



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

## **Management Staff:**

Lauren Gill, Town Manager

Dwight L. Moore, Town Attorney

Joanna Gutierrez, Town Clerk

Craig Baker, Community Development Director

Gabriela Tazzari-Dineen, Police Chief

Greg McFadden, Unit Chief, CAL FIRE/

Butte County Fire/Paradise Fire

Gina Will, Finance Director/Town Treasurer

Marc Mattox, Public Works Director/

Town Engineer

## **Town Council:**

Greg Bolin, Mayor

Jody Jones, Vice Mayor

Steve "Woody" Culleton, Council Member

Scott Lotter, Council Member

John J. Rawlings, Council Member

# TOWN COUNCIL AGENDA

**SPECIAL MEETING – 2:00 PM – May 14, 2015**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk.

Members of the public may address the Town Council on any agenda item, including closed session. If you wish to address the Town Council on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Town Council will be available for public inspection at the Town Hall in the Town Clerk Department at 5555 Skyway, Room 3, at the same time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

## **1. OPENING**

- a. Call to Order
- b. Pledge of Allegiance to the Flag of the United States of America
- c. Roll Call

## **2a. Council Consideration**

- a. Conduct a public hearing relating to the Town Building Official's Notice and Order to Repair or Abate Substandard Buildings located at 1433 Bille Road, Paradise, California 95969 (Property), which was served on Brandy

L. Braun, owner of the Property. After the hearing has been closed, the Council is requested to take action as follows:

- (1) Consider whether or not Ms. Braun has complied with the notice and order. **(ROLL CALL VOTE)**
- (2) Consider determining if the substandard condition(s) of the building(s) at the Property have been repaired or demolished. **(ROLL CALL VOTE)**
- \_\_\_\_\_ (3) Consider adopting a resolution declaring the Property to be a public nuisance and authorizing the filing of a lawsuit, including a receivership of the Property. **(ROLL CALL VOTE)**

### **3. ADJOURNMENT**

STATE OF CALIFORNIA ) COUNTY OF BUTTE )	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



DWIGHT L. MOORE  
Attorney at Law  
State Bar No. 62176  
5555 Skyway  
Paradise, CA 95969  
Telephone: (530) 872-6291

## TOWN COUNCIL OF TOWN OF PARADISE

TOWN OF PARADISE	)	
	)	HEARING BRIEF RELATING TO
	)	SUBSTANDARD BUILDINGS AT
v.	)	1433 BILLE ROAD, PARADISE,
	)	CALIFORNIA
BRANDY L. BRAUN	)	DATE: May 14, 2015
	)	TIME: 2:00 p.m.
	)	
	)	
	)	

The Town Attorney submits the following brief relating to the Town Building Official's notice and order to Brandy L. Braun to repair or abate substandard buildings at 1433 Bille Road, Paradise, California.

I.

## STATEMENT OF FACTS

Brandy L. Braun (Ms. Braun) became the sole owner of the real property located at 1433 Bille Road, Paradise, California (Property) on July 10, 2003. See Exhibit 1. As of October 28, 2014, there were no mortgages or deeds of trust on the Property.

The Property has a single family residence on it. During the past four years, Ms. Braun has allowed the yards and buildings on the Property to become blighted and in a

state of disrepair in violation of State of California Health and Safety Code section 17920.3 relating to housing standards and Chapter 8.04 of the Paradise Municipal Code. See Town of Paradise Administrative Citations attached as Exhibit 2.

On October 21, 2014, the Town of Paradise obtained an inspection warrant to inspect the Property for housing substandard conditions and public nuisances. After inspecting the Property, on October 31, 2014, Town Building Official Anthony Lindsey provided a Notice of Violation to Ms. Braun that she had 30 days to either repair or demolish the buildings at the Property based on 30 serious violations of California housing standards. See Exhibit 3. After obtaining another inspection warrant, on March 31, 2015, Town Building Official Anthony Lindsey re-inspected the Property for compliance with the October 31, 2014 Notice of Violation. On April 29, 2015, Town Building Official Anthony Lindsey provided a Notice of Public Hearing and Order to Repair or Abate Substandard Buildings on the Property to Ms. Braun. The notice and order stated there were 30 identified substandard building conditions at the Property that Ms. Braun needed to abate or repair. See Exhibit 4. Town Building Official Anthony Lindsey personally delivered the notice and order to Ms. Braun and posted at the Property. In addition, on April 29, 2015, the Town Building Official mailed the Notice by U. S. First Class mail to Ms. Braun.

As of May 7, 2015, Ms. Braun had not applied for any building permits or demolition permits regarding the Property.

## II. LAW

The California State Housing Law (Health & Safety Code section 17910, et seq.) contains a procedure by which Ms. Braun may be compelled to abate the substandard buildings on her Property . Health and Safety Code section 17980.6 states as follows:

If any building is maintained in a manner that violates any provisions of this part, the building standards published in the State Building Standards Code relating to the provisions of this part, any other rule or regulation adopted pursuant to the provisions of this part, or any provision in a local ordinance that is similar to a provision in this part, and the violations are so extensive and of such a nature that the health and safety of residents or the public is substantially endangered, the enforcement agency may issue an order or notice to repair or abate pursuant to this part. Any order or notice pursuant to this subdivision shall be provided either by both posting a copy of the order or notice in a conspicuous place on the property and by first-class mail to each affected residential unit, or by posting a copy of the order or notice in a conspicuous place on the property and in a prominent place on each affected residential unit. The order or notice shall include, but is not limited to, all of the following:

- (a) The name, address, and telephone number of the agency that issued the notice or order.
- (b) The date, time, and location of any public hearing or proceeding concerning the order or notice.
- (c) Information that the lessor cannot retaliate against a lessee pursuant to Section 1942.5 of the Civil Code.

