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BOARD OF SUPERVISORS' MEETING

July 28, 2026

FILE NUMBER:	CDEF 2025-061
PROPERTY OWNER:	Vang, Shoua
TYPE OF APPLICATION:	Recovery of Administrative Penalties

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County of Lassen
Department of Planning and Building Services

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

July 16, 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: July 28, 2026

FROM: Gaylon F. Norwood, Director

Zoning and Building

Inspection Requests

Phone: 530 257-5263

SUBJECT: Hearing to consider recovery of Administrative Penalties for a public nuisance located at an Unassigned Address, Ravendale, Ca 96123 (A.P.N 047-090-040); as provided in Title 1, Chapter 1.18.170(i) and 1.18.150 of Lassen County Code. This property is owned by Vang, Shoua. The associated code enforcement file number CDEF2025-061. 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 Vand, Shoua 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 \$18,808.90.

GFN:mjs

Staff Report on Public Nuisance Ordinance Hearing

October 23, 2025

CDEF 2025-061 Vang

1. As a duly qualified “enforcing officer” within the meaning of the “Lassen County Public Nuisance Ordinance” (Title 1.18 of Lassen County Code), I became aware of the existence of a possible public nuisance within the County of Lassen located at:
 - a. Site address:
 - b. Assessor’s Parcel Number: 047-090-040
 - c. Assessor’s Property Detail, map and,
 - d. Owner’s name: Vang Shoua (attached as Exhibit “A-1” thru “A-2”)

2. On September 24, 2025, the Lassen County Sheriff’s Department (LCSO), accompanied by Lassen County Building and Planning (LCBP) staff, visited the property in question. The LCSO executed a warrant related to the illegal cultivation of marijuana and secured the premises. Following this, LCBP staff were able to enter the property, where they discovered unpermitted structures associated with marijuana cultivation, including plants of various size and ages. The parcel in question contained several “hoop house” type structures. After documenting the scene, the LCSO dismantled and destroyed the hoop houses. The debris was then gathered and placed in multiple piles with other trash.

3. It was determined there was a public nuisance on the premises, and, to the degree said nuisance was in violation of the Lassen County Public Nuisance Ordinance. Title 1, Chapter 1.18 of Lassen County Code. Staff determined violations in the following manner: (Exhibit “B-1 thru B-3”)
 - On September 24, 2025, staff observed eighteen “hoop-house” type structures. Each measuring approximately 19,116 square feet in size. As stated previously, the structures were destroyed and placed into multiple piles. The nuisances were photographed on the above referenced parcel in violation of the provisions of Lassen County Code.

 - The establishment, maintenance, or operation of any commercial cannabis activity, including, but not limited to, cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis and cannabis products in excess of the provisions set forth in LCC Title 19 is prohibited within the unincorporated territory of Lassen County and is hereby declared a public nuisance which may be abated or enjoined pursuant to LCC Title 19.

Staff Report on Public Nuisance Ordinance Hearing

October 23, 2025

CDEF 2025-061 Vang

4. As a result of this detected violation, it was concluded that a public nuisance existed on the above described premises. The Department of Planning and Building Services issued a: "Notice to Abate/Notice of Proposed Penalty/Notice of Administrative Order to Show Cause" within the meaning of the enforcement provisions of Title 1 Chapter 1.18 of the Lassen County Code. The Notice to Abate was dated October 7, 2025, was sent first class addressed to the property owner of record. (A copy of notice, proof of mailing, are attached as Exhibit "C-1" thru "C-3").
5. The "Notice to Abate/Notice of Proposed Penalty/Notice of Administrative Order to Show Cause" required compliance by October 19, 2025.
6. On October 21, 2025, Staff initiated a compliance inspection of the property. Staff was unable to access the property to see if any actions have been taken.

