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BOARD OF SUPERVISORS' MEETING

January 23, 2018

FILE NUMBER:	CDEF 2006-017
PROPERTY OWNER:	Charles & Patricia Roope
TYPE OF APPLICATION:	Recovery of Administrative Abatement Costs

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County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

January 12, 2018

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
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: January 23, 2018

FROM: Maurice L. Anderson, Director

MAN for

SUBJECT: Public hearing to consider the recovery of administrative abatement costs for the abatement of a public nuisance and demolition of said nuisance commercial structure located at 550-715 N. Greenwood Blvd. Nubieber, CA (APN: 001-351-24, 25 & 14); and with the recovery of abatement and administrative costs as provided in chapter 1.18 of the Lassen County Code. This property is owned by Charles & Patricia Roope. The associated code enforcement file number CDEF 2006-017. The abatement was executed due to the owner's failure to secure, repair, or remove the structure.

Action Requested

1. Conduct Public Hearing; and
2. Receive report from staff; and
3. Adopt a resolution directing staff to execute and record the amendment to the lien on said property, with the Lassen County Recorder.

Summary

On April 28, 2015, the Board of Supervisors, through Resolution No. 15-031, ordered the execution of abatement of a "Public Nuisance" at the above referenced property. Resolution No. 15-031 also directed that an abatement lien be recorded to recover the costs incurred by Lassen County to that point. Said lien was recorded on May 14, 2015, as Instrument Number 2015-02064 in the amount of \$4,255.38. Because the physical abatement of the nuisance had not been completed on April 28, 2015, Resolution No. 15-031 further directed staff to present an amendment of the lien to the Board for consideration at a future public hearing, once the abatement had been fully completed. The abatement was completed on November 1, 2017, by Walberg Construction (see photos page 3 to 5).

As stated above, the abatement has now been completed in full, and a resolution directing recordation of an amendment to the lien is enclosed for consideration by the Board. This hearing is to determine if said amendment will be recorded to recover the full cost of abatement incurred by Lassen County, in accordance with the procedure detailed at Lassen County Code Chapter 1.18 (Abatement of Civil Nuisances; attached).

Financial Impact

Since recording the above referenced lien, the Public Works Department entered into a contract with Walberg Construction to perform the physical abatement of the property. An invoice (enclosed as Exhibit A of the proposed resolution) for the physical costs of the abatement in the amount of \$42,676.00 has been submitted for payment by Walberg Construction. Said contractor has been paid in full. If approved by the Board, the abatement lien, recorded as Instrument Number 2015-02064, would be amended to the amount of \$49,931.38, which incorporates the additional costs of the physical abatement and the \$3,000.00 cost for the appraisal.

Lassen County Code Section 1.18.080 allows the County to recover the costs of abatement, including, but not limited to, the cost of prior time and expenses associated with preparing the matter for a hearing, attorneys' fees and the cost of workers and material necessary to physically abate the violation. As authorized by the Government Code Section 25845 and Lassen County Code Chapter 1.18, Lassen County is empowered to recover the costs through recordation of a lien.

MLA:jsc







RESOLUTION NO. _____

**RESOLUTION
DECLARING ASSESSMENT OF COST**

WHEREAS, Assessor's Parcel Number: 001-351-24, 25 & 14 are lots owned by Charles & Patricia Roope located at 550-715 N. Greenwood Boulevard, Nubieber, California; and

WHEREAS, on April 28, 2015, the Board of Supervisors conducted a noticed public hearing whereat evidence was presented regarding a public nuisance at said property; and

WHEREAS, on April 28, 2015, the Board of Supervisors, through Resolution No. 15-031, ordered the execution of abatement of a "Public Nuisance" at the above referenced property; and

WHEREAS, Resolution No. 15-031 also directed that an abatement lien be recorded to recover the costs incurred by Lassen County to that point (\$4,255.38); and

WHEREAS, Resolution No. 15-031 further directed staff to present an amendment of the lien to the Board for consideration at a future public hearing, once the abatement had been fully completed; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the forgoing recitals are true and correct.
2. That notice of the hearing has been given as required by Board Resolution No. 15-031, and County Code Chapter 1.18 et seq (Abatement of Civil Nuisances).
3. That the sum of \$4,255.38 as administrative costs of abatement has been assessed against Assessor's Parcel Number: 001-351-24, 24 & 14 as Instrument Number 2015-02064. No part of said lien has been satisfied.
4. That the Public Works Department, through contract with Walberg Construction completed the abatement on November 8, 2017, and an invoice (Exhibit A) for the physical costs of the abatement in the amount of \$42,676.00 has been submitted for payment by Walberg Construction
5. That it is found and ordered that recorded lien (Instrument Number 2015-02064) assessed against Parcel Number: 001-351-24 as more particularly described in Exhibit "B", shall be amended to the sum of \$49,972.63, which incorporates the total physical and administrative costs incurred by the abatement.

RESOLUTION NO. _____

6. Notice of this resolution shall be given to Charles & Patricia Roope as follows:
1. First class mail.
 2. Certified mail
 3. Posting this resolution on the property.

The forgoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 23rd day of January 2018, 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 YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board 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 _____ day of _____, 2018.

Deputy Clerk of the County of Lassen Board of Supervisors



CA License# 898860
6041 Hwy 99W
Corning, CA 96021

Invoice

Date	Invoice #
11/7/2017	3517

Bill To
Lassen County Public Works 707 Nevada Street Suite 4 Susanville, CA 96130

		Project	Terms
		Nubieber Demo - 17143	Due on receipt
Quantity	Description	Rate	Amount
	<p>Lassen County Public Works - Nubieber demo (as per bid)</p> <p>Demolition and removal of the following:</p> <ul style="list-style-type: none"> •Remove hazardous linoleum, trasite siding and non hazardous roofing materials •Lead stabilization and removal •Demolition and removal of approx.. 3,000 sq. ft. building •Clean up area around building <p>Vendor # 12500</p> <p>2018-0119 CO180324</p> <p>100-0682-30028-08</p>	42,676.00	42,676.00

RECEIVED

NOV 15 2017

Lassen County Department of
Planning and Building Services

Thank you for your business.

Total \$42,676.00

A service fee of 1.5% will be charged on all past due accounts which is an annual percentage rate of 18%.

Payments/Credits \$0.00

Balance Due \$42,676.00

Phone #	Fax #	Web Site
530-824-0773	530-824-5887	www.Walberginc.com

Due Date 11/7/2017

GLD-227
10/20/17

C O U N T Y O F L A S S E N
C O N T R A C T O R D E R

DOCUMENT: CO180324
DATE: 10/20/17

DEPARTMENT PLANNING
RESPONSIBLE B/U 068-2 BUILDING INSPECTOR
CONTACT CHERYL STRANGE X8288
COURIER

CONTRACT 2018-0119

VENDOR # 12500 VENDOR NAME WALBERG, INC
2791 HWY 99W
CORNING, CA 96021

APPROVAL AUTHORITY OTHER BOS AGREEMENT
CONTRACT-TYPE PROFESSIONAL SERVICES
DESCRIPTION ABATEMENT SERVICE 550-715 N GREENWOOD BLVD
CONTRACT LIMIT \$44,176.00
START DATE 09/18/17 END DATE 06/30/18
W-9 ON FILE? YES INSURANCE CURRENT? YES

CO TOTAL 44,176.00
ENCUMBERED 44,176.00
NOT ENCUMBERED .00
FUND B/U C/C ACCOUNT PROGRAM DESCRIPTION AMOUNT

100 0682 3002808 ABATE ABATE 550-715 N GREENWOOD 44,176.00 E

ENTERED: EMILY WILDER
APPROVED: EMILY WILDER
PURCHASING:
CO ADMINISTRATOR:
BOARD OF SUPERVISORS:
AUDITOR APPR: EMILY WILDER

EXHIBIT B

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF LASSEN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 1, 2, 3, 4 AND 6 AND THE NORTHEASTERLY 2.50 FEET OF LOT 5 AND THE SOUTHWESTERLY 2.50 FEET OF LOT 5, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "BIG VALLEY CITY UNIT NO. 1, LASSEN COUNTY, CALIFORNIA", FILED MAY 14, 1931 IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS, AT PAGE 1.

EXCEPTING THEREFROM THE SOUTHEASTERLY 35 FEET THEREOF.

PARCEL NO. 2:

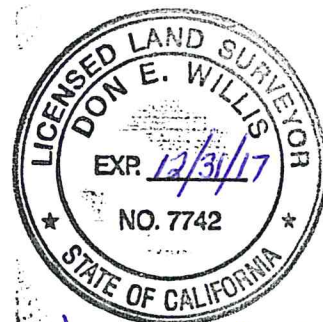
LOTS 7, 8, AND 9, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "BIG VALLEY CITY UNIT NO. 1, LASSEN COUNTY, CALIFORNIA", FILED MAY 14, 1931, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS AT PAGE 1.

EXCEPTING THEREFROM THE SOUTHEASTERLY 30 FEET THEREOF.

PARCEL NO. 3:

ALL THAT PORTION OF LOT 5 IN BLOCK 3 AS SHOWN ON THE MAP OF "BIG VALLEY CITY UNIT NO. 1, LASSEN COUNTY, CALIFORNIA", FILED MAY 14, 1931, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS AT PAGE 1, AS DULY ABANDONED BY THE LASSEN COUNTY BOARD OF SUPERVISORS BY RESOLUTION NO. 84/85-13 RECORDED AUGUST 29, 1984, IN BOOK 436, OFFICIAL RECORDS, PAGE 670.

EXCEPTING THEREFROM THE SOUTHEASTERLY 35 FEET THEREOF.



Don E. Willis



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

January 4, 2017

LEGAL

Lassen County Times
100 Grand Avenue
Susanville, California 96130

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Please print the following Notice of Public Hearing one time only on Tuesday, January 9, 2018.

NOTICE OF PUBLIC HEARING
LASSEN COUNTY BOARD OF SUPERVISORS

The Lassen County Board of Supervisors solicits the aid of public agencies and the general public in consideration of the following item:

Property Owner: Charles & Patricia Roope

File: CDEF 2006-017

Project: Public hearing to consider the correctness and reasonableness of an amendment to the lien recorded on May 14, 2015, as an instrument number 2015-02064, to recover the costs incurred in the execution of abatement of a "Public Nuisance". Recordation of said lien ordered by the Lassen County Board of Supervisors on April 28, 2015, through Resolution No. 15-031. Amendment of said lien being necessary to recover total costs of abatement.

Location: 550-715 N. Greenwood Boulevard, Nubieber, CA 96068

A.P.N.: 001-351-24, 25 & 14

The Board of Supervisors will hold a public hearing at 10:00 a.m. on Tuesday, January 23, 2018, in the Board Chambers, 707 Nevada Street, Susanville. All interested persons are invited to attend the meeting and be heard, or to submit comments to the Department of Planning and Building Services, 707 Nevada Street, Suite 5, Susanville, CA 96130.

For the County of Lassen,


Julie Bustamante,
Lassen County Clerk

MLA:jsc

CDEF20006-017\lctpcph



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

NOTICE OF PUBLIC HEARING

CERTIFIED MAIL/RETURN RECEIPT

7017 0660 0000 6270 8277

January 2, 2018

Charles & Patricia Roope

PO Box 167

Lookout, CA 96054

RE: CDEF 2006-017
550-715 N. Greenwood Blvd.
Nubieber, CA 96068

NOTICE OF PUBLIC HEARING

LASSEN COUNTY BOARD OF SUPERVISORS

The Lassen County Board of Supervisors solicits the aid of public agencies and the general public in consideration of the following item:

Property Owner: Charles & Patricia Roope

File Number: CDEF 2006-017

Project: Public hearing to consider the correctness and reasonableness of an amendment to the lien recorded on May 14, 2015, as an instrument number 2015-02064, to recover the costs incurred in the execution of abatement of a "Public Nuisance". Recordation of said lien ordered by the Lassen County Board of Supervisors on April 28, 2015, through Resolution No. 15-031. Amendment of said lien being necessary to recover total costs of abatement.

Location: 550-715 N. Greenwood boulevard, Nubieber, California

A.P.N.: 001-351-24, 25 & 14

The Board of Supervisors will hold a public hearing on this item at 10:00 AM, on Tuesday January 23, 2018, in the Board Chambers, 707 Nevada Street, Susanville, California. All interested persons and agencies are invited to attend the meeting and be heard, or to submit comments to the Department of Planning and Building Services, 707 Nevada Street, Suite 5, Susanville, CA 96130.

Charles & Patricia Roope

January 2, 2017

Page 2 of 2

For the Board of Supervisors,

A handwritten signature in black ink, appearing to read "Maurice L. Anderson". The signature is fluid and cursive, with a large loop at the end.

for

Maurice L Anderson, Director
Acting Building Official

MLA:jsc

NOTE: Anyone wishing to challenge in court an action on the project described above may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered at, or prior to, said public hearing.

CASE/CITATION NUMBER: 2006-017

DECLARATION OF SERVICE BY POSTING

I, THE UNDERSIGNED, SAY:

1. I am an employee of Lassen County, California, over the age of eighteen years;
2. My business address is 707 Nevada Street, Suite 5, Susanville, California 96130; and

I posted the foregoing **Notice of Public Hearing** on property depicted in said citation attached thereto and incorporated therein, at **550-715 N. Greenwood Boulevard. Nubieber, California A. P. N. (#001-351-24, 25 & 14)** on the 8th day of January, 2018, and addressed as follows:

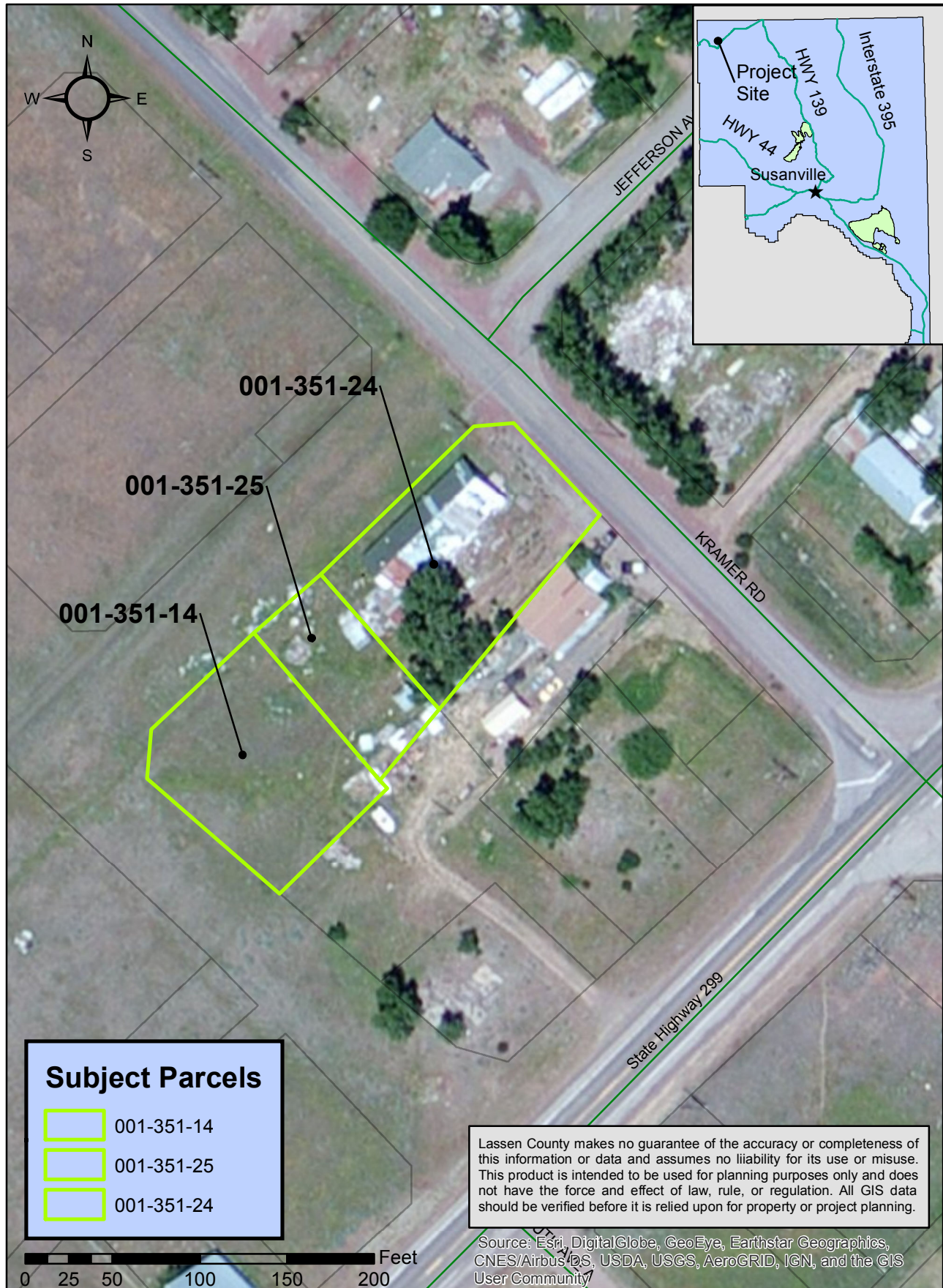
**Charles & Patricia Roope
550-715 N. Greenwood Boulevard
Nubieber Ca. 96068**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 8thst day of January, 2018, at Susanville, California 96130.


Jeanette Childress

CDEF #2006-017 Roope



Property Detail

Lassen, CA DAN SCHLUETER, ASSESSOR

Parcel # (APN): **001-351-14-11**

Use Description: **VACANT**

Parcel Status: **ACTIVE**

Owner Name: **ROOPE CHARLES E & PATRICIA**

Mailing Address: **P O BOX 167 LOOKOUT CA 96054**

Situs Address: **NUBIEBER CA 96068**

Legal

Description:

ASSESSMENT

Total Value: **\$1,605**

Use Code: **NVXX**

Zoning:

Land Value: **\$1,605**

Tax Rate Area: **052008**

Census Tract: **401.00/**

Impr Value:

Year Assd: **2014**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved

Delinquent Yr

Exempt Amt:

HO Exempt?: **N**

SALES HISTORY

Sale 1

Sale 2

Sale 3

Transfer

Recording Date:

Recorded Doc #: **0530-539**

0530-539

Recorded Doc Type:

Transfer Amount:

Sale 1 Seller (Grantor):

1st Trst Dd Amt:

Code1:

2nd Trst Dd Amt:

Code2:

PROPERTY CHARACTERISTICS

Lot Acres:

