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BOARD OF SUPERVISORS' MEETING April 28, 2026

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County of Lassen
Department of Planning and Building Services

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

April 28, 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: April 28, 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 530-150 Little Valley RD, McArthur CA 96056 (A.P.N 025-120-036); as provided in Title 1, Chapter 1.18.170(i) and 1.18.150 of Lassen County Code. This property is owned by Garcia, Max M, Separate Property Revocable Trust. The associated code enforcement file number CDEF2025-041. 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 Garcia, Max M, Separate Property Revocable Trust and was found to be in violation of Lassen County Code Chapter 1.18 as outlined in the Decision of Hearing Officer dated October 23, 2025.

In this case the identified nuisance was not abated as ordered by the Enforcing Officer and an Administrative Hearing was held October 9, 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 \$12,500.00. 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 \$13,318.49.

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 025-120-036, described in Exhibit A, is owned by Garcia Max M Separate Property Revocable Trust

WHEREAS, on October 9, 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 April 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 \$13,318.49, is hereby affirmed and shall be assessed against real property as described in Exhibit A, also known as Assessor's Parcel Number 025-120-036.
5. That the Lassen County Board of Supervisors hereby orders that a lien be placed against Assessor's Parcel number 025-120-036 in accordance with Lassen County Code subsection 1.18.170(i), to recuperate the cost herein (\$13,318.49.)

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 April 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

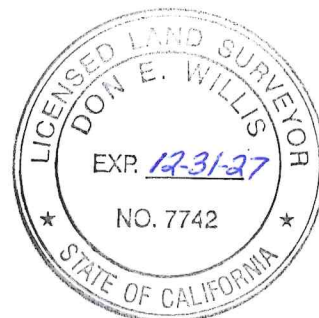
MICHELE J. YDERRAGA, Deputy Clerk of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the 28th day of April 2026.

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 32, Township 36 North, Range 7 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Parcel D, as shown on that certain map entitled "Parcel Map for Lloyd S. Berry," as the same was filed April 2, 1973, in the Office of the Lassen County Recorder in Book 9 of Maps at Page 40.



Don E. Willis

Current A.P.N.: 025-120-036

Interest Charge on Administrative fee

Owner: Garcia Max M Separate Property Revocable Trust

Property Address: 530-150 Little Valley Rd. Little Valley, Ca 96056

Print Date: 04/20/2026

EXHIBIT B

APN: 025-120-036

Case Number: CDEF2025-041

Hearing Decision Starting Fine Date	Abatement Date	Number of Days	Rate	Interest Thru	Interest Rate	Interest charged	Total Cost
9/3/2025	9/15/2025	12	\$1,000.00				\$ 12,000.00
Hearing Fee		1	\$500.00				\$ 500.00
							\$ 12,500.00
Interest		239		5/12/2026	10%	818.49	\$ 818.49
TOTAL							\$ 13,318.49



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

Property Owner Name and Last Known Address:
Garcia Max M Separate Property Revocable Trust
6664 N Barton Ave
Fresno, CA 93710
 Site Address:
530-150 Little Valley Rd
Mcarther CA 96056

Occupant: **Unknown**

Assessor's Parcel Number: 025-120-036

Enforcing Officer: **N. Krier**

Inspection Date: **9-3-25**

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: **9-15-25**. 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 **9-3-25** 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 9th 2025

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

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



 Attestation of Enforcing Officer
 (S/PLA/Building/CODE/000MASTER DOCS/NoticeToAbate-ProposedPenalty-AdminOrderPg1/Rev. 9/15/2017)

9-3-25

 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: CDEF2025-041

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 9, 2025, addressed as follows:

Max M. Garcia Separate Property Revocable Trust
6664 N. Barton Avenue
Fresno, CA 93710

I declare under penalty of perjury that the foregoing is true and correct.
Executed this September 9, 2025, at Susanville, California 96130.



Brooke Suarez



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

ADMINISTRATIVE HEARING #: 25-041

CDEF: 2025-041

DATE OF HEARING: October 9, 2025

Property Owner Name and Last Known Address:
Garcia Max M Separate Property Revocable Trust
6664 N Barton Ave
Fresno CA 93710

Occupant: **Unknown**

Site Address:
530-150 Little Valley Rd
McArthur Rd CA 96056

Assessor's Parcel Number: **025-120-036**

Hearing Officer:
Jordan Funk

Date of Administrative Hearing:
October 9, 2025

WHEREAS, the enforcing officer scheduled an Administrative Hearing on **DATE: 10-9-2025**, 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:

Joella Garcia

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. _____

Modified to be: \$6,000, bal. stayed to compliance deadline of 10-30-25

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 9-3-2025 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 10-30-2025

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).

10-9-2025

Date of Decision



Jordan Funk
Lassen County Administrative Hearing Officer



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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies 20 m



1 Property Address: 530-150 LITTLE VALLEY RD MCARTHUR CA 96056-7600

Ownership

County: **LASSEN**
Assessor: **NICK CEAGLIO**
Parcel # (APN): **025-120-036-000**
Parcel Status: **ACTIVE**
Owner Name: **GARCIA MAX M SEPARATE PROPERTY REVOCABLE TRUST**
Mailing Address: **6664 N BARTON AVE FRESNO CA 93710**
Legal Description:

Assessment

Total Value: **\$9,363** Tax Rate Area: **058-007** PQ Zoning Code:
Land Value: **\$9,363** Year Assd: **2025** PQ Zoning Type:
Impr Value: Census Tract: **401.00/2** 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:				06/27/2023
Document Number:				2024R0000133
Document Type:				
Transfer Amount:				
Price/SqFt:				
Seller (Grantor):				

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: 11.990	Spaces:	Site Influence:
Lot SqFt: 522,284	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		