COST ACCOUNTING HEARING TO ASSESS PROPERTY AND RECORD
NOTICE OF ABATEMENT LIEN
BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

COUNTY OF YUBA, Plaintiff, vs. MEREDITH COGHLAN, TOD HICKMAN, AND ALYSE KLUNE-HICKMAN Defendant.	)	CASE NO. CODE-24-0275 RE: 15589 Vierra Road Rackerby, CA 95972 APN: 056-220-036 FINDINGS OF FACT CONCLUSIONS OF LAW ORDERS OF THE BOARD OF SUPERVISORS

FINDINGS OF FACT

1. Assessor's Parcel Number (APN) 056-220-036 is located at 15589 Vierra Road, Rackerby, CA 95972, and is owned by Meredith Coghlan, Tod Hickman, and Alyse Klune-Hickman.

2. On June 27, 2024, Yuba County Code Enforcement assisted the Yuba County Sheriff's Office and the California Department of Fish and Wildlife with an inspection of the property, pursuant to a criminal search warrant. During the inspection, 1,812 marijuana plants were located.

3. On June 27, 2024, Meredith Coghlan, Tod Hickman, and Alyse Klune-Hickman were properly served with a Notice and Order to Abate Public Nuisance ordering them to correct or remove violations of the Yuba County Ordinance Code, consisting of outdoor cultivation of marijuana; cultivation of more than six marijuana plants, 1,812 marijuana plants; marijuana cultivation activities that adversely affect the environment, public health and safety, or general welfare; cultivation on a parcel without an occupied and legally established dwelling; lack of a legal water source on the parcel; illegal discharges of water from the parcel; unpermitted accessory structures; the use of extension cords in lieu of permanent wiring; lack of required fence around accessory structures; marijuana plants that are in public view; improper use, storage, and/or disposal of chemicals, fertilizers, gas products, or any other products associated with marijuana cultivation; unlawful disposal of sewage; accumulation and storage of abandoned, wrecked, dismantled, or inoperable vehicles, or parts thereof; maintaining an environment for the propagation and harborage of vector and vermin by the accumulation and storage of junk, trash and debris; unpermitted construction; hazardous electrical wiring; emplacement and occupancy of a recreational vehicle as a place of human habitation; unpermitted grading activities; utilizing accessory uses without first establishing a primary use; and emplacement of a land/sea storage container without obtaining a permit.

4. The owners did not exercise their right to a hearing to contest the determination of a public nuisance or the imposition of the administrative penalty. Nor did they correct or remove the public nuisance violations as ordered. On July 7, 2024, the appeal period expired.

5. On November 12, 2025, Yuba County Code Enforcement verified that the violations described in the Notice and Order to Abate Public Nuisance had been corrected.

6. On January 13, 2026, the owners were properly served with the Demand for Payment for enforcement costs and penalties. The Demand for Payment remains unpaid.

7. On March 19, 2026, the owners were properly served with the Stipulation and Agreement for Reduction of Administrative Penalties and the Final Demand for Payment, but they failed to sign the agreement. The Final Demand for Payment remains unpaid.

8. The owners were properly served with written notice of this Cost Accounting Hearing.

9. On August 25, 2026, a public Cost Accounting Hearing was held to determine if the enforcement costs and penalties are accurate and reasonable.

    (a) A two-page memorandum that included three attachments, marked as Attachment A (Notice and Order to Abate Public Nuisance), Attachment B (Cost Accounting), and Attachment C (Notice of Hearing), along with a PowerPoint presentation were submitted at the Hearing by Yuba County Code Enforcement.

    (b) The owners, Meredith Coghlan, Tod Hickman, and Alyse Klune-Hickman were ( ) were not ( ) present.

    (c) Other party, _____ was ( ) was not ( ) present.

10. Yuba County Code Enforcement sustained the burden of proof showing that the enforcement costs and penalties exhibited in Attachment B, in the amount of $330,000.10 are accurate and reasonable.

CONCLUSIONS OF LAW

1. Meredith Coghlan, Tod Hickman, and Alyse Klune-Hickman were properly notified to appear before the Board of Supervisors on August 25, 2026, at 1:30 p.m. to show cause, if any, why the enforcement costs and penalties for the property located at 15589 Vierra Road, Rackerby, CA 95972, APN 056-220-036, are not accurate and reasonable, and should not become a special tax assessment against the property and why a Notice of Abatement Lien should not be recorded.

2. The Board of Supervisors finds the enforcement costs and penalties were accurate and reasonable, and therefore the costs regarding APN 056-220-036 were properly incurred in the amount of $330,000.10 and the property and its owner shall bear the costs of the same.

ORDERS

1. As authorized by Government Code Section 25845 (d), it is hereby ordered that a special tax assessment for the enforcement costs incurred by the County of Yuba for $8,000.10 be levied against the property located at 15589 Vierra Road, Rackerby, CA 95972, APN 056-220-036. If the ordered enforcement costs

are paid to the County of Yuba prior to the levying of a special tax assessment, the Auditor-Controller's Office shall not proceed with placing the special tax assessment on the County Secured Assessment Roll.

2. As authorized by Government Code Section 25845 (e), it is hereby ordered that a Notice of Abatement Lien for the enforcement costs and penalties for $330,000.10 shall be recorded against the property.

3. Payment pursuant to these orders shall have 90% of the total amount paid deposited into Trust Account 1502051-47900 and 10% of the total amount deposited into Trust Account 1502052-47900.

4. These Orders may be recorded by the Director of Yuba County Community Development & Services Agency.

5. Notice of these Orders shall be mailed with Proof of Service to the owner of the property.

6. This decision is final. The time within which judicial review of this decision may be sought is governed by California Code of Civil Procedure, Section 1094.6 and the Yuba County Ordinance Code Chapter 1.16. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within ten (10) days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Yuba held on the 25th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson of the Board of Supervisors
County of Yuba, State of California

ATTEST: Mary Pasillas
Clerk of the Board of Supervisors

APPROVED AS TO FORM: Janet Bender
County Counsel