The April 29, 2015 notice and order to repair and abate substandard buildings was prepared and served in accordance with the requirements of section 17980.6.

Ms. Braun's failure to comply with the notice and order to abate triggers the application of the remedial procedures and remedies set forth in Health and Safety Code section 17980.7, which states as follows:

If the owner fails to comply within a reasonable time with the terms of the order or notice issued pursuant to Section 17980.6, the following provisions shall apply:

(a) The enforcement agency may seek and the court may order imposition of the penalties provided for under Chapter 6 (commencing with Section 17995).

(b) (1) The enforcement agency may seek and the court may order the owner to not claim any deduction with respect to state taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the cited structure, in the taxable year of the initial order or notice, in lieu of the enforcement agency processing a violation in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code. (2) If the owner fails to comply with the terms of the order or notice to correct the condition that caused the violation pursuant to Section 17980.6, the court may order the owner to not claim these tax benefits for the following year.

(c) The enforcement agency, tenant, or tenant association or organization may seek and the court may order, the appointment of a receiver for the substandard building pursuant to this subdivision. In its petition to the court, the enforcement agency, tenant, or tenant association or organization shall include proof that notice of the petition was served not less than three days prior to filing the petition, pursuant to Article 3 (commencing with Section 415.10) of Chapter 4 of Title 5 of Part 2 of the Code of Civil Procedure, to all persons with a recorded interest in the real property upon which the substandard building exists.

(1) In appointing a receiver, the court shall consider whether the owner has been afforded a reasonable opportunity to correct the conditions cited in the notice of violation.

(2) The court shall not appoint any person as a receiver unless the person has demonstrated to the court his or her capacity and expertise to develop and supervise a viable financial and construction plan for the satisfactory rehabilitation of the building. A court may appoint as a receiver a nonprofit organization or community development corporation. In addition to the duties and powers that may be granted pursuant to this section, the nonprofit organization or community development corporation may also apply for grants to assist in the rehabilitation of the building.

(3) If a receiver is appointed, the owner and his or her agent of the substandard building shall be enjoined from collecting rents from the tenants, interfering with the receiver in the operation of the substandard building, and encumbering or transferring the substandard building or real property upon which the building is situated.

(4) Any receiver appointed pursuant to this section shall have all of the following powers and duties in the order of priority listed in this paragraph, unless the court otherwise permits:

(A) To take full and complete control of the substandard property.

(B) To manage the substandard building and pay expenses of the operation of the substandard building and real property upon which the building is

located, including taxes, insurance, utilities, general maintenance, and debt secured by an interest in the real property.

(C) To secure a cost estimate and construction plan from a licensed contractor for the repairs necessary to correct the conditions cited in the notice of violation.

(D) To enter into contracts and employ a licensed contractor as necessary to correct the conditions cited in the notice of violation.

(E) To collect all rents and income from the substandard building.

(F) To use all rents and income from the substandard building to pay for the cost of rehabilitation and repairs determined by the court as necessary to correct the conditions cited in the notice of violation.

(G) To borrow funds to pay for repairs necessary to correct the conditions cited in the notice of violation and to borrow funds to pay for any relocation benefits authorized by paragraph (6) and, with court approval, secure that debt and any moneys owed to the receiver for services performed pursuant to this section with a lien on the real property upon which the substandard building is located. The lien shall be recorded in the county recorder's office in the county within which the building is located.

(H) To exercise the powers granted to receivers under Section 568 of the Code of Civil Procedure.

(5) The receiver shall be entitled to the same fees, commissions, and necessary expenses as receivers in actions to foreclose mortgages.

(6) If the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the substandard building by any tenant, to the extent that the tenant cannot safely reside in his or her unit, then the receiver shall provide relocation benefits in accordance with subparagraph (A) of paragraph (3) of subdivision (d).

(7) The relocation compensation provided for in this section shall not preempt any local ordinance that provides for greater relocation assistance.

(8) In addition to any reporting required by the court, the receiver shall prepare monthly reports to the state or local enforcement agency which shall contain information on at least the following items:

(A) The total amount of rent payments received.

(B) Nature and amount of contracts negotiated relative to the operation or repair of the property.

(C) Payments made toward the repair of the premises.

(D) Progress of necessary repairs.

(E) Other payments made relative to the operation of the building.

(F) Amount of tenant relocation benefits paid.

(9) The receiver shall be discharged when the conditions cited in the notice of violation have been remedied in accordance with the court order or judgment and a complete accounting of all costs and repairs has been delivered to the court. Upon removal of the condition, the owner, the mortgagee, or any lienor of record may apply for the discharge of all moneys not used by the receiver for removal of the condition and all other costs authorized by this section.

(10) After discharging the receiver, the court may retain jurisdiction for a time period not to exceed 18 consecutive months, and require the owner and the enforcement agency responsible for enforcing Section 17980 to report to the court in accordance with a schedule determined by the court.

(11) The prevailing party in an action pursuant to this section shall be entitled to reasonable attorney's fees and court costs as may be fixed by the court.

(12) The county recorder may charge and collect fees for the recording of all notices and other documents required by this section pursuant to Article 5 (commencing with Section 27360) of Chapter 6 of Division 2 of Title 3 of the Government Code.

(13) This section shall not be construed to limit those rights available to tenants and owners under any other provision of the law.

(14) This section shall not be construed to deprive an owner of a substandard building of all procedural due process rights guaranteed by the California Constitution and the United States Constitution, including, but not limited to, receipt of notice of the violation claimed and an adequate and reasonable period of time to comply with any orders which are issued by the enforcement agency or the court.

(15) Upon the request of a receiver, a court may require the owner of the property to pay all unrecovered costs associated with the receivership in addition to any other remedy authorized by law.

(d) If the court finds that a building is in a condition which substantially endangers the health and safety of residents pursuant to Section 17980.6, upon the entry of any order or judgment, the court shall do all of the following:

(1) Order the owner to pay all reasonable and actual costs of the enforcement agency including, but not limited to, inspection costs, investigation costs, enforcement costs, attorney fees or costs, and all costs of prosecution.

(2) Order that the local enforcement agency shall provide the tenant with notice of the court order or judgment.

(3) (A) Order that if the owner undertakes repairs or rehabilitation as a result of being cited for a notice under this chapter, and if the conditions of the premises or the repair or rehabilitation thereof significantly affect the



safe and sanitary use of the premises by any lawful tenant, so that the tenant cannot safely reside in the premises, then the owner shall provide or pay relocation benefits to each lawful tenant. These benefits shall consist of actual reasonable moving and storage costs and relocation compensation. The actual moving and storage costs shall consist of all of the following:

- (i) Transportation of the tenant's personal property to the new location. The new location shall be in close proximity to the substandard premises, except where relocation to a new location beyond a close proximity is determined by the court to be justified.
- (ii) Packing, crating, unpacking, and uncrating the tenant's personal property.
- (iii) Insurance of the tenant's property while in transit.
- (iv) The reasonable replacement value of property lost, stolen, or damaged (not through the fault or negligence of the displaced person, his or her agent or employee) in the process of moving, where insurance covering the loss, theft, or damage is not reasonably available.
- (v) The cost of disconnecting, dismantling, removing, reassembling, reconnecting, and reinstalling machinery, equipment, or other personal property of the tenant, including connection charges imposed by utility companies for starting utility service.

(B) (i) The relocation compensation shall be an amount equal to the differential between the contract rent and the fair market rental value determined by the federal Department of Housing and Urban Development for a unit of comparable size within the area for the period that the unit is being repaired, not to exceed 120 days.

(ii) If the court finds that a tenant has been substantially responsible for causing or substantially contributing to the substandard conditions, then the relocation benefits of this section shall not be paid to this tenant. Each other tenant on the premises who has been ordered to relocate due to the substandard conditions and who is not substantially responsible for causing or contributing to the conditions shall be paid these benefits and moving costs at the time that he or she actually relocates.

(4) Determine the date when the tenant is to relocate, and order the tenant to notify the enforcement agency and the owner of the address of the premises to which he or she has relocated within five days after the relocation.

(5) (A) Order that the owner shall offer the first right to occupancy of the premises to each tenant who received benefits pursuant to subparagraph (A) of paragraph (3), before letting the unit for rent to a third party. The owner's offer on the first right to occupancy to the tenant shall be in writing, and sent by first-class certified mail to the address given by the tenant at the time of relocation. If the owner has not been provided the tenant's address by the tenant as prescribed by this section, the owner shall not be required to



provide notice under this section or offer the tenant the right to return to occupancy.

(B) The tenant shall notify the owner in writing that he or she will occupy the unit. The notice shall be sent by first-class certified mail no later than 10 days after the notice has been mailed by the owner.

(6) Order that failure to comply with any abatement order under this chapter shall be punishable by civil contempt, penalties under Chapter 6 (commencing with Section 17995), and any other penalties and fines as are available.

(e) The initiation of a proceeding or entry of a judgment pursuant to this section or Section 17980.6 shall be deemed to be a "proceeding" or "judgment" as provided by paragraph (4) or (5) of subdivision (a) of Section 1942.5 of the Civil Code.

(f) The term "owner," for the purposes of this section, shall include the owner, including any public entity that owns residential real property, at the time of the initial notice or order and any successor in interest who had actual or constructive knowledge of the notice, order, or prosecution.

(g) These remedies shall be in addition to those provided by any other law.

(h) This section and Section 17980.6 shall not impair the rights of an owner exercising his or her rights established pursuant to Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code.

Based on Health and Safety Code sections 17980.6 and 17980.7, the Town has the right and legal authority to conduct a hearing regarding the condition of the buildings on the Property pursuant to the April 29, 2015 notice and order to repair and abate that was served on all persons as required by law. In addition, the Town may take legal action relating to the abatement of such conditions or to have a receiver appointed by the court to correct the substandard housing conditions on the Property and all other remedies provided under California Housing Law. In addition, Chapter 8.04 of the Paradise Municipal Code (PMC) requires persons to maintain their properties.

### III.

#### **TOWN HAS COMPLIED WITH THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 17980.6**

The October 31, 2014 notice and order to Ms. Braun identified 30 substandard building conditions at the Property and gave her 30 days to obtain building permits or demolition permits to correct the violations. Based on the date of the notice and order, Ms. Braun had until November 30, 2014 to commence abating or repairing the substandard housing conditions. In addition to providing another list of substandard housing conditions at the Property, the Town's notice and order dated April 29, 2015 included a statement informing Ms. Braun that the Town Council would hold a hearing regarding the Property's 30 substandard conditions at 2:00 p.m. on May 14, 2015. As of the Town's last inspection of the Property, none of the violations at the Property had been corrected. Ms. Braun has not contacted the Town with proof of compliance relating to the substandard conditions at the Property that are listed in the notice and order. As such, the substandard buildings at the Property remain a threat to the health and safety of the residents and general public.

#### **IV.**

#### **TOWN COUNCIL HAS THE POWER TO AUTHORIZE THE TOWN ATTORNEY TO SEEK IMPOSITION OF PENALTIES AGAINST BRANDY L. BRAUN**

Based on the April 29, 2015 notice and order, the substandard buildings on the Property currently have serious, life-threatening health and safety violations, including, but not limited to, exposed, faulty electrical wiring, lack of running hot water, improperly installed water heater, lack of adequate heating, and lack of mechanical ventilation. To date, Ms. Braun has ignored the notices and orders and allowed the threat to health and safety to continue unabated. See Exhibit 4. Although the Town has attempted to have Ms. Braun voluntarily correct the substandard conditions at the Property, she has failed and refused to correct the substandard conditions, which is clearly shown by the fact that none of these violations at the Property have been corrected since October 2014. In fact, most of the exterior violations have existed for more than four years.

The substandard conditions and violations are so extensive in nature that they threaten and endanger the health and safety of the Property's residents and general public


(including law enforcement, fire, and other emergency personnel) who may enter upon the Property. Upon conclusion of the hearing, the Town Council may adopt a resolution making findings regarding the conditions at the Property and directing the Town Attorney to file a lawsuit against Ms. Braun and all parties who have a legal or equitable interest in the Property pursuant to PMC Chapter 8.04 and Health and Safety Code section 17980.7, and authorizing the Town Attorney to pursue any legal remedies available to abate the substandard conditions at the Property, including appointment of a receiver.

Moreover, if the court finds that the buildings at the Property substantially endanger the health and safety of the residents, the court is required to order the Property owner to pay all the reasonable and actual costs and attorney fees of the Town to prosecute the lawsuit.

## V. CONCLUSION

Given Ms. Braun's repeated failure to comply with the Town Building Official's orders attached as Exhibits 3 and 4, and the continued deterioration of the Property, there is substantial evidence in the record that Ms. Braun is refusing to correct the existing 30 substandard building violations at the Property. Moreover, the violations are so extensive and of such a nature that the health and safety of the public and residents are substantially endangered. As such, the Town Council is requested to authorize the filing of a lawsuit against Ms. Braun in respect to the abatement of the substandard building conditions at the Property pursuant to the California Substandard Housing Act and Health and Safety Code section 17980.7 and PMC Chapter 8.04.

Dated: May 11, 2015

  
DWIGHT L. MOORE, Attorney for  
TOWN OF PARADISE

# EXHIBIT 1

**RECORDING REQUESTED BY:**

Fidelity National Title Company of  
California  
Escrow No. 305040-MLB  
Title Order No. 00305040

**When Recorded Mail Document To:**

BRANDY L. BRAUN  
1433 Bille Road  
Paradise, CA 95969



2003-0046432

Recorded	REC FEE	10.00
Official Records		
County Of		
BUTTE		
CANDACE J. GRUBBS		
Recorder		
ROSEMARY DICKSON		
Assistant		
09:00AM 16-Jul-2003	Andrew	Page 1 of 2

APN: 050-200-073

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$14.30      City Tax is \$

- 1/2 Full Value less liens

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PHILLIP G. BRAUN**

hereby GRANT(S) to **BRANDY L. BRAUN, a married woman, as her sole and separate property**

