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BOARD OF SUPERVISORS' MEETING  
June 9, 2026

FILE NUMBER: CDEF 2025-055  
PROPERTY OWNER: Morales Julia & Miguel WHJT  
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

**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

May 26, 2026

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

FROM: Gaylon F. Norwood, Director *MJM*

Zoning and Building  
 Inspection Requests  
 Phone: 530 257-5263

SUBJECT: Hearing to consider recovery of Administrative Penalties for a public nuisance located at 738-200 Marr Rd, Ravendale, Ca. 96123 (A.P.N 047-090-036); as provided in Title 1, Chapter 1.18.170(i) and 1.18.150 of Lassen County Code. This property is owned by Morales Julia & Miguel WHJT. The associated code enforcement file number CDEF2025-055. 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 Morales Julia & Miguel WHJT, 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 047-090-036, described in Exhibit A, is owned by Morales Julia & Miguel WHJT

**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 047-090-036.
5. That the Lassen County Board of Supervisors hereby orders that a lien be placed against Assessor's Parcel number 047-090-036 in accordance with Lassen County Code subsection 1.18.170(i), to recuperate the cost herein (\$17,830.82.)

RESOLUTION NO. \_\_\_\_\_

Morales Julia & Miguel WHJT

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 9<sup>th</sup> 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 9<sup>th</sup> 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 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 84, 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.



*Don E. Willis*

Current A.P.N.: 047-090-036





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

ADMINISTRATIVE HEARING #: 25-055

CDEF: 2025-055

DATE OF HEARING: October 23, 2025

Property Owner Name and Last Known Address:  
**Morales Julia & Miguel WHJT**  
7901 Little Rock Dr  
Amarillo TX 79118

Occupant: **Unknown**

Site Address:  
738-200 Marr Rd  
Ravendale CA 96123

Assessor's Parcel Number: **047-090-036**

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 9-23-2025 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

## 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 1<sup>st</sup> Class, in Susanville, California on Tuesday, October 28, 2025, addressed as follows:

Julia and Miguel Morales  
7901 Little Rock Drive  
Amarillo, TX 79118

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

7022 0410 0002 3006 0045

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
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 Box	
City, State, ZIP+4®	
Julia and Miguel Morales 7901 Little Rock Drive Amarillo, TX 79118	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SUSANVILLE, CA 96130  
OCT 2025  
SUSANVILLE MAIN  
USPS  
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LIST 1  
DETAIL

1 Property Address: 738-200 MARR RD RAVENDALE CA 96123

### Ownership

County: **LASSEN**  
 Assessor: **NICK CEAGLIO**  
 Parcel # (APN): **047-090-036-000**  
 Parcel Status: **ACTIVE**  
 Owner Name: **MORALES JULIA & MIGUEL WHJT**  
 Mailing Address: **7901 LITTLE ROCK DR AMARILLO TX 79118**  
 Legal Description:

### Assessment

Total Value: <b>\$15,230</b>	Tax Rate Area: <b>074-000</b>	PQ Zoning Code:
Land Value: <b>\$15,230</b>	Year Assd: <b>2025</b>	PQ Zoning Type:
Impr Value:	Census Tract:	PQ Zoning Jurisdiction:
Other Value:	Use Code: <b>SVXX</b>	PQ Zoning Description:
% Improved: <b>0%</b>	Use Type: <b>VACANT</b>	
Exempt Amt:		
Exempt Type:		

### Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	<b>02/21/2020</b>	<b>06/03/2016</b>		<b>08/06/2020</b>
Document Number:	<b>2020R0003703</b>	<b>2016R0002553</b>		<b>2020R0003123</b>
Document Type:	<b>TRANSFER</b>	<b>GRANT DEED</b>		
Transfer Amount:	<b>\$14,000</b>			
Price/SqFt:				
Seller (Grantor):	<b>MORALES, JULIA &amp; MIGUEL</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: <b>20.200</b>	Spaces:	Site Influence:
Lot SqFt: <b>879,912</b>	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		