The County of Yuba

Community Development and Services Agency

TO: Board of Supervisors

FROM: Community Development and Services Agency, Code Enforcement Division

SUBJECT: Community Development and Services: Public Hearing - Cost Accounting Hearing to Determine Administrative and Abatement Costs to be Assessed Against Property Located at 1823 Hile Avenue #A, Linda, CA 95901, APN 021-051-017, and to Authorize a Special Tax Assessment and Abatement Lien.

DATE: March 11, 2025 continued to March 25, 2025

NUMBER: 105/2025

RECOMMENDATION: We hereby request that the Yuba County Board of Supervisors:

1. Find that the administrative and abatement costs as exhibited in the attached Cost Accounting are accurate and reasonable;
2. Order that the administrative and abatement costs as exhibited in the attached Cost Accounting be placed as a special tax assessment on the property tax roll and collected along with normal property taxes; and
3. Order that the administrative and abatement costs be recorded as an abatement lien with the County Recorder.

BACKGROUND: On June 5, 2024, Kiranpreet Kaur was properly served with a Notice and Order to Abate Public Nuisance ordering her to correct or remove violations of the Yuba County Ordinance Code consisting of:

1. A dangerous and substandard dwelling;
2. An unsanitary and hazardous premises due to surfacing sewage;
3. Hazardous electrical;
4. Hazardous plumbing;
5. Improper and unsafe egress;
6. A dilapidated and dangerous accessory structure;
7. Dilapidated fencing;
8. A property which is likely to or does harbor rats or other vectors, feral cats, and other non-domesticated animal nuisances;
9. Conditions that are indecent or offensive to the senses, or an obstruction to the free use of the property, so as to unreasonably interfere with the comfortable enjoyment of life or property; and
10. Visual blight.

The Order, which includes appeal procedures, was mailed by First Class and Certified Mail with Return Receipt, to Kiranpreet Kaur at the address on file. A copy of the Order is attached hereto and marked as Attachment A.

Kiranpreet Kaur did not correct or remove the public nuisance violations as ordered.

On July 23, 2024, the Demand for Payment for administrative and abatement costs was mailed to Kiranpreet Kaur. The Demand for Payment remains unpaid. A current accounting of the administrative and abatement costs is attached hereto and marked as Attachment B.

Kiranpreet Kaur has been given written notice of this Cost Accounting Hearing, a copy of which is attached hereto and marked as Attachment C.

DISCUSSION: The matter of whether or not a public nuisance existed on the subject property is not the matter before the Board of Supervisors; no appeal was filed and that decision is final. This hearing has been scheduled to allow evidence and testimony to be presented and heard on the sole questions of:

1. Are the administrative and abatement costs listed in Attachment B, accurate and reasonable?
2. Should the administrative and abatement costs become a special property tax assessment?
3. Should the administrative and abatement costs be recorded as an abatement lien?

COMMITTEE ACTION: None Required

FISCAL IMPACT:
General Fund - None
Non-General Fund - Implementing the requested recommendations will facilitate cost recovery and reimbursement of appropriate funds and accounts

ATTACHMENTS:
105/2025 Attachment A - Notice and Order to Abate Public Nuisance
105/2025 Attachment B - Cost Accounting
105/2025 Attachment C - Notice of Hearing
105/2025 Draft Findings, Conclusions, and Orders