the real property in the City of **Paradise,**

County of **Butte,** State of **California:**

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: July 10, 2003

STATE OF CALIFORNIA

COUNTY OF Butte

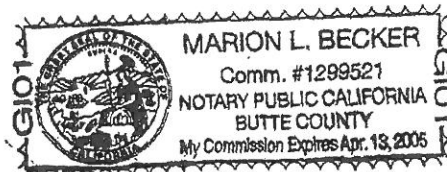
ON July 10, 2003 before me,

Marion L. Becker, Notary personally appeared

Phillip G. Braun

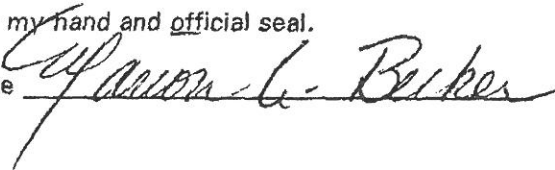
  
Phillip G. Braun

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature



**MAIL TAX STATEMENT AS DIRECTED ABOVE**

**EXHIBIT "ONE"****Parcel I:**

Beginning at a 1 1/4 inch iron pipe set for the South quarter corner of Section 12, Township 22 North, Range 3 East, M.D.B.&M., and thence following along the Southerly boundary line of said Section South 89°55'30" West for 1010.4 feet to the Southwest corner of that parcel of land described in Deed to Arthur R. Beard, et ux, which was recorded February 21, 1949 in Book "486" of Official Records, of Butte County, California at Page "437" and being the true point of beginning for the parcel of land herein described; thence following along the Westerly boundary line of said Beard Parcel North 0°04' West from said true point of beginning for 274.50 feet; thence leaving aforesaid Beard Property line and going South 82°06'24" West for a distance of 124.96 feet to a point in the centerline of a 40 foot road easement; thence following along said road centerline and it's Southerly projection South 0°04' East for a distance of 100.00 feet to the Northeast corner of that certain parcel of land described in Deed from Ned A. Pulver et ux to William N. Grimm, et ux dated December 15, 1951 and recorded December 15, 1951 in Book "612" of Official Records at Page 354, Records of Butte County, California; thence along the Westerly boundary line of said 40 foot road easement and the Easterly boundary line of aforesaid Grimm Property South 0°07' East for a distance of 157.50 feet to a point in the centerline of the Bille Road and being also a point in the South line of said Section 12, thence following along said Section line North 89°55'30" East for 123.66 feet to the true point of beginning of this description.

**Parcel II:**

An easement for road and public utility purposes over the following described parcel of land; beginning at the Northwest corner of the above described property; thence South 89°55'30" West for a distance of 20.00 feet; thence South 0°04' East for a distance of 79.94 feet thence South 45°00' East for a distance of 28.33 feet to a point on the West line of the above described property; thence North 0°04' West along the Westerly line of the above described property a distance of 100 feet to the point of beginning.

Assessor's Parcel No: 050-200-073

## EXHIBIT 2



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 09.14.2011	TIME: 2:00 PM	CITATION NUMBER: 11091401GM
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

**PENALTY AMOUNT (FOR EACH COUNT)**

☒ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☐ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$100.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

*Gene McCarty*

DATE ISSUED:

09.14.2011

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## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a **Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.**

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

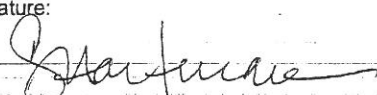
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 9/15/11	Type or print name: Susan Harman	Signature: 	18
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 03.28.2012	TIME: 11:55 AM	CITATION NUMBER: 12032801GM
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

**PENALTY AMOUNT (FOR EACH COUNT)**

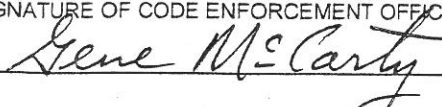
☐ 1st Citation \$100.00    
 ☐ 2nd Citation \$200.00    
 ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
 PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 03.28.2012
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Gene McCarty, Senior Code Enforcement Officer (530) 872-6989

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: <i>3/28/12</i>	Type or print name: <i>O Cook</i>	Signature: <i>O Cook</i>
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 05.07.2012	TIME: 11:50 AM	CITATION NUMBER: 12050701GM
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

05.07.2012

Gene McCarty, Senior Code Enforcement Officer (530) 872-6989

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08.09.2012	TIME: 10:30 AM	CITATION NUMBER: 12080901GM
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

## PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

## PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

08.09.2012

Gene McCarty, Senior Code Enforcement Officer (530) 872-6989



## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100%** of the penalty amount, and a **priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

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**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 03.11.2013	TIME: 11:00 AM	CITATION NUMBER: 12031101CB
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille road, Paradise, CA		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

**FILE COPY**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:

DATE ISSUED:

3-12-13

25

Silver Dodge  
White Ave

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 6/17/13	TIME: 09:00 A.M.	CITATION NUMBER: 13061701SA
NAME: Brandy Braun (Johnson)		
ADDRESS: 1433 Bille Road		
CITY: Paradise	STATE: CA	ZIP CODE: 95969
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

Previous Citation issued 3/12/13 for same offense.

**PENALTY AMOUNT (FOR EACH COUNT)**

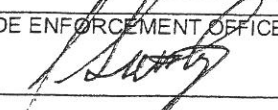
1st Citation \$100.00      2nd Citation \$200.00      X 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

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PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
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SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 6/17/13
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Scott Armstrong, Senior Code Enforcement Officer (530) 872-6291 Ex 124

Administrative Citation revised 04/21/2008



## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

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**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

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Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.


### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 6/17/13	Type or print name: Susan Hartman	Signature: 
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7/24/13

## TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 7/09/13	TIME: 2:00 PM	CITATION NUMBER: 13070902SA
NAME: Brandy Braun (Johnson)		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

Previous Citation issued 6/17/13 for same offense.

