



NV #10122  
March 03, 2025 2:50 PM



NV #10122

March 03, 2025 2:50 PM



NV #10122

March 26, 2025 12:23 PM



NV #10122

March 26, 2025 12:24 PM



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

## NOTICE OF VIOLATION

Permit to Lake County Code Chapter 13, Article 1(b).

Case Number: ENP25-222  
Site Address: 5013 Dunstan Rd., Lucerne, CA, 95418  
Assessor's Parcel #: 013-042-370  
Responsible Party: Erik Amann  
Mailing Address: 1114 N. Flores St. Apt 1, Los Angeles, CA, 90008  
Administrative Penalty to Fine Amount: \$100.00 PER DAY EVERY DAY VIOLATION EXISTS FOR A PUBLIC NUISANCE VIOLATION  
\$200.00 PER DAY EVERY DAY VIOLATION EXISTS FOR A PUBLIC SAFETY VIOLATION

**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: Low and medium existing on the property in (1) the existence of household trash, rubbish, debris, (2) household appliances being stored on the property contrary to Lake County Code, (3) items causing an unsightly appearance, (4) inoperable vehicles and parts thereof, other miscellaneous vehicle parts including tires, car batteries, engine parts, etc. These conditions, which are visible from Dunstan Rd., are in violation of the Lake County Code (LCC) and constitute a public nuisance.

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

Public Nuisance Violation(s):  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(4)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(5)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(7)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(8)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(9)

Zoning Violation(s):  
LCC Chapter 21, Article 41, Section 41.22 - Clean and Cluttered Storage

**COMPLIANCE ACTION(S) / ACTIONS TO CORRECT:**  
FAILURE TO CORRECT THE LISTED VIOLATION(S) SHALL BE AT THE PROPERTY OWNER'S RISK AND AN ADMINISTRATIVE PENALTY FINE PURSUANT TO CHAPTER 13, ARTICLE 1(b).

- Remove and properly dispose of any and all items causing an unsightly appearance including but not limited to, any and all garbage, rubbish, and refuse.
- Remove and properly dispose of any and all inoperable vehicles and/or parts thereof.
- Bring the property into compliance with Lake County Zoning Ordinance Chapter 21, Article 41 and Chapter 13, Article 1, by removing any and all items stored on this vacant property.

*[Signature]* 3/26/25  
Code Enforcement Program Supervisor  
Community Development Department  
County of Lake, State of California

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

## NOTICE OF NUISANCE & ORDER TO ABATE

Permit to Lake County Code Chapter 13, Article 1, Section 13.3.

Case Number: ENP25-222  
Site Address: 5013 Dunstan Rd., Lucerne, CA, 95418  
Assessor's Parcel #: 013-042-370  
Responsible Party: Erik Amann  
Mailing Address: 1114 N. Flores St. Apt 1, Los Angeles, CA, 90008

**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: Low and medium existing on the property in (1) the existence of household trash, rubbish, debris, (2) household appliances being stored on the property contrary to Lake County Code, (3) items causing an unsightly appearance, (4) inoperable vehicles and parts thereof, other miscellaneous vehicle parts including tires, car batteries, engine parts, etc. These conditions, which are visible from Dunstan Rd., are in violation of the Lake County Code (LCC) and constitute a public nuisance.

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

Public Nuisance Violation(s):  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(4)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(5)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(7)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(8)  
LCC Chapter 13, Article 1, Section 13.3.1, Subsection (a)(9)

Zoning Violation(s):  
LCC Chapter 21, Article 41, Section 41.22 - Clean and Cluttered Storage

**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 REMOVE, DEMOLISH, RAZE OR OTHERWISE ABATE THE NUISANCE AT THE EXPENSE OF THE OWNERS, PURSUANT TO LCC CHAPTER 13, ARTICLE 1, SECTION 13.3.

- Remove and properly dispose of any and all items causing an unsightly appearance including but not limited to, any and all garbage, rubbish, and refuse.
- Remove and properly dispose of any and all inoperable vehicles and/or parts thereof.
- Bring the property into compliance with Lake County Zoning Ordinance Chapter 21, Article 41 and Chapter 13, Article 1, by removing any and all items stored on this vacant property.

