



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-25-1440
Site Address:	9685 Nancy Dr, Kelseyville CA
Assessor Parcel #:	114-100-04
Responsible Party:	Victor Hall & John H Chapman & Lisa A Dundas
Mailing Address:	Victor Hall & John H Chapman & Lisa A Dundas 16794 Center Way, Guerneville, CA 95446 Victor Hall PO Box 1189, Kelseyville, CA 95451
Approx. Time / Date Seen:	September 02, 2025, at 8:56 AM
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 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:

- 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 Lake County Code:
 - Accessory uses and structures without fulfilling primary purpose of parcel
 - Use Permits are required for all events (Minor or Major Use permit dependent on event)
 - A Zoning Clearance Permit is required for all buildings and structures
 - A Building Permit is required for structures 120sqft and larger; decks, porches, stages over 200 square feet and/or more 30 inches high; retaining walls over four (4) feet tall from footings; and for all plumbing and electrical work/installations, including solar.
 - A Grading Permit is required for all excavations of material to a depth not greater than ten (10) feet from original grade
 - Extension cords shall only be used on a temporary basis, shall only be used as intended, shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings and shall not be subject to environmental damage or physical impact.
- Garbage and/or refuse: *includes, but is 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.*

Code Sections in Violation:

- Chapter 13, Article I, Section 13-3.1 (e) (5):
 - Chapter 21, Article 7, Section 21-7.1
 - Chapter 21, Article 7, Section 21-7.4
 - Chapter 21, Article 7, Section 21-7.5
 - Chapter 21, Article 48, Section 48.1
 - Chapter 5, Section 5-4A; 2022 CBC [A] 105.1
 - Chapter 30, Article V. Section 30-21.1
 - Chapter 30, Article V. Section 30-21.1 (b)
 - Chapter 5, Section 5-4F; 2022 CFC 603.6
- Chapter 13, Article II, Section 13-10.1

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

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, DEMOLISHING, RAZING, OR OTHERWISE ABATE THE VIOLATION.

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) Cease all accessory uses.
- 2) Remove everything from parcel including but not limited to vehicles, travel trailers, utility trailers, RVs, personal property, equipment, and/or anything incidental to an unpermitted accessory use stored on the parcel
- 3) Cease all unpermitted events.
- 4) Remove all unpermitted structures, including but not limited to: barns, sheds, event tents, decks, porches, play structures, stages, platforms, retaining walls over four (4) feet tall from footings, and anything else that requires a zoning clearance permit, or a zoning clearance and building permit.
- 5) Fill in/demolish "Root Cellar"
- 6) Obtain a **Demolition Permit** for anything that is demolished on site, including but not limited to: barns, sheds, event tents, decks, porches, play structures, stages, platforms, root cellar, and retaining walls over four (4) feet tall from footings.
- 7) Remove all extension cords being used improperly.
- 8) Remove all garbage and/or refuse: *includes, but is 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.*
- 9) Restore parcel to vacant lot.

OR

- 1) Fulfill primary resource related and residential uses of parcel prior to conducting allowed accessory uses which are appurtenant only to those primary and/or permitted uses.
- 2) Obtain **Use Permits** for any events held on the property.
- 3) Obtain **Zoning Clearance Permits** for all structures, including but not limited to: barns, sheds, event tents, decks, porches, play structures, stages, platforms, and anything else that requires a zoning clearance permit
- 4) Obtain a **Building Permit** for all structures requiring a permit, including but not limited to: barns, sheds, event tents, decks, porches, stages, platforms, retaining walls over four (4) feet tall from footings, and anything else that requires a building permit.
- 5) Obtain **Grading Permit** for "root cellar"
- 6) Remove all extension cords being used improperly.
- 7) Remove all garbage and/or refuse: *includes, but is 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.*

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 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.


Code Enforcement Officer

September 05, 2025
Date



NOTICE OF NUISANCE & ORDER TO ABATE

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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.
- 2) Remove everything from parcel including but not limited to vehicles, travel trailers, utility trailers, RVs, personal property, equipment, and/or anything incidental to an unpermitted accessory use stored on the parcel
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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.

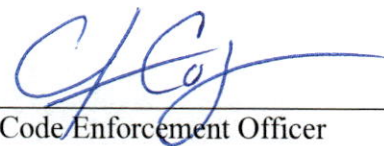
IF THE WORK IS NOT COMPLETED WITHIN THE NUMBER OF DAYS SPECIFIED ON THE NOTICE, OR A HEARING HAS NOT BEEN REQUESTED THE COUNTY MAY ABATE THE NUISANCE WITHOUT FURTHER NOTIFICATION AND THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INVESTIGATION AND ABATEMENT OF THE NUISANCE(S). 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.


Code Enforcement Officer

September 05, 2025
Date

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 # ENF-25-1440

Responsible Party: VICTOR HALL & JOHN H
CHAPMAN & LISA A DUNDAS
16794 CENTER WAY
GUERNEVILLE CA 95446

On SEPTEMBER 8, 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:

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 8, 2025, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Janet Garcia Mora

Batch #: 9
Article #: 92148969009997901657574804
Date/Time: 9/8/2025 8:38:52AM
Code: ENF-25-1440
Code2: JGM

Internal File #:
Internal Code:

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 # ENF-25-1440

Responsible Party:

VICTOR HALL
PO BOX 1189
KELSERVILLE CA 95451

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Article #: 92148969009997901657574705
Date/Time: 9/8/2025 8:36:28AM
Code: ENF-25-1440
Code2: JGM

Internal File #:
Internal Code: