



RESOLUTION No. 26-031

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.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 10th day of February 2026, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By:

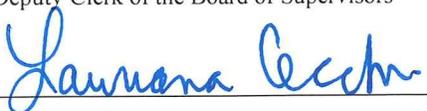

Lisa Swarthout, Chair

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 Main Ave. Suite 200
 PO Box 599002
 Nevada City, CA 95959



CERTIFIED MAIL



9589 0710 5270 1740 2895 61
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751
 Certified Mail Fee \$

Extra Fees/Tags & Fees (check box, add App-El appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Multiplier Envelope \$

Postage \$
 Total Postage and Fees \$

Sent To
 Recipient Name Linda Hancock
 Street and Apt. No., or PO Box No. PO Box 825
 City, State, ZIP+4® Penn Valley, CA 95946

Postmark Here

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)
 9589 0710 5270 1740 2895 61

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery
 Certified Mail Return Receipt™
 Collect on Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Insured Mail Restricted Delivery (over \$500)

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: _____

Domestic Return Receipt

751

751

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

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751

Certified Mail Fee \$

Extra Services & Fees (see box, add for an appropriate)

Return Receipt (hardcopy) \$

Certified Mail Restricted Delivery \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
Linda Hamrick
12300 Elmore Drive
Penn Valley, CA 95946

Postmark Here

PS Form 3820, January 2023 PSN 7530-02-000-9063 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, so on the front if space permits.

1. Article Addressed to:

Linda Hamrick
12300 Elmore Drive
Penn Valley, CA 95946



9589 0710 5270 1740 2895 78

2. Article Number (transfer from service label)

9589 0710 5270 1740 2895 78

PS Form 3811, July 2020 PSN 7530-02-000-9063

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
If YES, enter delivery address below: No

3. Service Type
- Priority Mail Express®
 Registered Mail™
 Certified Mail™
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Return Receipt (hardcopy)
 Restricted Delivery

Domestic Return Receipt