

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
3rd Floor, 255 N. Forbes St.
Lakeport, CA 95451

Case # ENF23-01124

Responsible Party: *UNITED INVESTMENY VENTURES LLC*
Address: *P O BOX 1435*
LAKEPORT CA 95453

On August 18th, 2023, 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:

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 August 18th, 2023, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Regina Weese

Batch #: 9
Article #: 92148969009997901648782782
Date/Time: 8/17/2023 12:18:17PM
Code: ENF23-01124
Code2: 008-010-290-000

Internal File #:
Internal Code:



**COUNTY OF LAKE
CODE ENFORCEMENT**

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

NOTICE OF VIOLATION

PURSUANT TO LAKE COUNTY CODE, CHAPTER 13, SECTIONS 13-48 / 13-54 /13-55 ET SEQ.:

- A. CASE NUMBER: ENF23-01124
- SITE ADDRESS: 2290 Soda Bay, Lakeport, CA, 95453
- PROPERTY OWNER: United Investment Ventures LLC
- ASSESSOR PARCEL #: 008-010-290
- MAILING ADDRESS: P.O. Box 1435, Lakeport, CA, 95453

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

Located on the property are two (2) 50x100 unpermitted steel structures. One of the structures was issued as an Ag. exempt structure, however, a determination has been made that neither structure meet the standards for the agriculture structure exemption. These two (2) structures require any and all permits as deemed necessary by both the Planning and Building Safety Divisions, including but not limited to any and all electrical permits required.


The above issues are in violation of the Lake County Code and the Lake County Zoning Ordinance

- Chapter 13, Article I, Section 13-3.1, Subsection (e) (5)
- Chapter 5, Article I, Section 5-4A – Adoption of Building Code
- 2022 International Building Code, Chapter 1, Section 105, Subsection 105.1 – Permits Required
- Chapter 21, Article 48, Section 21-48 – Zoning Clearance Permit

C. ORDER IS GIVEN TO COMMENCE ABATEMENT OF THE CODE VIOLATION(S) OF THE LAKE COUNTY CODE WITHIN TWENTY-ONE (21) 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) Obtain any and all permits required as determined by the Planning and Building Safety divisions for the two (2) metal structure(s).
- 2) Remove and obtain any demolition permits required to remove the structures from the property.
- 3) Achieve compliance with the Lake County Code to the extent as determined by the Director of the Community Development Department or his/her designee.

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/citation.



 Norman Valdez III,
 CODE ENFORCEMENT PROGRAM SUPERVISOR
 COMMUNITY DEVELOPMENT DEPARTMENT
 COUNTY OF LAKE, STATE OF CALIFORNIA

DATED: August 17, 2023

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

a. 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/CITATION:

PUBLIC NUISANCE / ZONING:

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

BUILDING SAFETY:

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

b. 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.

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

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

E. 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);

F. YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION 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 THE 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.

G. 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 SECTION 53069.4.

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





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: ENF23-01124
SITE ADDRESS: 2290 Soda Bay, Lakeport, CA, 95453
PROPERTY OWNER: United Investment Ventures LLC
ASSESSOR PARCEL #: 008-010-290
MAILING ADDRESS: P.O. Box 1435, Lakeport, CA, 95453

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


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The above issues are in violation of the Lake County Code and the Lake County Zoning Ordinance

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- 2022 International Building Code, Chapter 1, Section 105, Subsection 105.1 – Permits Required
- Chapter 21, Article 48, Section 21-48 – Zoning Clearance Permit

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) Obtain any and all permits required as determined by the Planning and Building Safety divisions for the two (2) metal structure(s).
- 2) Remove and obtain any demolition permits required to remove the structures from the property.
- 3) Achieve compliance with the Lake County Code to the extent as determined by the Director of the Community Development Department or his/her designee.



Norman Valdez III,
CODE ENFORCEMENT PROGRAM SUPERVISOR
COMMUNITY DEVELOPMENT DEPARTMENT
COUNTY OF LAKE, STATE OF CALIFORNIA

DATED: August 17, 2023

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).**



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