

**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  
3<sup>rd</sup> Floor, 255 N. Forbes St.  
Lakeport, CA 95451

Case # ENF-25-1621

Responsible Party: **ENCALADA ANNETTE**  
**5723 BUCK COURT**  
**ELLENWOOD, GA, 30294**

On September 24, 2025 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: LAST & FINAL NOTICE

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 September 24, 2025 at Community Development Department 255 N. Forbes St., 3<sup>rd</sup> Floor, Lakeport, California.

SIGNATURE \_\_\_\_\_

Paige Beltran

Batch #: 9  
Article #: 92148969009997901657799009  
Date/Time: 9/24/2025 10:53:35AM  
Code: ENF-25-1621 PB

Internal File #:  
Internal Code:



COUNTY OF LAKE  
CODE ENFORCEMENT DIVISION  
255 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-2309

# NOTICE OF VIOLATION

Pursuant to Lake County Code Chapter 13, Article VII:

Case Number:	ENF-25-1621
Site Address:	10674 Edgewater Dr, Kelseyville CA 95451
Assessor Parcel #:	043-433-09
Responsible Party:	Annette Encalada
Mailing Address:	5723 Buck Ct. Ellenwood GA 30294
Approx Time and Date Seen:	09/24/2025 1:00 pm
ADMINISTRATIVE PENALTY/FINE AMOUNT:	
\$100.00 PER DAY EVERY DAY VIOLATION EXISTS FOR A PUBLIC NUISANCE VIOLATION	
\$130.00 PER DAY EVERY DAY VIOLATION EXISTS FOR A PUBLIC SAFETY VIOLATON	

## 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: Located and existing on the property is unpermitted construction happening on the hillside of the property visible from the street. Unpermitted grading excavations occurring at the site of the unpermitted construction. Storage sheds, dog kennels, chicken coup and other items stored outdoors contrary to the provisions of Lake County Code and Ordinances. Without a primary residence on site, no other structures or items are allowed to be stored on site.

### Code Sections in Violation:

LCC Chapter 13, Article 1, 13-3.1 (e) (2) Any public nuisance known at common law or equity

LCC Chapter 13, Article 1, 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

LCC Chapter 13, Article 1, 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.

LCC Chapter 13, Article 1, 13-3.1 (e) (14) Any land, the topography, geology, or configuration of which, whether in a natural state or as a result of grading operations, excavations, fill, or other alteration interferes with the established drainage pattern over a property or from adjoining or other properties which does or may result in erosion, subsidence, or surface water drainage problems so as to be injurious to public health, safety, welfare, usability, or appearance to neighboring properties.

2022 California Building Code [A] 105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolished 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

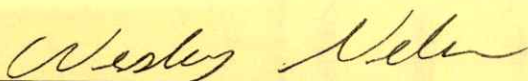
## COMPLIANCE ACTION(S) / ACTIONS TO CORRECT

FAILURE TO CORRECT THE LISTED VIOLATIONS MAY CAUSE THE PROPERTY OWNER TO INCUR AN ADMINISTRATIVE PENALTY/FINE PURSUANT TO CHAPTER 13, ARTICLE VII:

- (1) Maintain contact with assigned Code Officer Wesley Nelson on all progress, failure to do so can result in continued action against the property owner including liens, abatements and citations.  
Email : [wesley.nelson@lakecountyca.gov](mailto:wesley.nelson@lakecountyca.gov) Cell : 707-530-5794
- (2) Remove all items from the property including all sheds, dog kennels, chicken coops, construction material, solar lights, all items stored on the property.
- (3) Removal of all construction material and return the grading done back to the natural state. Install hay waddles around excavated area.



ORDER IS GIVEN TO COMMENCE ABATEMENT OF SAID CODE VIOLATION(S) WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE TO AVOID THE IMPOSITION OF ADMINISTRATIVE PENALTIES/FINES AND TO CORRECT THE CONDITION(S) DESCRIBED ABOVE BY EITHER REMOVING, SECURING, DE-MOLISHING, RAZING, OR OTHERWISE ABATE THE VIOLATION



Code Enforcement Officer

9/24/25

Date

SEE REVERSE SIDE OF THIS DOCUMENT FOR INFORMATION THAT MAY AFFECT YOUR RIGHTS

FAILURE TO CORRECT THE LISTED VIOLATIONS MAY CAUSE THE PROPERTY OWNER TO INCUR AN ADMINISTRATIVE PENALTY/FINE PURSUANT TO CHAPTER 13, ARTICLE VII., SECTION 13-48.3:

UP TO ONE THOUSAND DOLLARS (\$1000.00) FOR EACH CALENDAR DAY FROM THE DATE OF THE TRANSMITTAL OF THE NOTICE OF VIOLATION THROUGH THE DATE OF ACTUAL ABATEMENT OF THE VIOLATIONS SPECIFIED IN SAID NOTICE. EACH VIOLATION CONSTITUTES A SEPARATE AND DISTINCT OFFENSE. EACH AND EVERY DAY AN ADMINISTRATIVE VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE AND DISTINCT OFFENSE SUBJECT TO AN ADMINISTRATIVE PENALTY/FINE.

**PENALTY/CITATION:**

PUBLIC NUISANCE / ZONING VIOLATION(S):

- FIRST VIOLATION - \$100.00
- SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR OF THE- \$200.00
- THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$500.00

BUILDING SAFETY:

- FIRST VIOLATION - \$130.00
- SECOND VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$500.00
- THIRD VIOLATION OF THE SAME CODE SECTION WITHIN ONE YEAR - \$1,000.00

IN THE EVENT THE VIOLATIONS INCLUDE IS THE ILLEGAL USE OF A STRUCTURE AND THE THAT VIOLATION MAY BE CORRECTED BY OBTAINING THE APPROPRIATE PERMIT, UP TO A MAXIMUM OF FIVE (5) TIMES THE AMOUNT OF THE STANDARD FEE FOR THE PERMIT MAY BE CHARGED AS TO THAT VIOLATION ALONE.

