

TABLE OF CONTENTS

BOARD OF SUPERVISORS' MEETING
June 9, 2026

FILE NUMBER: CDEF 2025-057
PROPERTY OWNER: Ledezma Juan Jose & Veronica Y HWJT
TYPE OF APPLICATION: Recovery of Administrative Penalties

Board Letter2
Draft Resolution.....3
Legal Description (Exhibit A of Draft Resolution)5
Cost Recovery Worksheets (Exhibits B & C of Draft Resolution)6
Notice of Hearing Officer Decision/Notice of Administrative Penalties7
Noticing of Hearing to Property Owner and Declaration of Mailing10
Vicinity Map13



County of Lassen
Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

May 26, 2026

Gaylon F. Norwood, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Main Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

TO: Board of Supervisors
Agenda Date: June 9, 2026

FROM: Gaylon F. Norwood, Director *GFN*

Zoning and Building
Inspection Requests
Phone: 530 257-5263

SUBJECT: Hearing to consider recovery of Administrative Penalties for a public nuisance located at 710-450 Antelope Dr., Madeline, Ca. 96119 (A.P.N 019-220-023); as provided in Title 1, Chapter 1.18.170(i) and 1.18.150 of Lassen County Code. This property is owned by Ledezma Juan Jose & Veronica Y HWJT. The associated code enforcement file number CDEF2025-057. The administrative penalty is due to the owner's failure to abate the public nuisance, in accordance with the Notice and Order to Correct Violations and the Decision of the Hearing Officer.

Recommendation

1. Receive the Enforcing Officer's Report; and
2. Conduct a hearing; and
3. Adopt, modify, or discharge the administrative penalties; and
4. Adopt a resolution ordering recordation of a lien against real property described herein, on which a public nuisance was identified in violation of Chapter 1.18 of the Lassen County Code, in order to recover administrative penalties as established by the Lassen County Hearing Officer.

Summary

The purpose of this hearing is to determine whether or not the Board of Supervisors should order staff to record a lien against real property located in Lassen County, in order to recover administrative penalties established through enforcement of the Lassen County Public Nuisance Ordinance. As stipulated under Section §1.18.090(c) of County Code, the decision of the Hearing Officer, with regard to the existence a public nuisance, is final. The property described herein (Exhibit A of Draft Resolution), is owned by Ledezma Juan Jose & Veronica Y HWJT , and was found to be in violation of Lassen County Code Chapter 1.18 as outlined in the Decision of Hearing Officer dated October 27, 2025.

In this case the identified nuisance was not abated as ordered by the Enforcing Officer and an Administrative Hearing was held October 23, 2025. The Hearing Officer determined that the nuisance did exist as posted, and that the property owner failed to abate as ordered. In addition to affirming the Enforcing Officers Report, the Hearing Officer ordered administrative penalties to the property owner in the amount of \$17,500.00 The decision of the Administrative Hearing Officer is attached with this Board letter. Interest has accrued on the unpaid fines bringing the total administrative penalty to \$17,830.82.

GFN:mjs

RESOLUTION NO. _____**RESOLUTION ORDERING RECORDATION OF AN ADMINISTRATIVE PENALTY
LIEN PURSUANT TO LASSEN COUNTY CODE 1.18.170(i)**

WHEREAS, Assessor's Parcel Number 019-220-023, described in Exhibit A, is owned by Ledezma Juan Jose & Veronica Y HWJT.