Year Built:

Fireplace:

Lot SqFt:

Effective Yr:

A/C:

Bldg/Liv Area:

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Stories:

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Inflnce:

Quality:

Garage SqFt:

Building Class:

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:

*** The information provided here is deemed reliable, but is not guaranteed.

Property Detail

Lassen, CA DAN SCHLUETER, ASSESSOR

Parcel # (APN): 001-351-24-11

Use Description: RESIDENTIAL

Parcel Status: ACTIVE

Owner Name: ROOPE CHARLES E & PATRICIA

Mailing Address: P O BOX 167 LOOKOUT CA 96054

Situs Address: 550715 N GREENWOOD BLVD

Legal

Description: OLD 001-351-01 & 22

ASSESSMENT

Total Value: \$6,961

Use Code: NMXX

Zoning:

Land Value: \$4,284

Tax Rate Area: 052008

Census Tract:

Impr Value: \$2,677

Year Assd: 2014

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved 38%

Delinquent Yr

Exempt Amt:

HO Exempt?: N

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				
Recorded Doc #:	0530-539	0436-670		0530-539
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres:	Year Built:	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area:		Heating:
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms:	
Stories:	Baths (Full):	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Inflnce:
Quality:	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

*** The information provided here is deemed reliable, but is not guaranteed.

Property Detail

Lassen, CA DAN SCHLUETER, ASSESSOR

Parcel # (APN): 001-351-25-11

Use Description: VACANT

Parcel Status: ACTIVE

Owner Name: ROOPE CHARLES E & PATRICIA

Mailing Address: P O BOX 167 LOOKOUT CA 96054

Situs Address:

Legal

Description: OLD 001-351-15 & 21

ASSESSMENT

Total Value: \$1,068

Use Code: NVXX

Zoning:

Land Value: \$1,068

Tax Rate Area: 052008

Census Tract:

Impr Value:

Year Assd: 2014

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved

Delinquent Yr

Exempt Amt:

HO Exempt?: N

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				
Recorded Doc #:	0530-539	0436-670		0530-539
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:		2nd Trst Dd Amt:	Code2:

PROPERTY CHARACTERISTICS

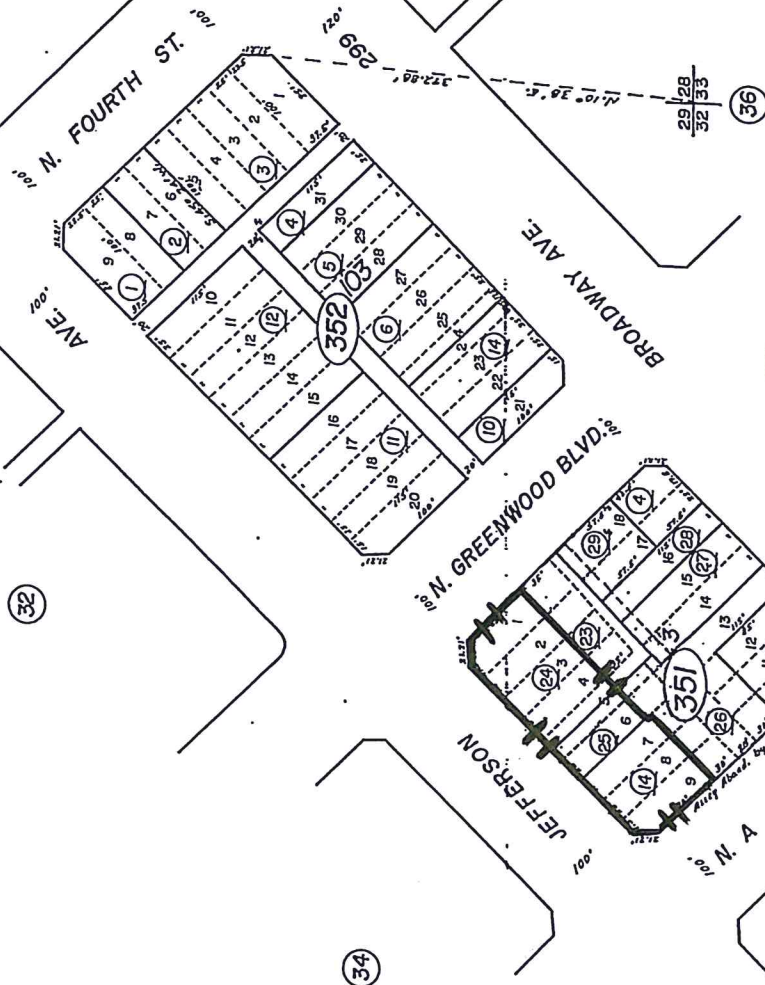
Lot Acres:	Year Built:	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area:		Heating:
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms:	
Stories:	Baths (Full):	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Inflnce:
Quality:	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

*** The information provided here is deemed reliable, but is not guaranteed.

NUBIEBER, BIG VALLEY CITY

SS

32



ALLEY IN BLOCK 3 ABANDONED
THROUGH RESOLUTION # 81/05-13
RECORDED BK. 456 PG. 670

R. M. Bk. 2, Pg. 3

Assessor's Map Bk. 1 Pg. 35
County of Lassen, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses,
Assessor's Parcel Numbers Shown in Circles

RESOLUTION NO. 15-031

RESOLUTION DECLARING A PUBLIC NUISANCE AND
ORDER OF ABATEMENT AND ASSESSMENT OF COST
(CODE ENFORCEMENT CASE No. 2004-070)

WHEREAS, Assessor's Parcel Numbers: 001-351-24, 25 & 14 are properties owned by Charles & Patricia Roope located at 550-715 N. Greenwood Blvd. Nubieber, California; and

WHEREAS, there exists an unsecured, dilapidated, unsanitary, unsafe building, and a large accumulation of miscellaneous junk items, trash, garbage, discarded furniture, appliances, clothing, wood, refuse, and debris piled and scattered throughout the properties, thereby constituting a public nuisance, as more particularly described in Exhibit "A" attached hereto and hereby incorporated herein; and

WHEREAS, a "Notice and Order to Correct Violations" was sent via Certified/Return receipt and First Class mail to Charles & Patricia Roope by the Lassen County Planning and Building Services Director on June 18, 2013; and