PAYMENT OF THE ADMINISTRATIVE PENALTY SHALL NOT EXCUSE THE FAILURE TO CORRECT THE VIOLATION NOR SHALL IT BAR FURTHER ENFORCEMENT ACTION.

THE ADMINISTRATIVE PENALTY IMPOSED SHALL BE MADE PAYABLE TO THE COUNTY OF LAKE.

THE RESPONSIBLE PARTY MAY APPEAL THE IMPOSITION OF THE ADMINISTRATIVE PENALTY WITHIN FIFTEEN (15) DAYS OF THE DATE THE NOTICE OF IMPOSITION IS SERVED UNLESS THE VIOLATION IS DEEMED TO BE A HIGH SEVERITY VIOLATION, IN WHICH CASE THE TIME TO APPEAL SHALL BE THE TIME WITHIN WHICH SAID NOTICE ALLOWS FOR THE VIOLATION TO BE ABATED BY A RESPONSIBLE PERSON(S);

YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION / VIOLATIONS SHOULD NOT BE ABATED OR THE IMPOSITION OF AN ADMINISTRATIVE PENALTY SHOULD NOT BE IMPOSED BY THE ENFORCEMENT OFFICIAL, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING AN APPEAL HEARING REQUEST FORM OR SUBMITTING A WRITTEN APPEAL IN WRITING. AND MUST BE FILED WITHIN 15 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 AN APPEAL HEARING, ALL RIGHTS TO AN APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE ARE WAIVED AND THE IMPOSITION OF THE ADMINISTRATIVE PENALTIES SHALL BE FINAL. 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.

ANY RESPONSIBLE PARTY UPON WHOM AN ADMINISTRATIVE PENALTY HAS BEEN IMPOSED MAY SEEK JUDICIAL REVIEW OF THE ORDER IMPOSING THE PENALTY PURSUANT TO GOVERNMENT CODE 53069.4

THE FAILURE OF THE NOTICE OF IMPOSITION OF ADMINISTRATIVE PENALTIES TO SET FORTH ALL REQUIRED CONTENTS SHALL NOT AFFECT THE VALIDITY OF THE PROCEEDINGS.

**WARNING:**

FAILURE TO CORRECT ALL VIOLATIONS LISTED BEFORE THE COMPLIANCE DATE LISTED MAY RESULT IN DAILY ADMINISTRATIVE PENALTIES/FINES FOR EACH VIOLATION UNTIL COMPLIANCE IS ACHIEVED. IF NUISANCE IS NOT ABATED, YOU WILL BE SUBJECT TO NUISANCE ABATEMENT ENFORCEMENT PROCEDURES WHICH MAY INCLUDE ABATEMENT ACTION BY THE COUNTY. IF THE COUNTY ABATES ANY PORTION OF THE ABOVE-DESCRIBED NUISANCE(S), THE COUNTY MAY CHARGE THE PROPERTY OWNER FOR COSTS INCURRED BY THE COUNTY IN ITS EFFORTS TO ABATE SAID NUISANCE OWNER FOR THE COSTS. THIS INCLUDES ALL COUNTY STAFF TIME ASSOCIATED WITH THE ABATEMENT ACTION.





**COUNTY OF LAKE**  
**CODE ENFORCEMENT DIVISION**  
255 N. FORBES ST. | LAKEPORT, CA 95453 | (707) 263-2309

# NOTICE OF NUISANCE & ORDER TO ABATE

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

Case Number:	ENF-25-1621
Site Address:	10674 Edgewater Dr, Kelseyville CA 95451
Assessor Parcel #:	043-433-09
Responsible Party:	Annette Encalada
Mailing Address:	5723 Buck Ct. Ellenwood GA 30294

## 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: Located and existing on the property is unpermitted construction happening on the hillside of the property visible from the street. Unpermitted grading excavations occurring at the site of the unpermitted construction. Storage sheds, dog kennels, chicken coup and other items stored outdoors contrary to the provisions of Lake County Code and Ordinances. Without a primary residence on site, no other structures or items are allowed to be stored on site.

Code Sections in Violation:

LCC Chapter 13, Article 1, 13-3.1 (e) (2) Any public nuisance known at common law or equity  
LCC Chapter 13, Article 1, 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  
LCC Chapter 13, Article 1, 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.  
LCC Chapter 13, Article 1, 13-3.1 (e) (14) Any land, the topography, geology, or configuration of which, whether in a natural state or as a result of grading operations, excavations, fill, or other alteration interferes with the established drainage pattern over a property or from adjoining or other properties which does or may result in erosion, subsidence, or surface water drainage problems so as to be injurious to public health, safety, welfare, usability, or appearance to neighboring properties.  
2022 California Building Code [A] 105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolished 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

## 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) Remove all items from the property including all sheds, dog kennels, chicken coops, construction material, solar lights, all items stored on the property.
  - (2) Removal of all construction material and return the grading done back to the natural state. Install hay waddles around excavated area.
- 

ORDER IS GIVEN TO COMMENCE ABATEMENT OF 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:

Wesley Nelson  
Code Enforcement Officer

9/24/25  
Date

SEE REVERSE SIDE OF THIS DOCUMENT FOR INFORMATION THAT MAY AFFECT YOUR RIGHTS  
**REQUEST FOR HEARING (APPEAL) - HEARING PROCEDURES.**

IF THE PROPERTY OWNER WISHES 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.

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.