WHEREAS, on October 23, 2025 the Administrative Hearing Officer rendered a Decision ordering the abatement of a public nuisance pursuant Lassen County Code Chapter 1.18 and ordered a civil penalty against the property; and

WHEREAS, on June 9, 2026, the Board of Supervisors conducted a noticed hearing whereat evidence was presented and consideration was made regarding administrative civil penalties, attached as Exhibit B.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the foregoing recitals are true and correct.
2. That notice of the hearing has been given as required by the Lassen County Code.
3. That the information provided in the Board packet for this hearing is true and correct.
4. That it is found and ordered that the administrative civil penalty sum of \$17,830.82, is hereby affirmed and shall be assessed against real property as described in Exhibit A, also known as Assessor's Parcel Number 019-220-023.
5. That the Lassen County Board of Supervisors hereby orders that a lien be placed against Assessor's Parcel number 019-220-023 in accordance with Lassen County Code subsection 1.18.170(i), to recuperate the cost herein (\$17,830.82.)

The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 9th day of June 2026, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

CHAIRMAN of the Board of Supervisors,
County of Lassen, State of California

ATTEST:
JULIE BUSTAMANTE
Clerk of the Board

BY _____
MICHELE J. YDERRAGA, Deputy Clerk of the Board

MICHELE J. YDERRAGA, Deputy Clerk of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the 9th day of June 2026.

Deputy Clerk of the County of Lassen Board of Supervisors

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situated in a portion of Section 20, Township 37 North, Range 13 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Lot 148, as shown on the map of Moon Valley Ranch Unit No. 1, filed July 12, 1968, in the Office of the Lassen County Recorder in Book 6 of Maps at Pages 67-70.



Don E. Willis

Current A.P.N.: 019-220-023



Decision of Administrative Hearing Officer
(Lassen County Code Title 1, Chapter: 1.18)

ADMINISTRATIVE HEARING #: 25-057

CDEF: 2025-057

DATE OF HEARING: October 23, 2025

Property Owner Name and Last Known Address:
Ledezma Juan Jose & Veronica Y HWJT
119 S Main St
Alturas CA 96101

Occupant: Unknown

Site Address:
(Unknown)
Madealine CA 96119

Assessor's Parcel Number: 019-220-023

Hearing Officer:
Jordan Funk

Date of Administrative Hearing:
October 23, 2025

WHEREAS, the enforcing officer scheduled an Administrative Hearing on DATE: 10-23-2025, giving the owner(s) and/or occupant(s) of the Premises an opportunity to present evidence and elicit testimony regarding (i) whether the conditions existing on the Premises constitute a nuisance and/or whether there is any good cause why those conditions should not be abated, and (ii) whether the proposed amount of administrative penalty set forth in the Notice shall be imposed, modified, or disapproved, in whole or in part.

The owner(s) and/or occupant(s) and/or representatives/legal counsel appeared:

- _____
- _____
- Failure of an owner or occupant to appear and present evidence at the hearing constitutes a failure to exhaust their administrative remedies. (Lassen County Code (LCC) Title 1, Chapter 1.18.100(c))

NOW, THEREFORE, as the Hearing Officer for the County of Lassen and based upon the record before me, issue the following findings and declarations:

- The enforcing officer **DID** **DID NOT** properly serve the notice of Order to Show Cause on the owners and/or occupants pursuant to LCC Title 1, Chapter 1.18.060 – 1.18.080.
- I HEREBY FIND** that the alleged violation(s) **DID** **DID NOT** exist on the Premises and the owner/ occupants failed to abate the nuisance based upon the following evidence presented at this hearing and/or continuance of hearing:
 - The Staff Report, attached hereto and incorporated herein, as well as the marked exhibits _____
 - Statements from the enforcing officer _____ attesting that:
 - The information contained in the Staff Report is true and accurate; and
 - Other: _____; and
 - Photograph(s) of the violation(s) taken and submitted as evidence at this Hearing by:
 - Enforcing Officer: and

Other: _____; and

Other evidence submitted at this Hearing by:

Enforcing Officer: and

Other: _____; and

I HEREBY FIND, based on the foregoing evidence presented at this Hearing, the alleged violation(s):

Continued to exist unabated on the Premises; and

Were abated by the county Planning and Building Services Department.

Other: _____; and

I HEREBY FIND that the proposed administrative penalty set forth in the Notice is:

Imposed in the amount stated in the Notice. \$ 1000

Modified to be: _____.

Disapproved.

Other: _____.

Based on the above findings, I hereby find the violation(s) alleged in the Notice are factually true and constitute a public nuisance under Lassen County Code Title 1, Chapter **1.18**, as set forth in the Notice; and

The **trash, junk, and debris** on the Premises is subject to abatement in accordance with Lassen County Code Title 1, Chapter **1.18**, and the means of abatement set forth in the Notice are proper.

NOW, THEREFORE, as the Hearing Officer for the County of Lassen and based upon the record before me, issue the following orders:

The Notice issued by the enforcing officer on 9-24-2025 is hereby affirmed in full; and

A public nuisance on the Premises shall be abated by the owner(s) and/or occupant(s) of the Premises, in the manner set forth in the Notice, within **FIVE (5) CALENDAR DAYS** of service of this Decision (LCC Title 1, Chapter 1.18.120); and

If the owner(s) and/or occupant(s) of the premises fail to abate the nuisance as ordered by the Hearing Officer, and/or the nuisance continues to exist, the Enforcing Officer shall abate, or cause to be abated said nuisance and shall keep an itemized account of the costs incurred by the County to abate the nuisance. The owner(s) and/or occupants shall be liable for all cost in accordance with Lassen County Code Title 1, Chapter **1.18.120**. If unpaid, said cost will be charged against the premises in accordance with the provisions of Lassen County Code Title 1, Chapter **1.18.110**.

The amount of administrative penalty, as set forth above, shall be final and conclusive. Payment of the administrative penalty specified in this Decision shall be made in the manner set forth in Lassen County Code Title 1, Chapter **1.18.170(g)** in accordance with Government Code Section 53069.4, Subsection (b).

ATTENTION!

If the amount of administrative penalty is imposed or modified, you are required to pay that amount within **TWENTY (20) CALENDAR DAYS** after service of this Decision.

If the administrative penalty is not satisfied **IN FULL** within **NINETY (90) DAYS** and/or has not been challenged by a timely writ of mandate or appeal, the Board of Supervisors may authorize recordation of a Notice of Administrative Penalty Lien against the Premises. (Government Code section 53069.4)

ATTENTION!

If the Enforcing Officer is required to abate the nuisance, you are required to pay the cost of abatement, including cost of administration, within **NINETY (90) CALENDAR DAYS** after service of this Decision.

If the cost of abatement, including cost of administration, is not satisfied in full within **NINETY (90) DAYS** and/or has not been challenged by a timely writ of mandate, the Board of Supervisors may specially assess the costs on the County tax roll and authorize recordation of a Notice of Abatement Lien against the Premises. (Government Code section 25845).

10-23-25

Date of Decision



Jordan Funk

Lassen County Administrative Hearing Officer

Case No: CDEF2025-057


DECLARATION OF SERVICE BY FIRST CLASS MAIL

I, THE UNDERSIGNED, DECLARE THAT:

1. I am an employee of Lassen County, California, over the age of eighteen years and not a party to the within entitled cause or matter;
2. My business address is 707 Nevada Street, Room 236, Susanville, California 96130; and;
3. I served the foregoing **NOTICE TO ABATE – NOTICE OF PROPOSED PENALTY – NOTICE OF ADMINISTRATIVE ORDER TO SHOW CAUSE** on the interested parties in said cause by depositing a true copy thereof enclosed in a sealed envelope and placing the envelope for collection and mailing on the date and at the place shown below following our ordinary business practices. I am readily familiar with this business' practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with first class postage fully paid in Susanville, California, on September 25, 2025, addressed as follows:

Ledezma, Juan Jose & Veronica
119 S. Main
Alturas, CA 96101

I declare under penalty of perjury that the foregoing is true and correct.
Executed this September 25, 2025, at Susanville, California 96130.