WHEREAS, on May 18, 2013, no apparent action had been taken to bring the properties into compliance, as such said building was posted, "Do Not Enter, Unsafe to Occupy", subsequent notification was sent on June 19, 2013, via Certified/Return receipt and First Class mail to Charles & Patricia Roope by the Lassen County Planning and Building Services Director, no appeal of posting was filed; and

WHEREAS, an administrative citation was issued to Charles & Patricia Roope on December 11, 2014, for the amount of \$100, pursuant to and in accordance with Lassen County Code Chapter 1.20 et seq. No appeal was filed for said citation and the properties remained in violation of pertinent state and local codes and regulations; and

WHEREAS, a second administrative citation was issued to Charles & Patricia Roope on January 22, 2015, for the amount of \$500, pursuant to and in accordance with Lassen County Code Chapter 1.20 et seq. No appeal was filed for said citation and the properties remained in violation of pertinent state and local codes and regulations; and

WHEREAS, a third administrative citation was issued to Charles & Patricia Roope on March 3, 2015, for the amount of \$1,000, pursuant to and in accordance with Lassen County Code Chapter 1.20 et seq. No appeal was filed for said citation and the properties remained in violation of pertinent state and local codes and regulations; and

WHEREAS, a fourth administrative citation was issued to Charles & Patricia Roope on April 7, 2015, for the amount of \$1,000, pursuant to and in accordance with Lassen County Code Chapter 1.20 et seq. No appeal was filed for said citation and to date the properties remains in violation of pertinent state and local codes and regulations; and

WHEREAS, On April 15, 2015, Charles & Patricia Roope, owners of the properties, were sent notice of a public hearing to be held on the issue of whether a public nuisance in fact does exist and whether said nuisance would be abated and costs assessed therefore.

WHEREAS, a public hearing was held on April 28, 2015, whereat witnesses were sworn and evidence was heard and considered by the Board of Supervisors regarding the issues as described above in consideration of an administrative abatement of the properties.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the forgoing recitals are true and correct.
2. That notice of the public hearing has been given as required by the Lassen County Code.
3. That it is found, ordered and declared that a public nuisance exists by reason of the unsecured, dilapidated, unsafe building, and a large accumulation of miscellaneous junk items, household trash and debris, piled and scattered throughout the properties located on Assessor's Parcel Numbers: 001-351-24, 25 & 14, as more particularly described in Exhibit "B".
4. The Lassen County Chief Building Official has determined that the building has deteriorated to an extent that is beyond repair and is not safe to enter, as such the Board of Supervisors concurs with the determination of the Chief Building Official.
5. Charles & Patricia Roope are hereby ordered to immediately abate said nuisance by obtaining the appropriate permits and demolish the structure, remove and properly dispose of the resultant debris and the large accumulation miscellaneous junk items, household trash and debris from the properties. Permits shall be obtained and work commenced to bring the properties into compliance with Lassen County Code §1.18.020 on or before May 28, 2015.
6. If Charles & Patricia Roope do not abate the nuisance by May 28, 2015, in compliance with any term or condition contained in paragraph #5 above, the Director of Planning and Building Services is hereby directed to abate the nuisance by demolition of the dilapidated, unsafe building (in accordance with the provisions of the Health and Safety Code §17980.(c) (2), and removal of the large accumulation of miscellaneous junk items, household trash and debris from the properties. The properties shall be brought into full compliance with Lassen County Code.
7. It is hereby found and ordered the sum of \$4255.38 as administrative costs of abatement to date shall be assessed against Assessor's Parcel Numbers: 001-351-24, 25 & 14. The Director of Planning and Building Services is hereby directed to record an abatement lien in said amount in the Lassen County Recorder's office. The Director of Planning and Building Services is further directed, upon

completion of said abatement, to schedule a noticed public hearing to consider amendment to the abatement lien to include the final cost of said abatement.

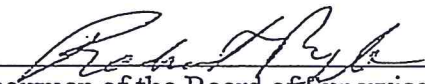
8. Notice of this resolution shall be given to the Charles & Patricia Roope as follows:
1. First class mail.
 2. Certified mail
 3. Posting this resolution on the properties.

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, 2015, by the following vote:

AYES: Supervisor Pyle, Chapman, Hemphill, Albaugh, and Hammond


NOES: None

ABSENT: None



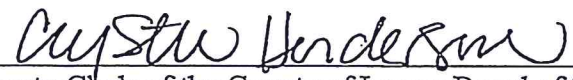
Chairman of the Board of Supervisors,
County of Lassen, State of California

Attest: JULIE BUSTAMANTE
Clerk of the Board

By: 

~~SUSAN OSGOOD~~, Deputy Clerk of the Board
Crystle Henderson

I, ~~SUSAN OSGOOD~~, 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 2015.



Deputy Clerk of the County of Lassen Board of Supervisors

EXHIBIT A

CONDITIONS CAUSING PUBLIC NUISANCE

The conditions that render 550-715 N. Greenwood Blvd. Nubieber, California (APN 001-351-24, 25 & 14) a public nuisance are as follows:

1. The structure is open to unauthorized entry, it is unsanitary and unsafe, as the building is filled with trash and debris, is missing roofing and siding, has fallen into disrepair and dilapidation to an extent that it is no longer weather tight and is exhibiting signs of structural failure, as evidenced by the structures discernible list to the south. Uniform Code for the Abatement of Dangerous Buildings §202 and §302 declare a structure in such condition to be dangerous and as such is to be abated.
2. There is a large accumulation of miscellaneous junk items, trash, garbage, discarded furniture, appliances, clothing, wood, refuse, and debris piled and scattered throughout the property and within the building. Lassen County Code §14.02.070 states:

(a) No person shall throw or deposit, or cause to be thrown or deposited, any garbage, rubbish, or refuse, or allow any accumulation of same to remain, in or upon any public right-of-way, watercourse, or banks of watercourses, or upon any premises whatsoever except at an approved disposal site or collection site.

3. Lassen County Code §1.18.020 declares a property in such condition to be a public nuisance, as it would materially hamper and interfere with the prevention and suppression of fire upon the premises, and is detrimental to the health, safety and welfare of persons in the vicinity. Lassen County Code §1.18.050 mandates that it shall be the duty of every owner within this jurisdiction to remove, abate, and prevent the reoccurrence of the public nuisance upon such land.