Based on the above stated facts, I recommend the following actions:

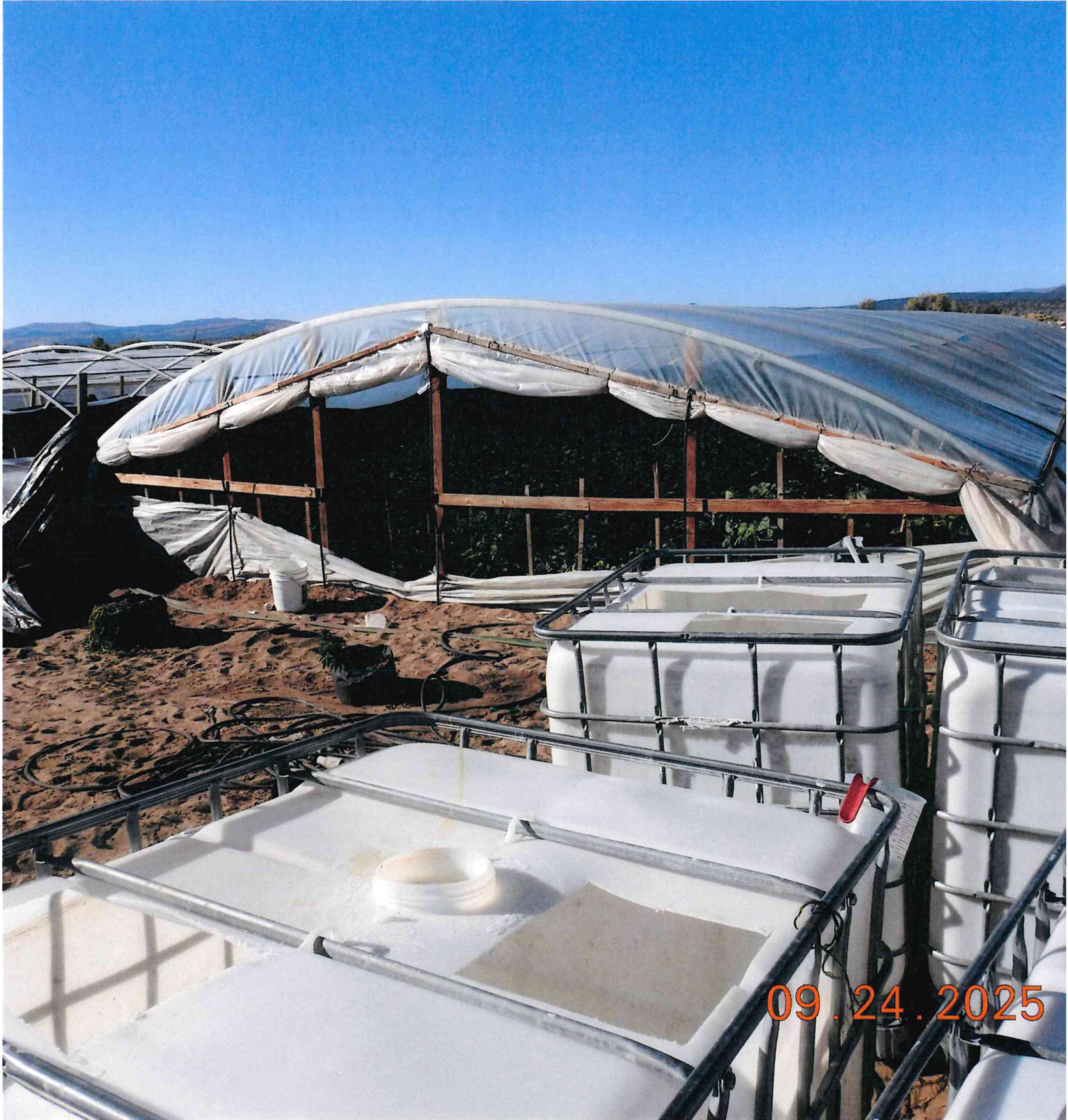
1. *Order an administrative penalty in the amount of \$1000.00 per day from the date of October 7, 2025 and accumulate each day from October 7, 2025, until the nuisance is abated.*
2. *Order the property owner to abate by October 28, 2025, and schedule an inspection with the Planning and Building Services Department to confirm compliance. If nuisance is unabated by said date, Lassen County has the option to abate said nuisance after October 28, 2025, and all abatement cost, including administrative costs, be charged to the property owner.*