Brooke Suarez



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:

Juan and Veronica Ledezma
 119 S. Main Street
 Alturas, CA 96101



9590 9402 9261 4295 9356 27

2. Article Number (Transfer from service label)

589 0710 5270 1809 6783 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

RECEIVED

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

NOV 06 2025

**SASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES**

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Form 3811, July 2020 PSN 7530-02-000-9053

0119295-057

Domestic Return Receipt

CDEF2025-057
9589 0710 5270 1809 6783 81

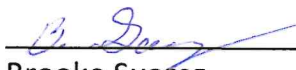
DECLARATION OF SERVICE BY CERTIFIED/RETURN RECEIPT AND FIRST CLASS MAIL

I, THE UNDERSIGNED, DECLARE THAT:

1. I am an employee of Lassen County, California, over the age of eighteen years and not a party to the within entitle cause or matter;
2. My business address is 707 Nevada Street, Susanville, California 96130 and;
3. I served the foregoing **NOTICE OF HEARING OFFICER DECISION** on the interested parties in said cause by depositing true copies thereof enclosed in sealed envelopes and placing the envelopes for collection and mailing on the date and at the place shown below following our ordinary business practices. I am readily familiar with this business' practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in sealed envelopes with postage fully paid for both Certified/Return receipt and 1st Class, in Susanville, California on Tuesday, October 28, 2025, addressed as follows:

Juan and Veronica Ledezma
119 S. Main Street
Alturas, CA 96101

I declare under penalty of perjury that the foregoing is true and correct. Executed on Tuesday, October 28, 2025, at Susanville, California, 96130.



Brooke Suarez

9589 0710 5270 1809 6783 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

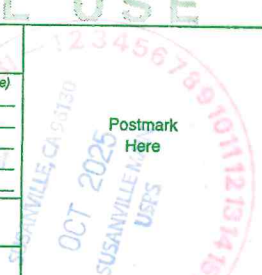
For delivery information, visit our website at www.usps.com