EXHIBIT B

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1, 2, 3, 4 AND 6 AND THE NORTHEASTERLY 2.50 FEET OF LOT 5 AND THE SOUTHWESTERLY 2.50 FEET OF LOT 5, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "BIG VALLEY CITY, LASSEN COUNTY, CALIFORNIA UNIT NO. 1", FILED MAY 14, 1931 IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS, AT PAGE 1.

EXCEPTING THEREFROM THE SOUTHEASTERLY 35 FEET THEREOF.

PARCEL NO. 2:

LOTS 7, 8, AND 9 IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "BIG VALLEY CITY, LASSEN COUNTY, CALIFORNIA UNIT NO. 1", FILED MAY 14, 1931, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS AT PAGE 1.

PARCEL NO. 3:

ALL THAT PORTION OF LOT 5 IN BLOCK 3 AS SHOWN ON THE MAP OF "BIG VALLEY CITY", FILED MAY 14, 1931, IN THE IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS AT PAGE 1, AS DULY ABANDONED BY THE LASSEN COUNTY BOARD OF SUPERVISORS BY RESOLUTION NO. 84/85-13 RECORDED AUGUST 29, 1984, IN BOOK 436, OFFICIAL RECORDS, PAGE 670.

EXCEPTING THEREFROM THE SOUTHEASTERLY 35 FEET THEREOF.

When recorded return to:
Lassen County Planning Department
707 Nevada Street, Suite 5
Susanville, CA 96130

NO RECORDING FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383

2015-02064

Recorded at the request of:
LASSEN COU PLANNING DEPT
05/14/2015 01:43 PM
Fee: \$0 Pgs: 1 of 3 NLN
OFFICIAL RECORDS
Julie M. Bustamante - Clerk-Recorder
Lassen County, CA



NOTICE OF LIEN
(Claim of County of Lassen)

Pursuant to the authority vested by the provisions of Chapter 1.18 of the Lassen County Code, the Board of Supervisors of the County of Lassen did on the 28th day of April 2015, adopt **Resolution No. 15-031** directing the rehabilitation, repair or demolition upon said real property hereinafter described; and assessing administrative costs of abatement to date, the same has not been paid nor any part hereof; and that said County of Lassen does hereby claim a lien to such administrative costs in the amount of said assessment, to wit: The sum of \$4255.38; and the same shall be a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land being in the County of Lassen, State of California, and more particularly described as follows:

ATTACHED HERETO AND PART THEREOF AS EXHIBIT "A"

Assessor's Parcel Number: 001-351-24, 25 & 14
Owners: Charles & Patricia Roope
Physical Address: 550-715 N. Greenwood Blvd. Nubieber, California

Dated: This 14th day of May, 2015

Maurice L. Anderson
Director, Planning and Building Services
County of Lassen, California

J. B. Hetherton C.C.I.
Code Enforcement Officer
County of Lassen, California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Lassen

On May 14, 2015, before me, Kelley A. Hinman, Notary Public, personally appeared Maurice L. Anderson and J. B. Hetherton, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(area below for official notarial seal)



WITNESS my hand and official seal.

Signature: Kelley A. Hinman

Kelley A. Hinman, Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1, 2, 3, 4 AND 6 AND THE NORTHEASTERLY 2.50 FEET OF LOT 5 AND THE SOUTHWESTERLY 2.50 FEET OF LOT 5, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "BIG VALLEY CITY, LASSEN COUNTY, CALIFORNIA UNIT NO. 1", FILED MAY 14, 1931 IN THE OFFICE OF THE LASSEN COUNTY RECORDER, STATE OF CALIFORNIA, IN BOOK 2 OF MAPS, AT PAGE 1.

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EXCEPTING THEREFROM THE SOUTHEASTERLY 35 FEET THEREOF.

S:\PLA\Building\CODE\2006-017A\batement\NOTICE OF LIEN ADMIN COSTS.doc

This is a true certified copy of the record in this office
if it bears the seal, imprinted in purple ink, of the
Lassen County Recorder.

MAY 14 2015

Dated: _____
JULIE BUSTAMANTE, County Recorder for the County
of Lassen, State of California.

By: C. Orscho Deputy

Lassen County Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Collapse](#) [Search](#) [Print](#) [No Frames](#)[Title 1 GENERAL PROVISIONS](#)**Chapter 1.18 ABATEMENT OF CIVIL NUISANCES**

Note

* Prior ordinance history; Ord. 497.

1.18.010 Purpose.

The purpose of this chapter is to remove conditions of property hereinafter described and declared to be public nuisances which have a blighting influence on properties in the vicinity and/or are detrimental to the health, safety and welfare of the residents of the county. (Ord. 467-T § 5, 1995).

1.18.020 Condition creating public nuisance.

The following condition is declared to be a public nuisance:

Any nuisance heretofore or hereafter defined as a nuisance by any ordinance of the county, section of the Lassen County Code, resolution of the board of supervisors, or statutes of the state of California. A public nuisance is further described as any accumulation of trash, refuse, waste, junk (except as otherwise permitted), debris, garbage, rubbish and related matter, which by reason of its character and location is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which detrimentally affects property value in the surrounding neighborhood or community, or which would materially hamper and interfere with the prevention or suppression of fire upon the premises or which may be detrimental to the health, safety and welfare of persons in the vicinity. (Ord. 467-T § 5, 1995).

1.18.030 Exception.

No agricultural activity, operation or facility, or appurtenances thereof, as such are defined in California Civil Code Section 3482.5, is subject to this chapter. (Ord. 467-T § 5, 1995).

1.18.040 Director of community development.

The director of community development is designated to enforce this chapter. Whenever a public nuisance as defined herein exists anywhere within the unincorporated limits of the county of Lassen, the director of community development may declare such condition to be a public nuisance. The director of community development may exercise such powers that may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter. The director of community development may appoint and delegate the duties of such officers, agents and employees as the director deems necessary. (Ord. 467-T § 5, 1995).

1.18.050 Duty to abate.

No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance as defined in this chapter to exist within the unincorporated limits of the county of Lassen. It shall be the duty of every owner, occupant and person that controls any land or interest thereon within this jurisdiction to remove, abate and prevent the reoccurrence of the public nuisance upon such land. (Ord. 467-T § 5, 1995).