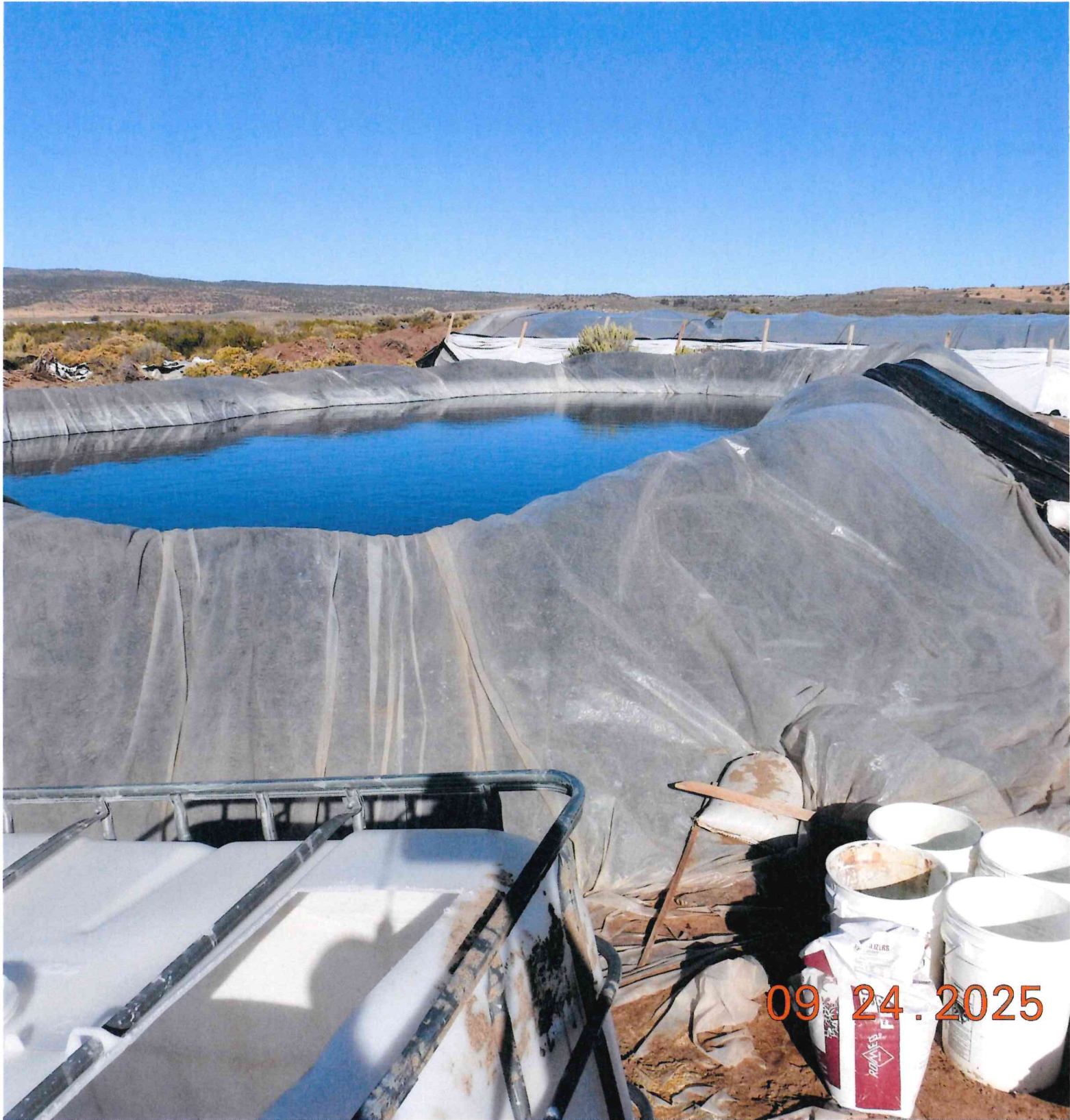
Sincerely,

Nic Krier
 Enforcing Officer
 Code Enforcement Officer for Lassen County Planning and Building Services

Date







RESOLUTION NO. _____

**RESOLUTION ORDERING RECORDATION OF AN ADMINISTRATIVE PENALTY
LIEN PURSUANT TO LASSEN COUNTY CODE 1.18.170(i)**

WHEREAS, Assessor's Parcel Number 047-090-040, described in Exhibit A, is owned by Vang Shoua.

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 July 28, 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 \$18,808.90, is hereby affirmed and shall be assessed against real property as described in Exhibit A, also known as Assessor's Parcel Number 047-090-040.
5. That the Lassen County Board of Supervisors hereby orders that a lien be placed against Assessor's Parcel number 047-090-040 in accordance with Lassen County Code subsection 1.18.170(i), to recuperate the cost herein (\$18,808.90.)

RESOLUTION NO. _____

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 28th day of July 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

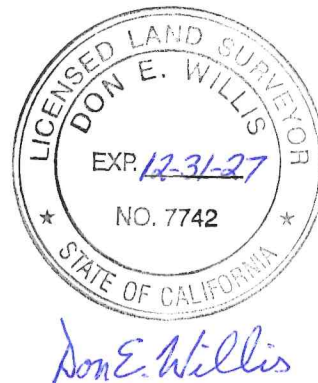
MICHELE J. YDERRAGA, Deputy Clerk of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the 28th day of July 2026.

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 33, Township 35 North, Range 16 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Parcel 80, as shown on the map of Secret Valley Ranch Unit No. 1, filed September 28, 1971, in the Office of the Lassen County Recorder in Book 8 of Maps at Pages 64-71.



Current A.P.N.: 047-090-040

Interest Charge on Administrative fee

Owner: Vang Shoua

EXHIBIT B

Property Address: Un-Assigned, Ravendale, Ca 96123

Print Date: 04/08/2026

APN: 047-090-040

Case Number: CDEF2025-061

Hearing Decision Starting Fine Date	Abatement Date	Number of Days	Rate	Interest Thru	Interest Rate	Interest charged	Total Cost
1) 10/7/2025 2)10/23/2025	1) 10/19/2025 2)10/28/2025	17	\$1,000.00				\$ 17,000.00
Hearing Fee		1	\$500.00				\$ 500.00
SUBTOTAL							\$ 17,500.00
Interest		273		7/28/2026	10%	\$1,308.90	\$ 1,308.90
TOTAL							\$ 18,808.90



LASSEN COUNTY
NOTICE TO ABATE – NOTICE OF PROPOSED PENALTY
NOTICE OF ADMINISTRATIVE ORDER TO SHOW CAUSE

Property Owner Name and Last Known Address:

Occupant: **Unknown**

Vang Shoua

2249 Hallmark Ave N

Oakdale MN 55128

Site Address:

Assessor's Parcel Number: 047-090-040

(Unknown)

Ravendale CA 96123

Enforcing Officer: **N. Krier**

Inspection Date: **9-24-25**

TO OWNER AND RESIDENT: **YOU ARE HEREBY NOTIFIED** that conditions exist on the above premises, which constitute a **PUBLIC NUISANCE** under Title **1.18** of the Lassen County Code. Such condition(s) violate(s) the following specific provision(s) of the Lassen County Code: **Large accumulation of trash, junk, piled and discarded scrap and debris. Buildings and construction in violation of the provisions of Title 12 of the Lassen County Code (work without permits when permits are required) public nuisance pursuant to 1.18.020 (a) and (c) of the Lassen County Code and marijuana cultivation in violation of the provisions of Title 19.**

You are required to abate the above violation(s) within **Twelve (12) CALENDAR DAYS** of this notice by:

10-19-25. To abate the nuisance, you must take the following action: **Remove all trash, junk, piled and discarded scrap, and debris in violation of the above provisions in title 1.18. Remove all structures and buildings constructed without first obtaining permits, or, obtain building permits necessary for lawful construction (inspection will be required). Remove all marijuana cultivation in violation of the provisions of Title 19.**

You may present yourself before a hearing officer to show good cause why this nuisance should not be abated by the enforcing officer. The date, time, and location of this hearing are listed below. You will be given an opportunity at this hearing to present testimony or other evidence why the conditions on the listed property do not constitute a nuisance and should not be abated. There is no fee for this hearing if the nuisance is abated by the date on the notice or a **\$500 fee** for this hearing should you fail to comply and are found in violation of Lassen County Code Chapter **1.18**.

