



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ADOPTING THE RECOMMENDATION OF THE HEARING BODY APPROVING A SPECIAL ASSESSMENT AND ORDERING RECORDATION OF ABATEMENT LIEN IN THE AMOUNT OF \$6,837.98 AFTER A NUISANCE ABATEMENT ON THE PARCEL LOCATED AT 12300 ELNORA DRIVE, PENN VALLEY, CA 95946 (APN 051-430-002), OWNER OF RECORD LINDA L. HANCOCK

WHEREAS, on September 24, 2024, a Code Compliance Case (CC24-0176) was verified to be in violation of County Code Section 15.13.060 by Nevada County Code Compliance Department on Assessor's Parcel Number 051-430-002 at 12300 Elnora Drive, Penn Valley, CA 95946 (the "Property"); and

WHEREAS, significant health and safety risks to neighboring parcels existed due to solid waste; and

WHEREAS, the Code Compliance Department proceeded with the abatement process outlined in the County's Administrative Enforcement Ordinance, Section 12.05.220 of the Nevada County Code, which included conducting a competitive procurement process and selecting multiple vendors to provide a bid estimate based on the scope of work; and

WHEREAS, from June 9 to June 11, 2025, Triple M Towing, as the selected vendor, abated the solid waste on the parcel; and

WHEREAS, on July 9, 2025, the County sent to the Property owner a demand for payment of costs of abatement, in the total amount of \$6,837.98; and

WHEREAS, the Property owner failed to pay the County its cost of abatement as requested; and

WHEREAS, Government Code Section 25845, subdivision (d) provides, "if the owner fails to pay the costs of the abatement upon demand by the county, the board of supervisors may order the cost of the abatement to be specially assessed against the parcel"; and

WHEREAS, on October 20, 2025, after holding an Administrative Cost Accounting Hearing, the Hearing Officer found that notice of the hearing had been given as required by law and the accounting cost of the abatement and related costs were both accurate and reasonable (the Hearing Officer decision is attached hereto as Exhibit A); and

WHEREAS, Government Code Section 25845, subdivision (e) provides, "if the board of supervisors specially assesses the cost of the abatement against the parcel, the Board also may cause a notice of abatement lien to be recorded..."; and

WHEREAS, the Hearing Officer ordered that the account and proposed assessment are confirmed and recommends to the Board of Supervisors that the amount be specially assessed and recorded as a lien; and

WHEREAS, Code Compliance Department is entitled to reimbursement of its Administrative Costs, as defined under Nevada County Code section 12.05.220, including costs incurred to seek and obtain an abatement warrant in compliance with the Hearing Officer's order, costs of further hearing-related abatement efforts, and all costs of abatement itself as may be reasonably incurred and charged to the Property owner under Government Code section 25845; and

WHEREAS, the Hearing Officer's decision and order was deemed final on October 30, 2025; and

WHEREAS, the Code Compliance Division recommends, pursuant to Government Code Section 25845 and the Nevada County Code Section 12.05.220, the Board of Supervisors adopt the recommendation of the Hearing Officer and order the Administrative Costs of abatement be specially assessed against the Property in the amount of \$6,837.98 as shown in Exhibit A attached hereto; and

WHEREAS, the Code Compliance Division further recommends the Board of Supervisors order the same amount recorded as an abatement lien against the Property, with the record owner of the Property identified as Linda L. Hancock last known mailing address of 12300 Elnora Drive, Penn Valley, CA 95946, abatement completed on September 11, 2025, property address of 12300 Elnora Drive, Penn Valley, CA 95946 (APN 051-430-002), with an abatement cost in the amount of \$6,837.98.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Government Code Section 25845, subsection (d), the Nevada County Board of Supervisors approves the proposed assessment, in the amount of \$6,837.98, against the property located at 12300 Elnora Drive, Penn Valley, CA 95946 (APN 51-430-002).

BE IT FURTHER RESOLVED that pursuant to Government Code Section 25845(e), and Nevada County Code, Section 12.05.220.S, the Nevada County Board of Supervisors orders a notice of lien be recorded against the Property in the amount of the assessment, with the record owner of the Property identified as Linda L. Hancock last known mailing address of 12300 Elnora Drive, Penn Valley, CA 95946, abatement completed on September 11, 2025, property address of 12300 Elnora Drive, Penn Valley, CA 95946 (APN 051-430-002), with an abatement cost in the amount of \$6,837.98.