



NV #10122

July 14, 2025 10:15 AM



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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:	ENF25-221
Site Address:	5009 Dunstan Rd, Lucerne, CA, 95458
Assessor Parcel #:	033-192-11
Responsible Party:	Braley Michael E
Mailing Address:	7784 Richard Dr, Lucerne, CA, 95458

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

INV501

Date Jul 29, 2025

Bill to:
County Of Lake
Ruby.Baker@lakecountycalifornia.gov

#	Item	Price	Qty	Total
01	5009 Dunstan Rd Rv 24ft Rolled over (had to demo on site) 12460lbs of disposal	\$2,200.00	1	\$2,200.00
Subtotal				\$2,200.00
GRAND TOTAL				\$2,200.00
Paid				\$0.00
DUE				\$2,200.00

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 CENATD
DB 8/2/25



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

Invoice for: 5009 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
NV	03/14/2025	Site Identified for Grant / Research	1.00	\$53.88	\$53.88	\$53.88
PB	03/14/2025	Case Open / Setup	0.25	\$41.05	\$10.26	\$64.14
NV	03/26/2025	Preparation of Notices / Posting of 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	3/26/20255	Certified Postage			\$8.16	\$163.39
NV	04/30/2025	Preparation of Last and Final Packet	1.00	\$53.88	\$53.88	\$217.27
PB	04/30/2025	Mailing of Last and Final	0.25	\$41.05	\$10.26	\$227.53
PB	04/30/2025	Mail Postage			\$0.74	\$228.27
NV	07/10/2025	Preparation of Warrant and Affidavit	2.00	\$53.88	\$107.76	\$336.03
NV	07/10/2025	Abatement Planning / logistics / Contractors	0.50	\$53.88	\$26.94	\$362.97
NV	07/14/2025	Preparation and posting of 24hr Notice	1.25	\$53.88	\$67.35	\$430.32
NV	07/18/2025	Abatement	2.00	\$53.88	\$107.76	\$538.08
NV	07/18/2025	Return Warrant	0.75	\$53.88	\$40.41	\$578.49
					\$0.00	\$578.49
					\$0.00	\$578.49
					\$0.00	\$578.49
					\$0.00	\$578.49
		Sub Total Administrative Cost Amount				\$578.49
		Contractor's Costs				\$2,200.00

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

		Total Cost of Abatement				\$2,778.49
		Reimbursement(s)				
		Total Amount Due				\$2,778.49

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Reference property address in Memo Line