



Trisha Tillotson
Community Development Agency Director

Matt Kelley
Director of Code and Cannabis Compliance

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: February 10, 2026

TO: Board of Supervisors

FROM: Matt Kelley, Code & Cannabis Compliance Director

SUBJECT: Resolution adopting the recommendation of the Hearing Body and 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.

RECOMMENDATION: Adopt the resolution.

FUNDING: This Resolution does not have a financial impact on the Code Compliance budget or on the County General Fund. The County Nuisance Abatement Account funded the abatement contract. Any funds recovered from the property owner will be placed into the Nuisance Abatement Fund to reimburse the cost of the contract.

BACKGROUND:

The Community Development Agency Code Compliance Department serves as the enforcement agency of the Nevada County Code. When voluntary compliance is not achieved, a matter is referred to the Code Compliance Department for abatement.

On September 24, 2024, the Code Compliance Department, responding to a complaint, confirmed the violation of solid waste (Nevada County Code Section 15.13.060) at 12300 Elnora Drive, Penn Valley, CA 95946 (APN 051-430-002). From September 2024 to March 2025, two warnings and an administrative citation were issued for lack of progress to correct the violation.

On April 8, 2025, the owner, Linda L. Hancock, was served an abatement order providing 30 days to remove all solid waste. The property owner failed to remove the solid waste by the provided deadline. To mitigate the health and safety threats to neighboring properties, the Code Compliance Department worked with various County Departments to proceed with a County-led abatement of the solid waste.

On May 27, 2025, the County Purchasing Agent invited multiple vendors to participate in a job walk. Code Compliance was present to answer questions related to the scope of work and site conditions. The responsive and responsible bidder was determined to be Triple M Towing of Grass Valley, CA, with a bid of \$6,000. The Purchasing Department approved the execution of the contract with Triple M Towing.

The Code Compliance Department worked with County Counsel to obtain an administrative inspection and abatement warrant from the Nevada County Superior Court. On June 9-11, 2025, the Abatement Warrant was executed, and the nuisance was abated on the subject property. The Code Compliance Department worked with Triple M Towing to clear all solid waste on or near the parcel's driveway.

On October 20, 2025, at an Administrative Cost Accounting Hearing, the Code Compliance Department presented a detailed cost accounting to the Hearing Officer, as required by Section 12.05.220 of the Nevada County Code. The property owner was notified of the cost accounting hearing but did not attend or make any objection.

On October 30, 2025, the Hearing Officer, in accordance with Nevada County Code and policies, confirmed the proposed assessment of \$6,000.00 for the abatement against the subject property and recommended the Board of Supervisors approve the assessment as final. This proposed assessment includes the contract cost of \$6,000.00, with \$837.98 in County administrative costs added. The full breakdown of the assessment costs is included in the findings of the attached Hearing Officer's decision, attached hereto at Exhibit A.

Under the County's Administrative Enforcement Ordinance, the Board of Supervisors may adopt the recommendation of the Nuisance Abatement Hearing Body without further notice of hearing or may set the matter for a de novo hearing in accordance with Government Code Section 29845(h). Staff reviewed the Hearing Body's decision and recommends that the Board of Supervisors summarily adopt the proposed assessment without further hearing.

Upon confirmation of an assessment by the Board of Supervisors, Code Compliance shall notify the affected parcel owner of the amount of the pending lien confirmed by the Board of Supervisors and advise them that they may pay the account in full within thirty (30) days in order to avoid the lien being recorded against the parcel(s). If the lien amount is not paid by the date stated in the letter, Code Compliance shall prepare and have recorded a Notice of Lien with the Nevada County Clerk-Recorder's office.

ATTACHMENTS:

1. Resolution
2. Exhibit A - Hearing Officer Cost Accounting Decision

Item Initiated By: Jason Besaw, Senior Code Compliance Officer

Approved By: Matt Kelley, Director of Code and Cannabis Compliance