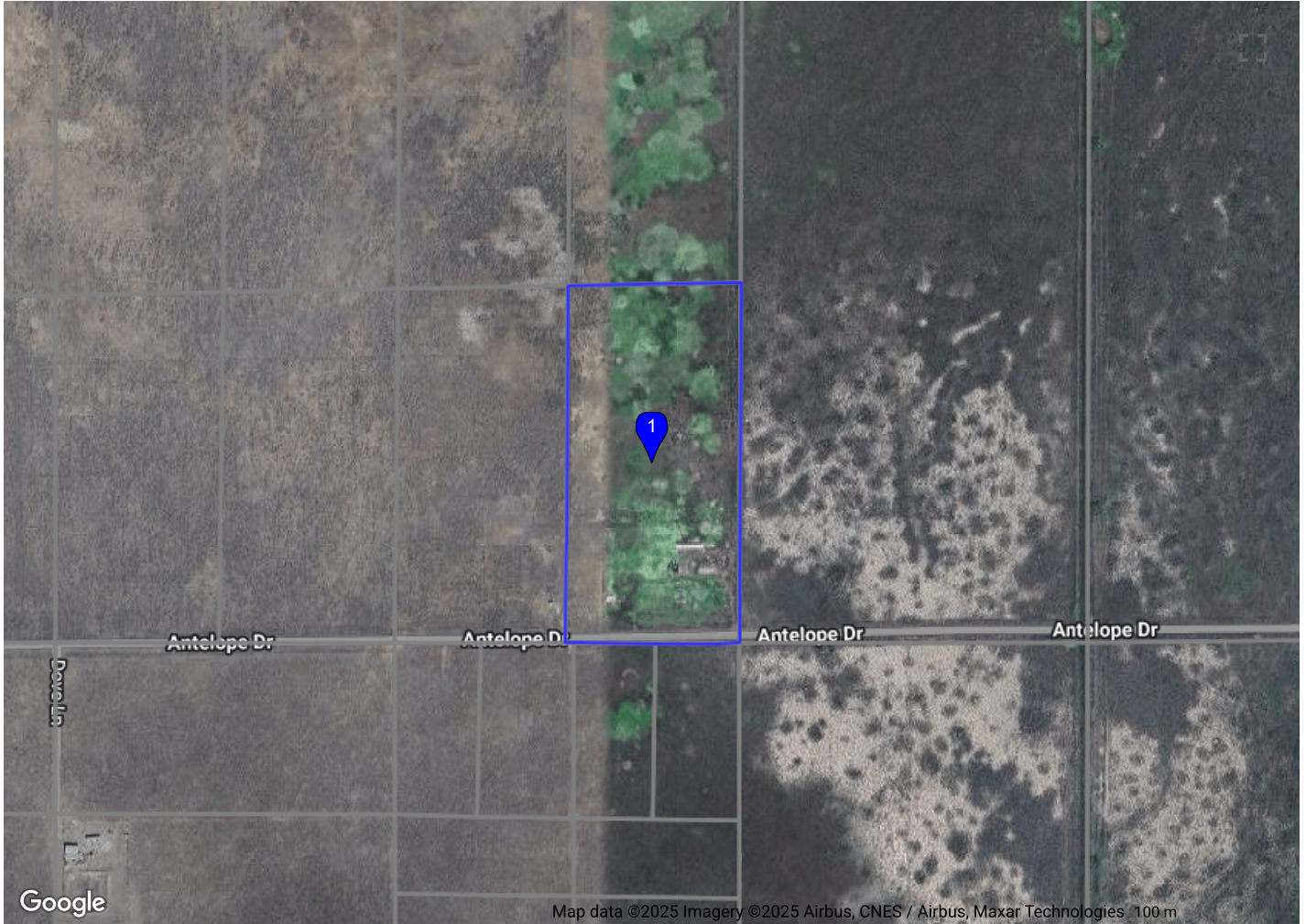
OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Sent To	
Street and Apt. No., or PO#	
City, State, ZIP+4®	

Juan and Veronica Ledezma
119 S. Main Street
Alturas, CA 96101

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





Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies 100 m

© 2015 ParcelQuest www.parcelquest.com (888) 217-8999



1 Property Address: 710-450 ANTELOPE DR MADELINE CA 96119

Ownership

County: **LASSEN**
Assessor: **NICK CEAGLIO**
Parcel # (APN): **019-220-023-000**
Parcel Status: **ACTIVE**
Owner Name: **LEDEZMA JUAN JOSE & VERONICA Y HWJT**
Mailing Address: **119 S MAIN ST ALTURAS CA 96101**
Legal Description:

Assessment

Total Value: **\$26,530** Tax Rate Area: **070-002** PQ Zoning Code:
Land Value: **\$10,612** Year Assd: **2025** PQ Zoning Type:
Impr Value: **\$15,918** Census Tract: **401.00/3** PQ Zoning Jurisdiction:
Other Value: Use Code: **RMXX** PQ Zoning Description:
% Improved: **60%** Use Type: **RECREATIONAL**
Exempt Amt:
Exempt Type:

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	05/16/2022	08/31/2006		05/16/2022
Document Number:	2022R0002454	2006R0007797		2022R0002454
Document Type:	TRANSFER	GRANT DEED		
Transfer Amount:	\$17,500			
Price/SqFt:				
Seller (Grantor):	ANDERSON, JENNIFER M & B			

Property Characteristics

Bedrooms: Fireplace: Units:
Baths (Full): A/C: Stories:
Baths (Half): Heating: Quality:
Total Rooms: Pool: Building Class:
Bldg/Liv Area: Park Type: Condition:
Lot Acres: **20.050** Spaces: Site Influence:
Lot SqFt: **873,378** Garage SqFt: Timber Preserve:
Year Built: Ag Preserve:
Effective Year: