



NOTICE OF VIOLATION

Pursuant to Lake County Code Chapter 13, Article VII:

Case Number:	ENF-26-32
Site Address:	15595 Graham St, Middletown CA
Assessor Parcel #:	024-453-07
Responsible Party:	Estate of Armand L Thibodeau, C/O Shannon Thibodeau
Mailing Address:	[REDACTED]
Interested Parties:	Hammers for Hope [REDACTED] [REDACTED] Hammers for Hope [REDACTED]
Approx. Time / Date Seen:	January 08, 2026 at approximately 2:07 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 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:

1. Open and outdoor storage not maintained in accordance with Lake County Code
2. Garbage and/or refuse
3. 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
4. Dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof.

Code Sections in Violation:

1. Chapter 13, Article I, Section 13-3.1 (e) (5):
 - a. Chapter 21, Article 41, Section 41.12 (a)
 - b. Chapter 21, Article 41, Section 41.12 (b) (3)
2. Chapter 13, Article I, Section 13-3.1 (e) (7)
3. Chapter 13, Article I, Section 13-3.1 (e) (8)
4. Chapter 13, Article I, Section 13-3.1 (e) (13)

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.

SEE FOLLOWING PAGE(S) OF THIS DOCUMENT FOR COMPLIANCE / CORRECTIVE ACTION(S) AND INFORMATION THAT MAY AFFECT YOUR RIGHTS

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) All outdoor storage shall be stored in an organized in an orderly manner or removed from property.
- 2) All open storage shall be concealed from view or removed from property.
- 3) Remove, and properly dispose of, all garbage and/or refuse from property, including that which is stored in trailers and/or vehicles. *Garbage and/or refuse means and 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*
- 4) Remove, and properly dispose of, any dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof.

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 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 ADMINSTRATIVE PENALTIES/FINES FOR EACH VIOLATION UNTIL COMPLIANCE IS ACHIEVED. IF NUSIANCE IS NOT ABATED, YOU WILL BE SUBJECT TO NUISANCE ABATEMENT ENFORCEMENT PROCEDURES WHICH MAY INCLDUE 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

February 09, 2026
Date



NOTICE OF NUISANCE & ORDER TO ABATE

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

Case Number:	ENF-26-32
Site Address:	15595 Graham St, Middletown CA
Assessor Parcel #:	024-453-07
Responsible Party:	Estate of Armand L Thibodeau, C/O Shannon Thibodeau
Mailing Address:	[REDACTED]
Interested Parties:	Hammers for Hope [REDACTED] [REDACTED] Hammers for Hope [REDACTED]
Approx. Time / Date Seen:	January 08, 2026 at approximately 2:07 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 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:

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4. Dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof.

Code Sections in Violation:

1. Chapter 13, Article I, Section 13-3.1 (e) (5):
 - a. Chapter 21, Article 41, Section 41.12 (a)
 - b. Chapter 21, Article 41, Section 41.12 (b) (3)
2. Chapter 13, Article I, Section 13-3.1 (e) (7)
3. Chapter 13, Article I, Section 13-3.1 (e) (8)
4. Chapter 13, Article I, Section 13-3.1 (e) (13)

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.

SEE FOLLOWING PAGE(S) OF THIS DOCUMENT FOR COMPLIANCE / CORRECTIVE ACTION(S)
AND INFORMATION THAT MAY AFFECT YOUR RIGHTS

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) All outdoor storage shall be stored in an organized in an orderly manner or removed from property.
 - 2) All open storage shall be concealed from view or removed from property.
 - 3) Remove, and properly dispose of, all garbage and/or refuse from property, including that which is stored in trailers and/or vehicles. *Garbage and/or refuse means and 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*
 - 4) Remove, and properly dispose of, any dismantled, wrecked, or inoperable motor vehicles, motorcycles, recreational vehicles, trailers, campers, boats or parts thereof.
-

REQUEST FOR HEARING (APPEAL) - HEARING PROCEDURES.

IF THE PROPERTY OWNER WISHES TO 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

February 10, 2026
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-26-32

Responsible Party: ESTATE OF ARMAND L THIBODEAU
C/O SHANNON THIBODEAU



On February 11, 2026, 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 and 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 February 11, 2026, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Janet Garcia Mora

Batch #: 9
Article #: 92148969009997901659324339
Date/Time: 2/11/2026 10:01:52AM
Code: ENF-26-32
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-26-32

Responsible Party: HAMMERS OF HOPE
C/O NORTH COAST OPPORTUNITIES
ATTN: DAN MCINTIRE
413 N STATE STREET
UKIAH CA 95482

On February 11, 2026, 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 and Final Notice

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SIGNATURE _____

Janet Garcia Mora

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-26-32

Responsible Party: HAMMERS OF HOPE
C/O NORTH COAST OPPORTUNITIES
ATTN: DAN MCINTIRE



On February 11, 2026, 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 and Final Notice

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I declare under penalty of perjury, that the foregoing is true and correct.

Executed on February 11, 2026, at Community Development Department 255 N. Forbes St., 3rd Floor, Lakeport, California.

SIGNATURE _____

Janet Garcia Mora

Batch #: 9
Article #: 92148969009997901659324537
Date/Time: 2/11/2026 10:07:35AM
Code: ENF-26-32
Code2: JGM

Internal File #:
Internal Code: