



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
CODE COMPLIANCE DIVISION
950 MAIDU AVENUE, STE 170, NEVADA CITY, CA 95959-7902
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Trisha Tillotson
Agency Director

Matt Kelley
Code and Cannabis Compliance Director

**NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo**

MEETING DATE: April 8, 2025

TO: Board of Supervisors

FROM: Matt Kelley, Director of Code and Cannabis Compliance

SUBJECT: Resolution adopting the recommendation of the Hearing Body and approving a special assessment and ordering recordation of abatement lien in the amount of \$14,000.00 after a nuisance abatement on the parcel located at 13421 Mystic Mine Road, Nevada City, CA 95959 (APN 052-231-053), owner of record Laurel Wright.

RECOMMENDATION: Adopt the resolution.

FUNDING:

This Resolution does not have a financial impact to the Code Compliance budget or to 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.

ATTACHMENTS:

- Resolution
- Exhibit A - Hearing Officer Abatement Order Decision
- Exhibit B - Hearing Officer Cost Accounting Decision

BACKGROUND:

The Community Development Agency, Code Compliance Division, 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 April 06, 2022, the Code Compliance Department, after exhausting all efforts to help the property owner come into voluntary compliance, referred 13421 Mystic Mine Road, Nevada City, CA 95959 (APN 052-231-053) to a Hearing Body to determine if the property was a nuisance and should be subject to abatement. The subject parcel contained several inoperable vehicles and solid waste in violation of multiple Nevada County codes and ordinances.

To mitigate the health and safety threats to neighboring properties, Code Compliance worked with various County departments to proceed with an abatement of the hazardous violations.

On April 18, 2022, the Hearing Body determined the property to be a nuisance and ordered the property to be abated. The property owner again failed to abate the nuisance conditions on the property, and the Code Compliance Department proceeded with the lawful nuisance abatement process.

The County Purchasing Agent invited a vendor to participate in a job walk where the Code and Cannabis Program Manager answered questions related to the scope of work and site conditions.

The responsive and responsible bidder was determined to be Celestial Valley Towing of Grass Valley, CA, with a bid of \$14,000.00. The Purchasing Department approved the execution of the contract with Celestial Valley Towing.

On August 29, 2023, an Abatement Warrant was executed, and the nuisance was abated on the subject property. The Code Compliance Department worked with Celestial Valley Towing to clear all inoperable vehicles and solid waste sites within the boundaries of the parcel.

On September 23, 2024, 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, attended the hearing, and was afforded the opportunity to present evidence in support of modifying or rejecting the County's cost accounting.

On December 4, 2024, the Hearing Officer, in accordance with Nevada County Code and policies, confirmed the proposed assessment of \$14,000.00 against the subject property and recommended the Board of Supervisors approve the assessment as final. This proposed assessment includes the contract cost of \$14,000.00, with no 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 and B.

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.

Item Initiated by: David Kopp

Approved by: Matt Kelley

Submittal Date: March 19, 2025