1.18.060 Procedure for abating public nuisances generally.

(a) Whenever the community development director determines that a public nuisance exists, the community development director or his or her designee may order the public nuisance to be abated. If the condition(s) continue, the community development director may set the matter for hearing. If the matter is set for hearing, the community

development director or his or her designee shall post the property upon which the public nuisance exists and shall mail notices to those persons known to be in possession of the property and to persons shown on the last equalized county tax roll to be the owners of the property at least ten days prior to the hearing. Both the mailed and posted notice shall be in substantially the following form:

NOTICE TO ABATE NUISANCE

The owner(s) and occupants of real property described on the latest equalized Lassen County tax roll as A. P. No. _____ and having a street address of _____ is (are) hereby notified to appear before a hearing officer of the County of Lassen at (insert place) _____ on _____ 20____, at the hour of _____ o'clock ____m., to show cause, if any there be, why the use of said real property should not be found to be a public nuisance and abated pursuant to the Lassen County Ordinance Code. After hearing, if a violation is found to exist, the cost of abating such violation, including, but not limited to, the cost of the hearing officer, the cost of prior time and expenses associated with bringing the matter to hearing, the cost associated with any appeals from the decision of the hearing officer, the cost of judicially abating the violation, the cost of men and material necessary to physically abate the violation, and the cost of securing expert and other witnesses will become a lien against the subject property and also assessed against the property in the same manner as taxes. The abatement lien to be recorded shall have the same force and effect as an abstract of judgment which is recorded pursuant to a money judgment obtained in a court of law. If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

In preparing for such hearing, you should be aware that after an initial showing by the Code Enforcement Officer you will have the opportunity to prove that no public nuisance exists on your property. In this connection, you should be prepared to introduce all evidence to demonstrate that the use of the property is not public nuisance as defined in the Lassen County Ordinance Code. A copy of the ordinance relating to abatement hearings is enclosed to assist you in the preparation of your presentation.

Your failure to show that no public nuisance exists subsequent to an initial showing by the Code Enforcement Officer may result in an administrative decision ordering the abatement of uses on your property which are found to be a public nuisance and may also result in a later judicial order to the same effect. If the hearing officer finds that you property is in violation of the Lassen County Ordinance Code, the County will contend that you are bound by such finding at any subsequent judicial action to enforce any abatement order.

IMPORTANT: READ THIS NOTICE CAREFULLY. FAILURE TO APPEAR AND RESPOND AT THE TIME SET FORTH IN THIS NOTICE WILL LIKELY RESULT IN ADMINISTRATIVE ABATEMENT AND TERMINATION OF USES OF YOUR PROPERTY WHICH THE DIRECTOR OF COMMUNITY DEVELOPMENT CONTENDS ARE IN VIOLATION OF THE LASSEN COUNTY ORDINANCE CODE.

Dated: _____

LASSEN COUNTY COMMUNITY DEVELOPMENT DIRECTOR

By: _____

Enclosure: Property Maintenance Ordinance

(b) At the time and place set for the hearing, the hearing officer shall review the community development director's decision ordering cessation of the alleged public nuisance to determine whether such decision conforms to law and is

supported by substantial evidence. The hearing officer shall hear testimony and receive written or documentary evidence relating to the alleged violation. The hearing officer shall tape record the hearing and shall preserve all photographs and other documentary evidence introduced at the time of the hearing. Within thirty days after the hearing is closed, the hearing officer shall render his or her decision relating to the existence or nonexistence of the alleged public nuisance. The decision shall include a statement of the costs incurred by the county in abating the violation, if a violation is found to exist, and shall also include a demand that administrative costs of abatement incurred to date be paid to the county within twelve days. The decision shall contain findings of fact and conclusions of law. A copy of the decision shall be mailed by certified mail to the owner of the parcel which is subject to the hearing, the occupant of such parcel and the appellant.

(c) The decision of the hearing officer shall be final. The hearing officer shall notify the clerk of the board of supervisors of his or her decision, the date upon which the decision became final and the last date upon which an appeal may be made. If the board of supervisors does not receive an appeal within twelve days of receipt of the hearing officer's decision, it shall be deemed to have ratified and adopted the hearing officer's decision. If it is the decision of the hearing officer that a public nuisance exists, the owner of the property shall be responsible for paying all of the county's administrative abatement costs, including but not limited to, those cost items set forth in the notice required by subsection (a) of this section.

(d) Within the twelve-day period referred to in subsection (c) of this section, the owner or occupant of the property, the director of community development or any other interested person may appeal the decision of the hearing officer to the Lassen County board of supervisors if such individual or entity does all of the following:

(1) Delivers a written appeal specifically setting forth the grounds for appeal to the clerk of the board of supervisors within the twelve-day appeal period; and

(2) Within fifteen days of being notified by the clerk of the board of supervisors, the appellant shall deposit with the clerk of the board an amount of money equal to the estimated cost of transcribing the oral proceedings before the hearing officer and the cost of duplicating seven copies of the administrative record, including all exhibits introduced at the hearing. The appellant shall be responsible for the cost of the appeal and record; provided, however, that: (i) if the appellant is not the owner of the property, and the board upholds the appeal and finds that a zoning violation exists, the costs of the appeal shall be paid by the property owner; and (ii) if the appellant is the owner of the property and the board upholds the appeal and finds that no violation exists, then the costs of the appeal shall be borne by the county.

(e) In the event of an appeal to the board of supervisors, the board shall decide the appeal based solely on the administrative record prepared by the hearing officer. The board shall review the record and then adopt, reject or modify the decision of the hearing officer.

(f) In the event of an appeal to the board of supervisors, the board shall decide the appeal within ninety days after receipt of the administrative record. Notice of the board's decision shall be mailed to the property owner and those persons receiving notice pursuant to subsection (a) of this section.

(g) If a final decision of the hearing officer or the board of supervisors finds that a violation exists, the owner of the property shall be responsible for paying all of the county's administrative abatement costs, including, but not limited to, those cost items set forth in the notice required by subsection (a) of this section. Costs of abatement shall become a lien against the property as is authorized by the government code and the following paragraph:

The board's final decision shall also order that abatement costs that have been incurred to date shall be assessed against the property as provided by Government Code Section 25845(b) and that an abatement lien will be recorded as is authorized by Government Code Section 25845(c). The notice of abatement lien shall be substantially in the form set forth in Section 1.18.080. If the abatement has not yet been completed, the notice shall so state and shall also indicate that the lien is a partial lien and that additional abatement costs will be incurred in the future. It is the intent of the board of supervisors that abatement costs incurred after the filing of the notice of abatement lien relate back to the date upon which the lien was recorded for purposes of priority; however, in order to preserve its rights, after all abatement costs have been incurred and the abatement is complete, the community development department shall cause a supplemental notice of abatement lien to be recorded. The supplemental notice shall contain all of the information required for the original notice and shall also refer to the recordation date and the recorder's document number of the original notice.

(h) Decisions of the hearing officer or board of supervisors shall order abatement within a time certain. The order may be recorded by the community development director. In the event of such recordation and in the further event that the violation is corrected, a notice as such correction shall be recorded. The community development director is authorized to prepare and record a notice of correction. Correction of the violation shall not excuse the property owner's liability for

costs incurred during the administrative abatement process. The county may, in its discretion commence a judicial action to enjoin a violation of this chapter without the necessity of first going through the administrative procedures set forth herein. (Ord. 467-T § 5, 1995).

1.18.070 Alternative to hearing officer.

If hearing officers are unavailable, for any reason, the director of community development shall schedule the abatement hearing before the board of supervisors. Should the board of supervisors conduct the initial abatement hearing all provisions contained in this chapter shall apply. The decision of the board shall be final. (Ord. 467-T § 5, 1995).

1.18.080 Abatement costs.

Record of Cost for Abatement.

- (1) The code enforcement officer shall keep an account of the cost of abating or remedying each violation and shall render an itemized report in writing to the board of supervisors showing the costs of abatement.
- (2) The director of community development shall cause the matter to be set for hearing before the board of supervisors to determine the correctness and reasonableness of such costs and any administrative costs.
- (3) Notice of the hearing shall be given in the same manner as set forth in Section 1.18.060.
- (4) Report—Hearing Proceedings. At the time and place fixed for receiving and considering the report, the board of supervisors shall hear and pass upon the report of such costs of abatement, together with any objections or protests. Thereupon, the board may make such revision, correction or modification in the report as it may deem just, after corrected or modified, shall be confirmed. The decision of the board on all protests and objections which may be made shall be final and conclusive.
- (5) Assessment of Costs Against Property—Lien. The total cost for abatement as so confirmed by the board of supervisors, shall constitute a special assessment against the respective lot or parcel of land to which it relates and, upon recordation in the office of the county recorder of a notice of lien, shall constitute a lien on the property for the amount of such assessment.
- (6) After such confirmation and recordation, a certified copy of such decision shall be sent to the county auditor-controller's office, whereupon it shall be the duty of the auditor-controller to add the amount of the respective assessments to the next regular tax bills levied against the respective lots and parcels of land for county purposes, and thereafter the amounts shall be collected at the same time and in the same manner as ordinary property assessments are collected, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for ordinary property assessments; or
- (7) After such recordation, such lien may be foreclosed by judicial or other sale in the manner and means provided by law.
- (8) Such notice of lien for recordation shall be in a form substantially as follows:

NOTICE OF LIEN

(Claim of County of Lassen)

Pursuant to the authority vested by the provisions of Chapter 1.18 of the Lassen County Code, A Code Enforcement Officer of the County of Lassen (or his designated agents) did, on or about the _____ day of _____, 20____, cause of the use of the premises hereinafter described to be brought into compliance with the provisions of the Lassen County Code in order to abate a public nuisance on said real property; and the Board of Supervisors of the County of Lassen did, on the _____ day of _____, 20____, assess the cost of such rehabilitation, repair or demolition upon said real property hereinafter described; and the same has not been paid nor any part thereof; and that said County of Lassen does hereby claim a lien to such rehabilitation, repair, or demolition and administrative costs in the amount of said assessment, to wit: The sum of \$ _____; and the same shall be a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mention, and upon which a lien is claimed, is that certain parcel of land being in the County of Lassen, State of California, and more particularly described as follows:

Dated: This _____ day of _____, 20__.

Code Enforcement Officer
County of Lassen California

(Ord. 467-T § 5, 1995).

1.18.090 Hearing procedures.

(a) Fairness of Hearings. Hearings required in this chapter shall be conducted in a manner suitable to ensure fundamental fairness to all parties concerned, limited by the need to secure relevant information necessary to render a decision without unnecessary delay.

(b) Evidentiary Rules. The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be considered if it is the sort of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs.

(c) Speaker's Presentation.

(1) Each speaker shall approach the microphone and give his or her full name and address for the record.

(2) Each speaker's presentation shall be to the point and shall be as brief as possible; visual and other materials may be used as appropriate, but, if used, shall become part of the public record and the property of the county. The board of supervisors may establish a time limit for presentations; provided, however, that at least five minutes shall be allowed for each speaker. Speakers shall, at the discretion of the hearing officer, be allowed to speak for longer than five minutes if that speaker represents a group of individuals, the remainder of which choose not to speak. Speakers with lengthy presentations are encouraged to submit them in writing. There shall be no limitations upon the length of written statement.

(3) Subject to the hearing officer's right to accept a motion to conclude the taking of all testimony or to close the public hearing when a reasonable opportunity to present all questions and points of view has been allowed, any person wishing to speak shall be heard. Except for rebuttal allowed, each speaker shall speak only once.

(4) Witnesses shall be sworn and subject to cross-examination through the hearing officer.

(d) Submission of Additional Written Evidence and Argument. At any time before or after the hearing up to the point the hearing is closed any interested party may submit written evidence or argument. Except for the receipt of written argument, no ex parte communications, either direct or indirect, shall be received by the board of supervisors during the period of a continuance or after the public hearing has been closed.

(e) Order of Proceeding at Hearing. The hearing shall ordinarily proceed in the following order:

(1) Department of community development staff's presentation shall proceed first. It should include identification of the file and property, a summary of the history and matters at issue, a staff analysis of the legal and factual issues involved, permitted uses to which the property was and is subject, an accounting of enforcement costs relating to the property, and a recommended decision.

(2) A presentation by or on behalf of the property owner shall next proceed.

(3) Tenants or other occupants of the subject property shall speak third.

(4) Individuals owning property immediately contiguous to the subject property shall speak fourth.

(5) Other interested parties shall speak fifth.

(6) The property owner shall be entitled to rebuttal.



10/16/2014 10:28

