

# EXHIBIT A

**DECISION AND RECOMMENDATION ON ACCOUNTING AND PROPOSED  
ASSESSMENT PERTAINING TO NOTICE OF VIOLATION, ABATEMENT ORDER,  
AND/OR ADMINISTRATIVE CITATIONS  
(Nevada County Land Use and Development Code Sec. L-II 5.23)**

**Date of Hearing:** October 20, 2025

**Hearing Officer:** David J. Ruderman

**Responsible Party/Property Owner:** Linda Hancock

**Property Owner's Mailing Address:** 12300 Elnora Drive, Penn Valley, CA 95946

**Notice of Abatement Issued:** April 8, 2025

**Administrative Hearing Date:** None (not appealed)    **Decision Date:** N/A

**APN #**051-430-002    **Property Address:** 12300 Elnora Drive, Penn Valley, CA 95946

**Parties Present:**

- Nevada County Code Compliance Department: Kelsey Hess
- Counsel for Nevada County Code Compliance: Douglas Johnson, Deputy County Counsel
- Property Owner(s): None
- Counsel for Property Owner(s): None
- Others: None

**Evidence Admitted on Behalf of Nevada County Code Compliance:**

1. Exhibits A – F

**Witnesses on Behalf of Nevada County Code Compliance:**

1. Kelsey Hess, Compliance Officer

**Evidence Admitted on Behalf of Property Owner(s):**

1. None

**Witnesses on Behalf of Property Owner(s):**

1. None

Having reviewed the report of the Enforcing Officer and any administrative costs reported by the Clerk of the Board, and considering all relevant evidence pertaining to any administrative penalties imposed, and the to the costs incurred by the County, including, but not limited to, administrative costs, and any and all costs incurred to undertake, or to cause or compel any responsible party to undertake, abatement action in compliance with the County's Zoning Ordinance, the undersigned Hearing Officer hereby makes the following findings and orders, which orders shall constitute the Hearing Officer's recommendation on a proposed lien under section 12.05.220(R) of the Nevada County Code:

**FINDINGS**

1. Notice of this hearing has been given as required by law.
2. The accountings on the cost of abating the public nuisances and/or the administrative costs related thereto are both accurate and reasonable.

**ORDERS**

1. The account and proposed assessment are confirmed as set forth below. This order constitutes the written recommendation regarding a proposed lien or special assessment to the Board of Supervisors.
2. The actual authorized administrative penalties and/or costs incurred pertaining to enforcement and/or abatement of public nuisances, including associated administrative costs thereof, are ordered as follows:

- a. Abatement Costs:
    - i. Triple M Towing: \$6,000.00
    - ii. Code Compliance Office: \$837.98
  - b. Administrative Penalties Imposed: \$0.00
- Total Costs: \$6,837.98**

**SO ORDERED:**

October 29, 2025  
Date

  
\_\_\_\_\_  
David Ruderman  
Hearing Officer

CERTIFICATE OF MAILING

I am employed in the County of Nevada, State of California. I am over the age of 18 years and not a party to the Abatement Order; my business address is: Clerk of the Board of Supervisors, Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California 95959-8617.

I served the enclosed documents:

**Decision on Administrative Cost Accounting Hearing**

On the following persons via First-Class US Mail on October 30, 2025:

12300 Elnora Drive, Penn Valley, California 95946  
PO Box 825, Penn Valley, California 95946

I placed such envelope, with postage thereon fully prepaid for first class mail, for collection and mailing at Nevada City, California, following ordinary business practices. I am readily familiar with the practice of Nevada County for processing of correspondence, said practice being that in the ordinary course of business, correspondence is deposited in the U.S. Postal Service the same day as it is placed for processing.

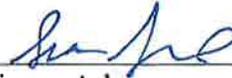
On the following persons via email on October 30, 2025:

Nevada County Hearing Officer, David Ruderman  
Nevada County Community Development Agency Director, Trisha Tillotson  
Nevada County Code Compliance Program Manager, Matt Kelley  
Nevada County Code Compliance Officer, David Kopp  
Nevada County Counsel, Katharine Elliott  
Nevada County Deputy County Counsel, Douglas Johnson  
Nevada County Chief Deputy Clerk of the Board, Tine Mathiasen

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

10/30/2025

Date



Sierra Adams

Nevada County Board of Supervisors  
 950 Maidu Ave. Suite 200  
 PO Box 599002  
 Nevada City, CA 95959



**CERTIFIED MAIL**



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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent to  
 Linda Hancock  
 PO Box 825  
 Penn Valley, CA 95946

Postmark Here

PS Form 3800, January 2012 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Linda Hancock  
 PO Box 825  
 Penn Valley, CA 95946

2. Article Number (Transfer from service label)  
 9590 9402 8340 3094 1653 19

9589 0710 5270 1740 2895 6J

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below: \_\_\_\_\_

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Insured Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail™  
 Certified Mail Restricted Delivery  
 Signature Confirmation™  
 Collect on Delivery Restricted Delivery  
 Return Receipt Restricted Delivery  
 Restricted Mail

Domestic Return Receipt  
 PSN 7530-02-000-9053

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Nevada County Board of Supervisors  
 950 Main Ave. Suite 200  
 PO Box 599002  
 Nevada City, CA 95959



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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No., or PO Box No.  
 Linda Hancock  
 17300 Elmora Drive  
 Penn Valley, CA 95946

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Linda Hancock  
 17300 Elmora Drive  
 Penn Valley, CA 95946



9590 9402 8340 3094 1652 41

2. Article Number (Transfer from service label)

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PS Form 3811, July 2020 PSN 7530-02-000-9038

**COMPLETE THIS SECTION ON DELIVERY**

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Agent  Addressee

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 If YES, enter delivery address below:

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- Certified Mail
- Certified Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Restricted Mail Restricted Delivery