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## BOARD OF SUPERVISORS' MEETING January 23, 2018

FILE NUMBER:	CDEF 2016-046
PROPERTY OWNER:	INOC LLC
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

*MTN for?*

SUBJECT: Public hearing to consider the recovery of administrative abatement costs for the abatement of a severely fire damaged residential structure located at 413 Cedar Street, Westwood, CA (APN: 125-124-07); 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 INOC LLC and was previously owned by Kaja Holdings LLC. The associated code enforcement file number CDEF 2016-046. The abatement was executed due to the owner's failure to secure, repair, or remove the structure following a major fire.

#### 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 July 20, 2017, Lassen County Administrative Hearing Officer Dan. A. Howe made the determination that there existed a "Public Nuisance" at the above referenced property due to a major structure fire. Administrative Hearing Officer Dan. A. Howe directed the Lassen County Planning and Building Services Department to abate said nuisance and to recover all costs associated with said abatement (see attached Decision of the Administrative Hearing Officer). Notice of a Nuisance Abatement Lien was recorded on August 9, 2017, as Instrument Number 2017-03266, for the costs incurred to that date. Said lien was for the amount of \$2,216.65. The physical abatement of the nuisance had not been completed on August 9, 2017. As such, the Lassen County Planning and Building Services Department is presenting an amendment of the lien to the Board for consideration as required by the Hearing Officer's Decision and Lassen County Code chapter 1.18. The abatement was completed on December 4, 2017, by Kirack Construction (see photos pg. 3).

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 mentioned lien, the Public Works Department entered into a contract with Kirack Construction to perform the physical abatement of the property. An invoice (enclosed as Exhibit A of the proposed resolution) in the amount of \$22,272.00 has been submitted for payment by Kirack Construction. Said invoice has been paid in full. If approved by the Board, the abatement lien would be amended to the amount of \$24,488.65.

Lassen County Code Section 1.18.080 allows the County to recover 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: 125-124-07 is a lot owned by INOC LLC located at 413 Cedar Street, Westwood, California; and

**WHEREAS**, on July 25, 2017, Lassen County Administrative Hearing Officer, Dan A. Howe, conducted a noticed public hearing whereat evidence was presented regarding a public nuisance at said property; and

**WHEREAS**, on July 25, 2017, the Lassen County Administrative Hearing Officer, Dan A. Howe, ordered the execution of abatement of a "Public Nuisance" at the above referenced property; and

**WHEREAS**, an abatement lien for \$2,216.65 was recorded as Instrument Number 2017-03266 to recover the costs incurred by Lassen County up to the July 25, 2017, Administrative Hearing; and

**WHEREAS**, the administrative costs incurred by Lassen County since the July 25, 2017, Administrative Hearing are \$22,272.00, no part of which has been paid; and

**WHEREAS**, the Decision of the Hearing Officer and Lassen County Code chapter 1.18 authorize recordation of an additional lien to recover the full costs of the abatement.

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. That the forgoing recitals are true and correct.
2. That notice of this hearing has been given as required by Lassen County Code Chapter 1.18 et seq (Abatement of Civil Nuisances).
3. That the sum of \$2,216.65 as administrative costs of abatement has been assessed against Assessor's Parcel Number: 125-124-07 as Instrument Number 2017-03266. Said costs included the costs to Lassen County up to the July 25, 2017, Administrative Hearing. No part of said costs have been paid.
4. That the Director of The Planning and Building Services Department, through contract with Kirack Construction completed the abatement on December 4, 2017, and an invoice (Exhibit A) for the physical costs of the abatement in the amount of \$22,272.00 has been submitted for payment by Kirack Construction. No part of said abatement costs have been paid.
5. That it is found and ordered that recorded lien (Instrument Number 2017-03266) assessed against Parcel Number: 125-124-07 as more particularly



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

described in Exhibit "B", shall be amended to the sum of \$24,488.65, which incorporates the total physical and administrative costs incurred by Lassen County for the abatement.

6. Notice of this resolution shall be given to INOC LLC 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 23<sup>rd</sup> 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



550 Ash Street  
Susanville, CA 96130

12/18/17  
ok to pay  
Pete

# Invoice

Date	Invoice #
12/7/2017	5262

<b>Bill To</b>
Lassen County Public Works 707 Nevada St, Suite 4 Susanville, CA 96130

<b>Ship To</b>
413 Cedar St Westwood, CA 96137

**Website**  
www.kirackinc.com

P.O. No.	Terms	Project
	Due on receipt	

Item	Quantity	Description	Amount
Remodel		Per 10/31/17 Signed Contract: Abatement of Public Nuisance at 413 Cedar St Westwood, CA	19,772.00
Thank you for your business.			<b>Total</b> \$19,772.00
<b>Phone #</b> 530.257.7875			<b>Payments/Credits</b> \$0.00
<b>Fax #</b> 530.257.9498			<b>Balance Due</b> \$19,772.00
<b>E-mail</b> kirack@kirackinc.com			

Now accepting all major credit cards.





**550 Ash Street  
Susanville, CA 96130**

12/18/17  
On to pay  
Pete

# Invoice

Date	Invoice #
12/11/2017	5263

**Bill To**

**Lassen County Public Works**  
**707 Nevada St, Suite 4**  
**Susanville, CA 96130**

Ship To
413 Cedar St Westwood, CA 96137

**Website**  
**www.kirackinc.com**

P.O. No.	Terms	Project
	Due on receipt	

Item	Quantity	Description	Amount
Remodel		Per 12/11/17 Signed Change Order	2,500.00

**Thank you for your business.**

<b>Total</b>	<b>\$2,500.00</b>
--------------	-------------------

**Phone #**  
**530.257.7875**

**Fax #**  
**530.257.9498**

**E-mail**  
kirack@kirackinc.com

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$2,500.00</b>
--------------------	-------------------

*Now accepting all major credit cards.*

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

All that certain real property situated in a portion of Section 8, Township 28 North, Range 9 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Lot 413, in Block 34, as shown on that certain map of Westwood Subdivision Unit No. 1, filed June 24, 1957 in the Office of the Lassen County Recorder in Book 3 of Maps at Pages 71 through 74.



*Don E. Willis*





*County of Lassen*  
Department of Planning and Building Services

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

January 4, 2017

**LEGAL**

**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

Lassen County Times  
100 Grand Avenue  
Susanville, California 96130

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:** Kaja Holdings LLC

**File:** CDEF 2016-046

**Project:** Public hearing to consider the correctness and reasonableness of an amendment to the lien recorded on August 9, 2017, as an instrument number 2017-03266, to recover the costs incurred in the execution of abatement of a "Public Nuisance". Recordation of said lien ordered by the Lassen County Administrative Hearing Officer on July 25, 2017. Amendment of said lien being necessary to recover total costs of abatement.

**Location:** 413 Cedar Street, Westwood, CA 96137

**A.P.N.:** 125-124-07

The Board of Supervisors will hold a public hearing at 10:10 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

CDEF20016-046\lctpcph



*County of Lassen*  
Department of Planning and Building Services

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

**NOTICE OF PUBLIC HEARING**  
CERTIFIED MAIL/RETURN RECEIPT  
7017 0660 0000 6270 8512

**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

January 10, 2018

INOC LLC  
P.O. Box 12587  
Columbia, SC 29201

RE: CDEF 2016-046  
413 Cedar Street  
Westwood, CA 96137

**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:** INOC LLC  
**File Number:** CDEF 2016-046  
**Project:** Public hearing to consider the correctness and reasonableness of an amendment to the lien recorded on August 9, 2017, as an instrument number 2017-03266, to recover the costs incurred in the execution of abatement of a "Public Nuisance". Recordation of said lien ordered by the Lassen County Administrative Hearing Officer on July 25, 2017. Amendment of said lien is necessary to recover total costs of abatement.

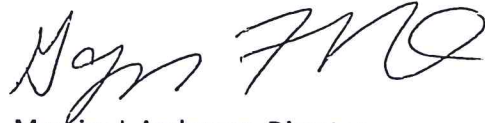
**Location:** 413 Cedar Street, Westwood, CA 96137

**A.P.N.:** 125-124-07

The Board of Supervisors will hold a public hearing on this item at 10:10 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.



For the Board of Supervisors,

A handwritten signature in black ink, appearing to read "Maurice L. Anderson".

*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.



## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

#### NOTICE OF PUBLIC HEARING

CERTIFIED MAIL/RETURN RECEIPT

7017 0660 0000 6270 8284

**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

January 2, 2018

Kaja Holdings LLC  
16 Berry Hill Road  
Columbia, SC 29210

RE: CDEF 2016-046  
413 Cedar Street  
Westwood, CA 96137

#### 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:** Kaja Holdings LLC

**File Number:** CDEF 2016-046

**Project:** Public hearing to consider the correctness and reasonableness of an amendment to the lien recorded on August 9, 2017, as an instrument number 2017-03266, to recover the costs incurred in the execution of abatement of a "Public Nuisance". Recordation of said lien ordered by the Lassen County Administrative Hearing Officer on July 25, 2017. Amendment of said lien is necessary to recover total costs of abatement.

**Location:** 413 Cedar Street, Westwood, CA 96137

**A.P.N.:** 125-124-07

The Board of Supervisors will hold a public hearing on this item at 10:10 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.

Kaja Holdings LLC

January 2, 2017

Page 2 of 2

For the Board of Supervisors,



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: 2016-046

**DECLARATION OF SERVICE BY POSTING**

**I, THE UNDERSIGNED, SAY:**

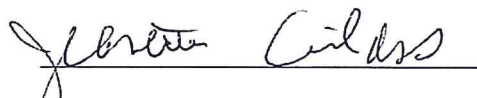
1. I am an employee of Lassen County, California, over the age of eighteen years;
2. My business address is 707 Nevada Street, Suite 5, Susanville, California 96130; and

I posted the foregoing **Notice of Public Hearing** on property depicted in said citation attached thereto and incorporated therein, at **413 Cedar Street, Westwood California A. P. N. (#125-124-07)** on the 8th day of January, 2018, and addressed as follows:

**Kaja Holdings LLC  
413 Cedar Street  
Westwood Ca. 96137**

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

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

  
Jeanette Childress





**Property Detail**

Lassen, CA DAN SCHLUETER, ASSESSOR

Parcel # (APN): **125-124-07-11**Use Description: **RESID. MULTIPLE FAMILY**Parcel Status: **ACTIVE**Owner Name: **INOC LLC**Mailing Address: **P O BOX 12587 COLUMBIA SC 29201**Situation Address: **413 CEDAR ST**

Legal

Description:

**ASSESSMENT**Total Value: **\$74,270**Use Code: **N2XX**

Zoning:

Land Value: **\$15,915**Tax Rate Area: **082006**

Census Tract:

Impr Value: **\$58,355**Year Assd: **2017**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **78%**

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:	<b>04/08/2013</b>	<b>10/05/2012</b>	<b>07/06/1999</b>	<b>04/08/2013</b>
Recorded Doc #:	<b>2013-01820</b>	<b>2012-05232</b>	<b>0722-277</b>	<b>2013-01820</b>
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: <b>1935</b>	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area: <b>2,016</b>		Heating:
Units: <b>2</b>	Total Rooms:	Pool:
Buildings:	Bedrooms: <b>3</b>	
Stories: <b>2.0</b>	Baths (Full): <b>1</b>	Park Type:
Style:	Baths (Half):	Spaces: <b>2</b>
Construct:		Site Inflnce:
Quality: <b>4.5</b>	Garage SqFt:	
Building Class: <b>D</b>		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): **125-124-07-11**Use Description: **RESID. MULTIPLE FAMILY**Parcel Status: **ACTIVE**Owner Name: **KAJA HOLDINGS LLC**Mailing Address: **16 BERRYHILL RD COLUMBIA SC 29210**Situs Address: **413 CEDAR ST**

Legal

Description:

**ASSESSMENT**Total Value: **\$74,270**Use Code: **N2XX**

Zoning:

Land Value: **\$15,915**Tax Rate Area: **082006**

Census Tract:

Impr Value: **\$58,355**Year Assd: **2017**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **78%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**Sale 1Sale 2Sale 3TransferRecording Date: **04/08/2013****10/05/2012****07/06/1999****04/08/2013**Recorded Doc #: **2013-01820****2012-05232****0722-277****2013-01820**

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: **1935**

Fireplace:

Lot SqFt:

Effective Yr:

A/C:

Bldg/Liv Area: **2,016**

Heating:

Units: **2**

Total Rooms:

Pool:

Buildings:

Bedrooms: **3**Stories: **2.0**Baths (Full): **1**

Park Type:

Style:

Baths (Half):

Spaces: **2**

Construct:

Site Inflnce:

Quality: **4.5**

Garage SqFt:

Building Class: **D**

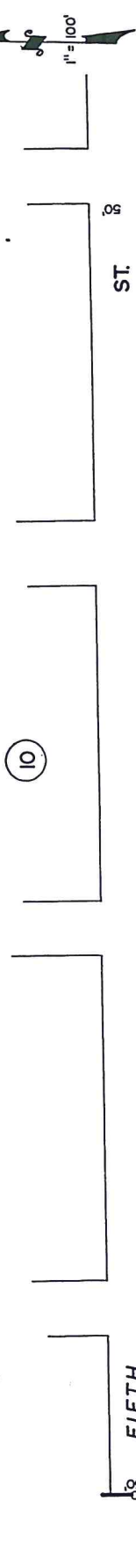
Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:

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



50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	
9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=		
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49	402	(15)	(13)	403	=			49	402	(15)	(13)	403	=			49	402	(15)	(13)	403	=			49	402	(15)	(13)	403	=			49	402	(15)	(13)	403	=		
53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=		

50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	
9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=			9	422	(25)	(3)	423	=		
13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=		
17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=		
21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=		
25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=		
29	412	(20)	(8)	413	=			29	412	(20)	(8)	413	=			29	412	(20)	(8)	413	=			29	412	(20)	(8)	413	=			29	412	(20)	(8)	413	=		
33	410	(19)	(9)	411	=			33	410	(19)	(9)	411	=			33	410	(19)	(9)	411	=			33	410	(19)	(9)	411	=			33	410	(19)	(9)	411	=		
37	408	(18)	(10)	409	=			37	408	(18)	(10)	409	=			37	408	(18)	(10)	409	=			37	408	(18)	(10)	409	=			37	408	(18)	(10)	409	=		
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53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=			53	400	(14)	(14)	401	=		

50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	ST	50'	150'	424	(1)	(2)	145'	425	
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13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=			13	420	(24)	(4)	421	=		
17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=			17	418	(23)	(5)	419	=		
21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=			21	416	(22)	(6)	417	=		
25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=			25	414	(21)	(7)	415	=		
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FOURTH

15

DATE	BY	PG#	WESTWOOD	SUBDIVISION	UNIT NO. 1
10/1/78	10/1/78	10/1/78	10/1/78	10/1/78	10/1/78

14

15 Assessor's Map Bk. 125 - Pg. 12  
County of Lassen, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

**When recorded mail to:**

RDS GROUP, LLC  
22028 FORD ROAD  
DEARBORN HEIGHTS, MI 48127

**Mail tax statements to:**

INOC, LLC  
P.O. BOX 12587  
COLUMBIA, SC 29201

**2017-05488**

Recorded at the request of:  
RDS

12/18/2017 03:05 PM

Fee: \$14.00 Pgs: 1 of 3 QCD

OFFICIAL RECORDS

Julie M. Bustamante - Clerk-Recorder  
Lassen County, CA



This space for Recorder's use only

This page attached to document entitled: QUIT CLAIM DEED

Unofficial Copy

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)



(The space above reserved for recording purposes.)

Prepared by/Return to: April Lucas-Masselis Legal Department Vision Property Management P.O. Box 488 Columbia, SC 29202 803-753-5530	Grantor:  Kaja Holdings, LLC PO Box 488 Columbia, SC 29202 803-753-5530	Grantee/Send Tax Bills To:  INOC, LLC PO Box 12587 Columbia, SC 29201
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KCA02

Transfer Tax: \$0 Exempt: R&T 11911 – Consideration less than \$100.00

### QUIT CLAIM DEED

**THIS INDENTURE**, made on the 14th day of August, 2017 by and between **THE GRANTOR** Kaja Holdings, LLC, party of the first part, and **THE GRANTEE**, INOC, LLC, party of the second part, whose tax billing address is Post Office Box 12587, Columbia, South Carolina 29201.

**WITNESSETH**, that the said party of the first part, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party of the second part of the following described lots, tracts or parcels of land, lying, being and situate in the following described premises situated in the County of Lassen, and in the State of California, to-wit:

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LASSEN AND STATE OF CALIFORNIA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 413, IN BLOCK 34, AS SHOWN ON THE MAP OF WESTWOOD SUBDIVISION UNIT NO. 1, FILED JUNE 24, 1957, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 3 OF MAPS, PAGES 71 THROUGH 74.**

**Commonly known as:** 413 Cedar St., Westwood, CA 96130

**Tax Map ID:** 125-124-0711

This being the same property conveyed unto Grantor by deed of Fannie Mae *aka* Federal National Mortgage Association, dated 3/26/2013 and recorded on 4/8/2013 at document# 2013-01820, Official Records of Lassen County.

This conveyance is made subject to all restrictions, easements and matters appearing of record.

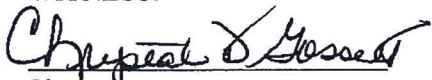
This conveyance is made subject to all existing mortgages of record, liability for which Grantee expressly assigns and agrees to pay.

Together with all singular, the rights, members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all the singular and said premises before mentioned unto the said INOC, LLC, their successors and assigns, forever – so that neither the said Grantor nor its successors nor any other person or persons, claiming under it, shall at any time hereinafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, Kaja Holdings, LLC, has caused this deed to be executed this 14th day of August, 2017.

WITNESS:

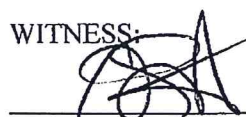
  
Signature

Chrystal D. Gossett  
Printed Name

  
Signature

Todd Merson  
Printed Name  
Authorized Signatory for  
Kaja Holdings, LLC

WITNESS:

  
Signature

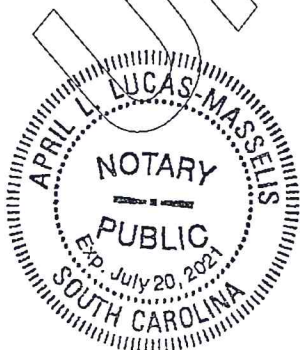
O'Shawnacee Wood  
Printed Name

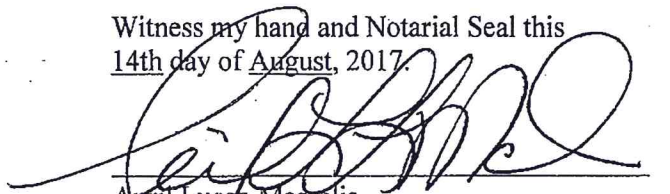
STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

Before me, a Notary Public in and for Lexington County and State of South Carolina, personally appeared Todd Merson, authorized signatory of Kaja Holdings, LLC acknowledged the execution of the foregoing Quit Claim Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this  
14th day of August, 2017.



  
April Lucas-Massellis  
Notary Public for South Carolina  
My Commission Expires: 7/20/2021





**Decision of Administrative Hearing Officer  
MENT OF CIVIL NUISANCE ORDINANCE  
(Lassen County Code Chapter 1.18)**

**CDEF 2016-046 Kaja Holdings LLC**

**DATE OF DECISION: 7/25/17**

**(must be within 30 days of administrative hearing)**

**Property Owner Name and Last Known**

**Address:                      Occupant:**

**Kaja Holdings LLC              None**

**16 Berryhill Road**

**Columbia, SC 29210**

**Site Address:**

**Assessor's Parcel**

**Number:**

**413 Cedar**

**Westwood, CA**

**125-124-07**

**Hearing Officer:**

**Date of**

**Administrative Hearing:**

**DAN A. HOWE**

**July 20, 2017**

This matter was called for administrative hearing on the above date at 0830 a.m. at 221 S. Roop St., Susanville, CA, 96130 in the administrative conference room. Present for the County was Robert Burns, County Counsel, Rob Steen, Code Enforcement Officer, and Gaylon Norwood, Assistant Director of Planning and Building Services. Maurice Anderson was in attendance but did not offer any testimony. No one presented themselves on behalf of respondent Kaja Holdings LLC.

The county presented its case through Mr. Steen and Mr. Norwood offered a staff report with numerous exhibits attached

thereto. Mr. Steen and Mr. Norwood provided the necessary foundation for the admissibility of the staff report, including exhibits, and both the staff reports and exhibits were admitted in evidence.

**NOW THEREFORE**, as the Hearing Officer for the County of Lassen and based upon the testimony of the witnesses and exhibits received in evidence, I make the following findings:

The Director of Planning and Building Services (synonymous with Community Development Department Director per Lassen County Code section 2.14.010) determined that a public nuisance within the meaning of Lassen County Code section 1.18.020 existed at 413 cedar St., Westwood, CA, Assessor's Parcel No 125-124-07-11 on June 27, 2017.

Notice of the determination of a public nuisance was posted at the subject parcel on June 28, 2017 and mailed the same day to the owner of record, according to the equalized tax roll, Kaja Holdings, 16 Berryhill Road, Columbia, South Carolina, 29210. There was no person known to be in possession of the property such that they could be served other than the owner of record. Notice that a public hearing would be held July 20, 2017, and its location, was published in the Lassen County Times on June 27, 2017.

The aforementioned notice to abate public nuisance substantially conformed to Lassen County Code section 1.18.020(a).

A public nuisance, as defined in Lassen County Code section 1.18.020, did exist on June 27, 2017, and continued to exist until the time of this hearing.

County has incurred \$2,216.65 in expenses to date in administrative costs in furtherance of its duty to abate this nuisance pursuant to Lassen County Code section 1.18.050.



**NOW THEREFORE**, as the Hearing Officer for the County of Lassen and based upon the above findings, I make the following orders:

The Planning and Building Services Department Director is ordered to abate the public nuisance at 413 Cedar St, Westwood, CA by December 1, 2017.

The costs incurred by the County to date in abating the violation are \$2,216.65 and the Planning and Building Services Department Director shall demand that the property owner pay the administrative costs of abatement incurred by the County to date within twelve days (see Lassen County Code Subsection 1.18.060 (b)).

The Planning and Building Services Department Director is directed to notify the Clerk of the Board of Supervisors of the Hearing Officer's decision and the last day to file an appeal (see Lassen County Code Subsection 1.18.060(c)).

The Planning and Building Services Department Director is directed to mail a copy of the Decision to the property owner and post the Decision at the property site (see Lassen County Code Subsection 1.18.060 (b)).

The Planning and Building Services Department Director is directed to inform the property owner that they may, within twelve days of this decision, file an appeal with the Board of Supervisors.

The Planning and Building Services Department Director is directed to record a partial abatement lien in the amount of administrative costs as stated above, in substantially the same form as Lassen County Code section 1.18.080.

The Planning and Building Services Department Director is directed to forward a copy of the recorded partial abatement lien to the Auditor Controller of Lassen County where such costs

shall be added to the next secured tax roll pursuant to Lassen County Code section 1.18.080(6).

7/25/17

Date of Decision

A handwritten signature in blue ink, appearing to read 'D. A. Howe', written over a horizontal line.

Dan A. Howe  
Lassen County Administrative Hearing Officer

Page 2 of 2

4

2017-03266

Recorded at the request of:  
LASSEN COU DEPT COMM DEV  
08/09/2017 10:30 AM  
Fee: \$0 Pgs: 1 of 2 NLN  
OFFICIAL RECORDS  
Julie M. Bustamante - Clerk-Recorder  
Lassen County, CA



When recorded return to:

Lassen County Department of  
Community Development  
707 Nevada Street, Suite 5  
Susanville, CA 96130

NOTICE OF NUISANCE ABATEMENT 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, starting on or about the 27<sup>th</sup> day of July, 2016 through to the 16<sup>th</sup> of July 2017, administratively work on bringing the premises into compliance with the provisions of the Lassen County Code in order to abate a public nuisance on said real property; and the Hearing Officer for the County of Lassen did, on the 25th day of July, 2017, assess the administrative costs of 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 administrative costs in the amount of said assessment, to wit: The sum of \$2,216.65; 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, Assessor's Parcel Number 125-124-07 with a physical address of 413 Cedar Street, Westwood, CA and more particularly described as follows:

LOT 413 IN BLOCK 34, AS SHOWN ON THE MAP OF WESTWOOD SUBDIVISION UNIT NO.1, FILED JUNE 24, 1957, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 3 OF MAPS, AT PAGES 71 THROUGH 75.

Accessor's Parcel Number:	125-124-07-11
Owner:	Kaja Holdings, LLC
Physical Address:	413 Cedar Street Westwood, California, 96137

Dated: This 9<sup>th</sup> day of August, 2017.

Maurice L. Anderson  
Director, Planning and Building Services

County of Lassen California  
(Ord. 467-T § 5, 1995).

PLEASE SEE  
ATTACHED FOR  
NOTARIZATION



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 August 9, 2017, before me, Kelley A. Hinman, Notary Public, personally appeared Maurice L. Anderson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Kelley A. Hinman  
Signature of Notary Public

(Seal)

**Lassen County Code****Up Previous Next Main Collapse Search Print No Frames****Title 1 GENERAL PROVISIONS****Chapter 1.18 ABATEMENT OF CIVIL NUISANCES**

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**Note**

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\* Prior ordinance history; Ord. 497.

**1.18.010 Purpose.**

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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.**

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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.**

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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.**

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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.**

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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.**

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(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 your 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.**

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(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.

After all of the testimony is taken, the hearing officer shall close the public hearing unless it is necessary to continue the hearing for the receipt of additional evidence. During the course of the hearing, the hearing officer may question any witness and may allow cross examination of any witness. (Ord. 467-T § 5, 1995).

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**1.18.100 Remedies cumulative.**

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Nothing in this chapter shall prevent the appropriate authorities of the county of Lassen from pursuing any civil, criminal or administrative remedy deemed necessary or appropriate to gain compliance with the applicable provisions of this code. The provisions of the chapter are to be supplementary and complementary to all of the provisions of this code, state law, and any law cognizable at common law in equity, and nothing herein shall be read, interpreted or construed in any manner so as to bar or limit the county from seeking any remedy to which it may otherwise be entitled. (Ord. 467-T § 5, 1995).

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