be deemed final.

(e) If the parking penalty has not been deposited and the decision is against the contestant, the processing agency shall, after the decision becomes final, proceed to collect the penalty pursuant to Section 40220.

Exhibit 13

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