**PENALTY AMOUNT (FOR EACH COUNT)**

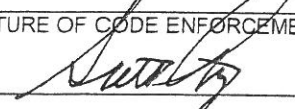
1st Citation \$100.00      2nd Citation \$200.00      X 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE"**

SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 7/9/13
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Scott Armstrong, Senior Code Enforcement Officer (530) 872-6291 Ex 124

Administrative Citation revised 04/21/2008

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

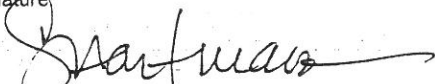
### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 7/7/13	Type or print name: Susan Hartman	Signature: 
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 8/28/13	TIME: 9:00 AM	CITATION NUMBER: 13082801SA
NAME: Brandy Braun (Johnson)		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Road, Paradise, CA 95969		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

Previous Citation issued 7/09/13 for same offense.  
Property has been partially abated.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      X 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:	DATE ISSUED:
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Scott Armstrong, Senior Code Enforcement Officer (530) 872-6291 Ex 124



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 12.17.2013	TIME: 4:30 PM	CITATION NUMBER: 13121701RT
NAME: Brandy L. Braun		
ADDRESS: P.O. Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille road, Paradise, CA		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

Previous Citation issued 8/28/13 for same offense.

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    
 ☐ 2nd Citation \$200.00    
 ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:

*[Signature]*

DATE ISSUED:

12/17/2013

33

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100%** of the penalty amount, and a **priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

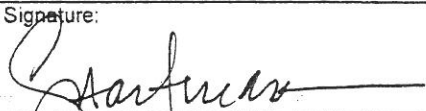
### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 12/18/13	Type or print name: Susan Hapman	Signature: 
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File Copy

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 01.22.2014		TIME: 9:30 AM	CITATION NUMBER: 14012201RT
NAME: Brandy L. Braun			
ADDRESS: P.O. Box 3301			
CITY: Paradise		STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille road, Paradise, CA			APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

Previous Citation issued 12.17.2013 for same offense.

PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:



DATE ISSUED:

1-22-2014

35





File

## TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 02.27.2014		TIME: 3:15 PM	CITATION NUMBER: 14022704RT
NAME: Brandy L. Braun			
ADDRESS: P.O. Box 3301			
CITY: Paradise		STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille road, Paradise, CA			APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

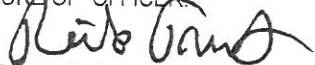
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:



DATE ISSUED:

2-27-2014

For additional information, contact Code Enforcement Officer Rick Trent (530) 872-6291 x 124

Administrative Citation revised 04/21/2008



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 04.29.2014	TIME: 10:10 AM	CITATION NUMBER: 14042902RT
NAME: Brandy L. Braun		
ADDRESS: 1433 Bille Road		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:

*Rick Trent*

DATE ISSUED:

4-29-2014

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## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100%** of the penalty amount, and a **priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

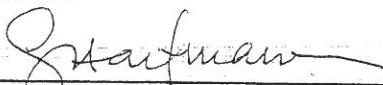
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 4/29/14	Type or print name: Susan Haptnan	Signature: 
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 06.03.2014		TIME: 8:30 AM	CITATION NUMBER: 14060302RT
NAME: Brandy L. Braun			
ADDRESS: 1433 Bille Road			
CITY: Paradise		STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:			APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:



DATE ISSUED:

6-3-2014

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

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Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

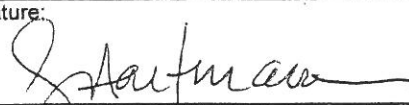
### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 6/3/14	Type or print name: Susan Hartman	Signature: 
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 07.03.2014	TIME: 8:30 AM	CITATION NUMBER: 14070302RT
NAME: Brandy L. Braun		
ADDRESS: 1433 Bille Road		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:		APN: 050-200-073

PARADISE MUNICIPAL CODE VIOLATION(S):

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

PENALTY AMOUNT (FOR EACH COUNT)

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

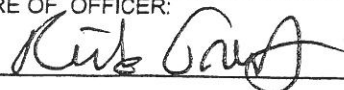
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:



DATE ISSUED:

7/3/2014

43

For additional information, contact Code Enforcement Officer Rick Trent (530) 872-6291 x 124

Administrative Citation revised 04/21/2008



## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100%** of the penalty amount, and a **priority lien will be recorded against any real property involved**. **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

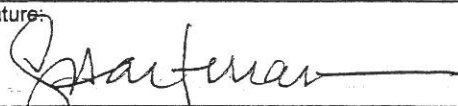
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 7/3/14	Type or print name: SUSAN HARTMAN	Signature: 
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# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08.15.2014	TIME: 8:30 AM	CITATION NUMBER: 14081502RT
NAME: Brandy L. Braun		
ADDRESS: 1433 Bille Road		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF OFFICER:

DATE ISSUED:

For additional information, contact Code Enforcement Officer Rick Trent (530) 872-6291 x 124

Administrative Citation revised 04/21/2008





2/10/14, 3/10/14, 4/10/14  
1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

## TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08/19/2014		TIME: 8:00 AM	CITATION NUMBER: 14042001SH <b>PLANNING</b>
NAME: Brandy Braun			
ADDRESS: 1433 Bille Rd			
CITY: Paradise		STATE: CA	ZIP CODE: 95969
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:			APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.08.210 (A) (5) It is unlawful for any person or generator in the town to fail to contract with the town's authorized solid waste collection franchisee to collect solid waste and recyclable materials from the generator unless granted an exemption from such required contracted service by action of the Town of Paradise.