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

NV #10122  
March 26, 2025 12:23 PM



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:	ENF25-222
Site Address:	5055 Dunstan Rd, Lucerne, CA, 95458
Assessor Parcel #:	033-162-350
Responsible Party:	Etkes Amnon
Mailing Address:	1114 N Flores St Apt 1, Los Angeles, CA, 90069

## 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/or existing on the property is; (1) the existence of household trash, rubbish, debris, (2) household appliances being stored on the property contrary to Lake County Code, (3) items causing an unsightly appearance, (4) inoperable vehicles and parts thereof; other miscellaneous vehicle parts including tires, car batteries, engine parts, etc. These conditions, which are visible from Dunstan Rd., are in violation of the Lake County Code (LCC) and constitute a public nuisance.

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

### Public Nuisance Violation(s);

- LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (4)
- LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (5)
- LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (7)
- LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (8)
- LCC Chapter 13, Article I, Section 13-3.1, Subsection (e) (13)

### Zoning Violations(s);

LCC Chapter 21, Article 41, Section 41.12 - Open and Outdoor Storage

## 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 and properly dispose of any and all items causing an unsightly appearance including but not limited to; any and all garbage, rubbish, and refuse.
- 2) Remove and properly dispose of any and all inoperable vehicles and/or parts thereof
- 3) Bring the property into compliance with Lake County Zoning Ordinance Chapter 21, Article 9 And Chapter 21, Article 41. By removing any and all items stored on this vacant property.

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



# 360 Junk Removal & Hauling

12609 East Hwy 20  
Clearlake oaks ca 95423  
rent360dumpster@outlook.com | 707-998-8545

ORIGINAL  
RB 7/29/25

## Invoice

INV504

Date Jul 29, 2025

Bill to:  
**County Of Lake**  
Ruby.Baker@lakecountyca.gov

#	Item	Price	Qty	Total
01	5055 Dunstan Rd Recovery car 8880 lbs of trash 3 man crew Skid Mini excavator used to clean out ditch from trash	\$4,000.00	1	\$4,000.00
Subtotal				\$4,000.00
<b>GRAND TOTAL</b>				<b>\$4,000.00</b>
Paid				\$0.00
<b>DUE</b>				<b>\$4,000.00</b>

Any invoice not paid within 45 days is subject to a 3% per month interest on unpaid balances.

V# 31493 C# 250786  
Illegal Disposal Grant 188-2604-726.28-30 CENVAID  
IP6  
sls



**COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION**  
 Courthouse - 255 North Forbes Street  
 Lakeport, CA 95453

**Invoice for:** 5055 Dunstan Rd, Lucerne, CA  
**Due on Receipt**

**Billed Hourly Rates**  
**Code Technician - 41.05/hr**  
**Code Officer - 47.38/hr**  
**Code Coordinator - 53.88/hr**  
**Code Manager - 69.95/hr**

INIT	DATE	TASK	TIME	RATE	EXT	SUBTOTAL CUMULATIVE
PB	03/14/2025	Case setup / opened	0.25	\$41.05	\$10.26	\$10.26
NV	03/14/2025	Site Identified for Grant / Research	1.00	\$53.88	\$53.88	\$64.14
NV	03/26/2025	Preparation of Notices / Posting Notices	1.50	\$53.88	\$80.82	\$144.96
PB	03/26/2025	Certified Mailing of Notices	0.25	\$41.05	\$10.26	\$155.23
PB	03/26/2025	Mail Postage			\$8.16	\$163.39
NV	03/26/2025	Preparation of Last and Final packet	1.00	\$53.88	\$53.88	\$217.27
PB	03/26/2025	Mailing of Last and Final	0.25	\$41.05	\$10.26	\$227.53
PB	03/26/2025	Mail Postage			\$0.74	\$228.27
NV	07/10/2025	Preparation of Warrant and Affidavit	1.50	\$53.88	\$80.82	\$309.09
NV	07/10/2025	Abatement Planning / Logistics / Contractors	0.50	\$53.88	\$26.94	\$336.03
NV	07/18/2025	Abatement	2.00	\$53.88	\$107.76	\$443.79
NV	07/18/2025	Return Warrant	0.75	\$53.88	\$40.41	\$484.20
					\$0.00	\$484.20
					\$0.00	\$484.20
					\$0.00	\$484.20
					\$0.00	\$484.20
					\$0.00	\$484.20
		<b>Sub Total Administrative Cost Amount</b>				<b>\$484.20</b>
		<b>Contractor's Costs</b>				<b>\$4,000.00</b>

Please make all checks payable to County of Lake  
 Reference property address in Memo Line

		<b>Total Cost of Abatement</b>				<b>\$4,484.20</b>
		<b>Reimbursement(s)</b>				
		<b>Total Amount Due</b>				<b>\$4,484.20</b>

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Reference property address in Memo Line