If you do not abate the nuisance yourself, or show good cause to the hearing officer why it should not be abated, the enforcing officer may come on your property and abate the nuisance him or herself. All abatement costs, including administrative costs, may be made a special assessment added to the tax roll and become a lien on this real property, or be placed on the unsecured tax roll (see back side for more information).

Also, if you do not abate this nuisance by the date set forth above, you may be charged an administrative penalty of up to **\$1000.00 PER DAY** beginning on **10-7-25** and continuing until the nuisance is abated and the abatement is confirmed by an enforcement officer (see back side for more information).

YOU are responsible for reporting to the County that you have abated this nuisance. To do so, **YOU** must contact the Enforcement Officer at 530-251-8269 to report having corrected the problem.

HEARING DATE: October 23, 2025

TIME: At or After 2:00 P.M.

ADDRESS: 707 Nevada St. Susanville, CA 96130 – Board Chambers

10-7-25

Attestation of Enforcing Officer

Date of Notice

DUE PROCESS FOR ALLEGED VIOLATORS OF LASSEN COUNTY'S PUBLIC NUISANCE ORDINANCE

You have been notified of activity on land that you are associated with that allegedly constitutes a violation of Lassen County Code. You have two choices. You can either correct the problem by abating the nuisance by the date ordered (see front of notice) or you can challenge the order to abate and order proposing administrative penalties. If you voluntarily abate the nuisance by the date ordered on the front of this notice, you must still notify the enforcing officer of this fact and have them come and confirm that you have done so. The enforcing officer is available by phone at 530.251.8269.

If you choose to challenge the order to abate and order for proposed administrative penalties you must attend the administrative hearing at the date, time, and location identified on the front of this notice. If you do not show up, you lose your right to challenge the order to abate and any proposed penalties. Also, if you do not show up at that hearing, you will have failed to exhaust your administrative remedies and any order of the hearing officer will become final for all purposes.

At the administrative hearing, the alleged violator may present evidence to the hearing officer to show good cause why:

- (i) The identified public nuisance should not be abated;
- (ii) The proposed amount of administrative penalty set forth in this notice should not be imposed, in whole or in part; and
- (iii) The means of abatement set forth in this notice are not proper.

Once the hearing officer renders a decision, that decision will be sent to you at the address you receive your property tax bill. If the hearing officer upheld the order to abate the nuisance or any proposed penalties, you must immediately abate the nuisance and you have 20 days within which to pay any administrative penalties. Payment of administrative penalties shall be made to the Lassen County Tax Collector at 220 S. Lassen St., Susanville, CA 96130.

If you challenge the order to abate the nuisance or any proposed penalties at a hearing and lose your challenge, and you do not abate the nuisance, the enforcing officer may come onto your property without your permission and legally abate the nuisance him or herself. Likewise, if you challenge any proposed administrative penalties and lose that challenge and do not subsequently pay them to Lassen County, those penalties will continue to accrue per day until such time as the nuisance is abated and such abatement is confirmed by an enforcing officer. Moreover, these penalties will become a lien on the real property and can be a cause of forced sale of the real property at some time in the future.

If you have any questions about how this process works or about the Lassen County Code in general, contact Lassen County Planning and Building Services at 530.251.8269 or in person at 707 Nevada St., Susanville, CA 96130.

Case No: CDEF2025-061

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 October 7, 2025, addressed as follows:

Shoua Vang
2249 Hallmark Ave. N.
Oakdale, MN 55128

I declare under penalty of perjury that the foregoing is true and correct.
Executed this October 7, 2025, at Susanville, California 96130.


Brooke Suarez



County of Lassen

Department of Planning and Building Services

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

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

NOTICE OF HEARING OFFICER DECISION

CERTIFIED MAIL/RETURN RECEIPT
 9589 0710 5270 1809 6784 28

Zoning and Building
 Inspection Requests
 Phone: 530 257-5263

October 27, 2025

Vang Shoua
 2249 Hallmark Ave N
 Oakdale MN 55128

RE: Code Enforcement Case No. 2025-061
 (Unknown Address)
 Ravendale CA 96123
 Assessor's Parcel Number: 047-090-040

Dear Vang Shoua,

The intent of this letter is to inform you of the Hearing Officer's decision from the Public Nuisance Ordinance Hearing held on October 23, 2025. Hearing Officer Jordan Funk determined that a public nuisance did exist on the above-mentioned property and that the voluntary abatement of said nuisance was not completed by October 19, 2025 as ordered in the Notice to Abate issued on October 7, 2025. An administrative penalty has been set for \$1,000 per day from October 7, 2025 to October 19, 2025 and from October 23, 2025 to October 28, 2025 plus a \$500.00 Administrative hearing fee for a total of \$17,500. The Hearing Officer's Decision is attached.