**4<sup>th</sup> CITATION - CITATIONS WILL CONTINUE UNTIL SOLID WASTE SERVICE IS CONTRACTED FOR**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

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SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

08/20/2014

10/14/14  
PID acct. is active & current w/ no recent  
interruptions  
PG+E acct., no service by owner since 2012  
now no service since January 2013 gas  
" " " " " elec.

Greta / PG+E  
944734

File

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 09.16.2014	TIME: 2:10 PM	CITATION NUMBER: 14091601RT
NAME: Brandy L. Braun		
ADDRESS: 1433 Bille Road		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

8.04.010 (D) Unlawful Public Nuisance. Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, or which would materially hamper or interfere with the prevention or suppression of fire upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels.

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 ☐ 2nd Citation \$200.00    
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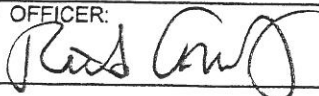
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

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SIGNATURE OF OFFICER:



DATE ISSUED:

9/16/2014

## **IMPORTANT INFORMATION – READ CAREFULLY**

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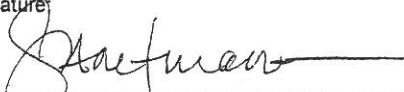
### **ADMINISTRATIVE HEARING/Appeal FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 9/16/14	Type or print name: Susan Hartman	Signature: 
------------------	--------------------------------------	--





# Town of Paradise

## Development Services

5555 Skyway Paradise CA 95969  
(530) 872-6291 ext. 123 Fax (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

October 31, 2014

### Unlawful Public Nuisance Conditions

Location: 1433 BILLE ROAD  
APN: 050-200-073-000  
Owner: BRAUN, BRANDY  
P O BOX 3301  
PARADISE CA 95967

The Town of Paradise performed an inspection of the property located on October 23, 2014 at 1433 Bille Road, Paradise CA 95969. The inspection discovered several Public Nuisance issues regarding this property. As per Paradise Municipal Code (PMC):

**PMC § 8.04.010 Declaration of what constitutes an unlawful public nuisance.**

Each of the following conditions or acts is declared by the town council to be an unlawful public nuisance; and the violation of which shall be an infraction:

- A. Fire hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard;
- E. Zoning ordinance: the violation of a provision of the land use regulations of the town as set forth in Title 17 of this code;
- G. Maintenance of property: the existence of any of the following conditions:
  - 4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.



# Town of Paradise

## Development Services

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The structures and grounds are maintained in such a condition to be an attractive nuisance that is dangerous and detrimental to the public health, safety or general welfare.

Reference attachment A Substandard Housing conditions discovered at time of the inspection. PMC §8.04.010 A,G

Reference attachment B Title 17 Zoning Regulations Violations. PMC §8.04.010 E

Reference attachment C Pictures are for reference and do not represent the entire scope of compliance issues.

To avoid issuance of administrative citations and further action please secure Building permits to repair or abate the structure within 15 days from October 31, 2014. After obtaining the appropriate Building permits you will then have 30 days to complete the repair or abatement.

Yours in service,

Anthony Lindsey C.B.O., CASp  
Building Official/Fire Marshal  
Town of Paradise

# Attachment A

# SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
10/23/14	Exterior Front and Rear yard area	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14	Site Maintenance Front Yard area	Piles of combustible vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
10/23/14	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 §3.14	Abate
10/23/14	Building Exterior Front porch area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
10/23/14	Building Exterior Front porch area	Broken entry door jamb, faulty weather protection. Repair jamb and trim out opening	H&S 17920.3 (g2)	Repair
10/23/14	Building exterior	Overall general dilapidation or improper maintenance. Paint peeling allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
10/23/14	Building exterior Front windows adjacent to entry door	Broken/missing glazing faulty weather protection allowing moisture to enter structure	H&S 17920.3 (g2)	Repair

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Building Exterior Electrical Service Panel area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit.	H&S 17920.3 (d)	Repair
10/23/14	Building Interior	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14	Building Interior	Inoperable/Missing Smoke and CO detectors	2013 CFC 907.2.11 Title 19 §3.24	Repair
10/23/14	Building Interior	Lack of hot running water to plumbing fixtures	H&S 17920.3 (a,5)	Repair
10/23/14	Building Interior	Broken kitchen faucet	H&S 17290.3 (e)	Repair
10/23/14	Building Interior	Exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d)	Repair
10/23/14	Building Interior	Lack of required electrical lighting	H&S 17920.3 (a,10)	Repair
10/23/14	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
10/23/14	Building Interior	Lack of mechanical ventilation	H&S 17920.3 (f)	Repair
10/23/14	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair



# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Building Interior	Lack of Adequate heating	H&S 17920.3 (a6,f)	Repair
10/23/14	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Leaking Waste piping	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Leaking potable water supply piping	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Exposed romex wiring, open electrical sockets	H&S 17920.3 (d)	Repair
10/23/14	Building Under floor area	Structural Damage to support girder and support columns. Perform structural repair with aid of architect and licensed professional.	H&S 17920.3 (b5)	Repair
10/23/14	Metal Shed	Exterior. General dilapidation or improper maintenance. Structure is compromised.	H&S 17920.3 (a13)	Repair
10/23/14	Metal Shed	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,l,n) 2013 CFC 315 Title 19 §3.14	Abate