TITLE 1.18.170 ADMINISTRATIVE CIVIL PENALTIES

1.18.170 (g): *Payment of an administrative penalty specified in the hearing officer's order shall be made to the county within twenty days of service of the order, unless timely appealed to the Superior Court in accordance with Government Code Section 53069.4, subdivision (b)*

1.18.170 (h): *Interest shall accrue on all amounts due under this section, from the effective date of the administrative penalty order, as set forth in this section, to the date paid pursuant to the laws applicable to civil money judgments.*

1.18.170 (i): *In addition to any other legal remedy, whenever the amount of any administrative penalty imposed pursuant to this section has not been satisfied in full within ninety days and has not been timely appealed to the Superior Court in accordance with Government Code Section*

Vang Shoua
October 27, 2025
Page 2 of 2

53069.4, subdivision (b), or if appealed, such appeal has been dismissed or denied, this obligation may be enforced as a lien against the real property on which the violation occurred.

Payment of administrative penalties must be made to Lassen County Planning and Building Services Department located at 707 Nevada Street, Suite 5 Susanville, CA. 96130.

Should you have any questions, contact Code Enforcement Officer Nic Krier at (530) 251-8269.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Schortz", is written over a faint, larger blue ink signature.

Matt Schortz,
Building Official

MLA:Njk

Enclosure: Hearing Officer Decision



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

ADMINISTRATIVE HEARING #: 25-061

CDEF: 2025-061

DATE OF HEARING: October 23, 2025

Property Owner Name and Last Known Address:

Occupant: **Unknown**

Vang Shoua
2249 Hallmark Ave N
Oakdale MN 55128

Site Address:

Assessor's Parcel Number: **047-090-040**

(Unknown)

Ravendale CA 96123

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. \$1000.00

☐ 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 10-7-2025 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 ^{P-3}**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)

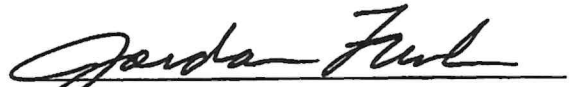
ATTENTION!

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

CDEF2025-061
9589 0710 5270 1809 6784 28

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 entitled 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 Wednesday, October 29, 2025, addressed as follows:

Vang Shoua
2249 Hallmark Avenue N.
Oakdale, MN 55128

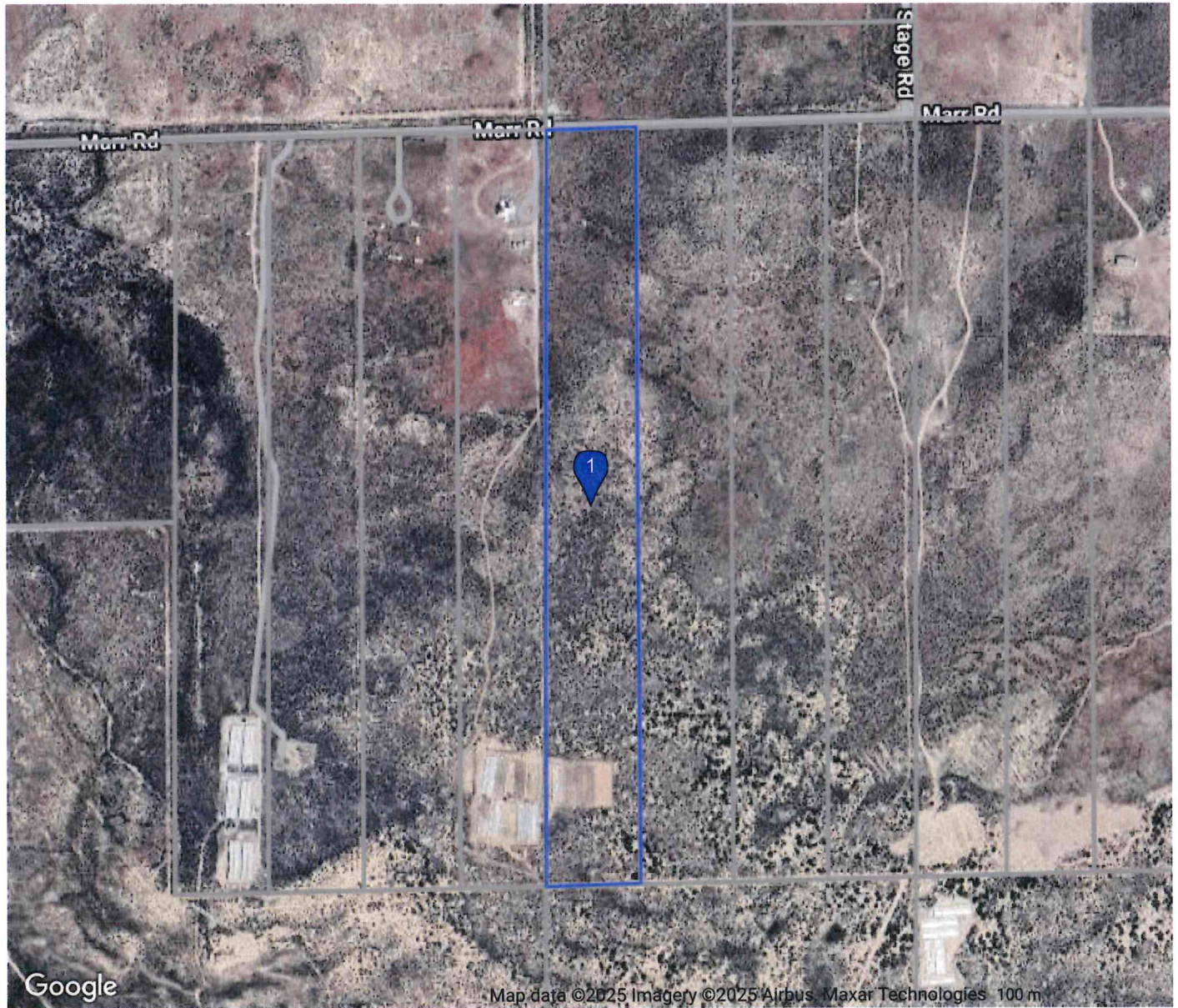
I declare under penalty of perjury that the foregoing is true and correct. Executed on Wednesday, October 29, 2025, at Susanville, California, 96130.

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 \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ _____	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	T 2025
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Street and Apt. No., or P.O. Box City, State, ZIP+4®	
Vang Shoua 2249 Hallmark Avenue N. Oakdale, MN 55128	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Brooke Suarez



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

Map data ©2025 Imagery ©2025 Airbus Maxar Technologies 100 m



LIST 1
DETAIL

☒ 1 Property Address:

Ownership

County: **LASSEN**
 Assessor: **NICK CEAGLIO**
 Parcel # (APN): **047-090-040-000**
 Parcel Status: **ACTIVE**
 Owner Name: **VANG SHOUA**
 Mailing Address: **2249 HALLMARK AVE N OAKDALE MN 55128**
 Legal Description:

Assessment

Total Value: \$15,083	Tax Rate Area: 074-000	PQ Zoning Code:
Land Value: \$15,083	Year Assd: 2025	PQ Zoning Type:
Impr Value:	Census Tract: 401.00/3	PQ Zoning Jurisdiction:
Other Value:	Use Code: RVXX	PQ Zoning Description:
% Improved: 0%	Use Type: VACANT	
Exempt Amt:		
Exempt Type:		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	07/21/2016			09/15/2016
Document Number:	2016R0003278			2016R0004266
Document Type:	GRANT DEED			
Transfer Amount:				
Price/SqFt:				
Seller (Grantor):	XIONG, BENJAMIN T JR			

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: 20.200	Spaces:	Site Influence:
Lot SqFt: 879,912	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		