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Rear yard storage Building	Unpermitted residential dwelling conversion	H&S 17920.3 (d)	Abate
10/23/14	Rear yard storage Building	Unpermitted exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d) 2010 CFC 605	Repair
10/23/14	Rear yard storage Building	Unpermitted mechanical wall heater installation	H&S 17920.3 (f)	Abate
10/23/14	Rear yard storage Building	Unpermitted plumbing installation kitchen sink, water closet, lav and shower	H&S 17920.3 (e) 2010 CPC 510 2010 CPC 608.5	Abate
10/23/14	Rear yard storage Building	Water damaged ceiling is falling hazard	H&S 17920.3 (h,i,k,m)	Repair

## Abbreviations used

California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

## Definitions

Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.

# Attachment B



# Town of Paradise

## Development Services


5555 Skyway Paradise CA 95969  
(530) 872-6291 Fax (530) 877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

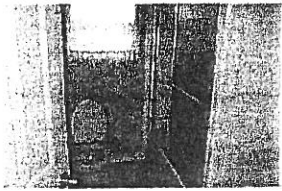
October 31, 2014

Brandy Braun  
1433 Bille Road  
Paradise CA 95969  
APN 050-200-073

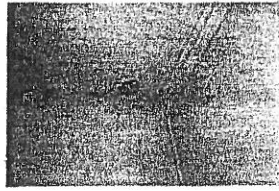
### Paradise Municipal Code (PMC) Title 17 Zoning Regulations Violations

- More than 100 square feet of junk was observed as being stored on the property during an inspection conducted by the Town Planning Director on October 23, 2014.
- PMC section 17.06.1000 - Junk. More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted by this title.  
(Ord. 313, § 3(part), 1998; Ord. 264, § 2(part), 1995; Ord. 214, § 2(part), 1992)
- The Town Planning Director has determined that storage of junk on the property constitutes a public nuisance pursuant to PMC section 17.06.1000 and that the storage of any junk that exceeds 100 square feet in area must be removed from the property.

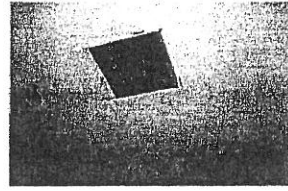
  
Craig Baker  
Community Development Director  
Town of Paradise  
5555 Skyway  
Paradise, CA 95969  
Phone: 530.872.6291 x111  
Fax: 530.877.5059



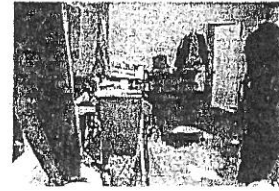
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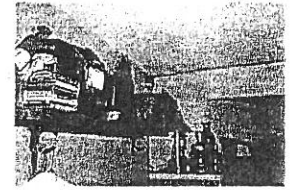
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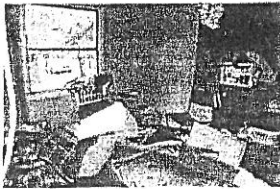
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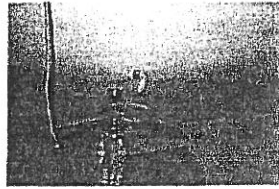
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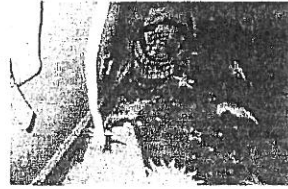
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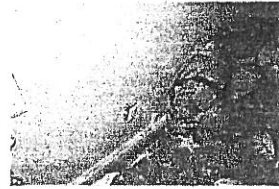
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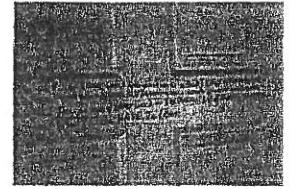
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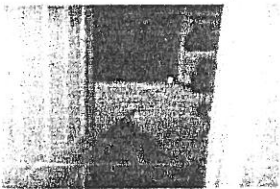
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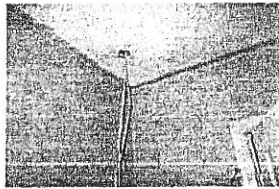
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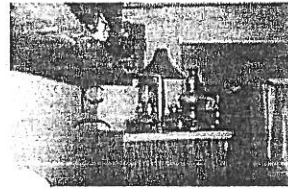
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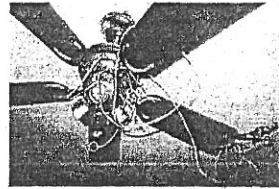
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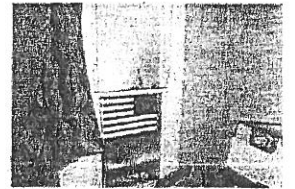
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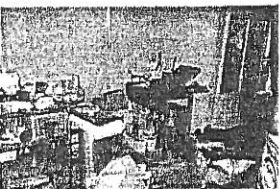
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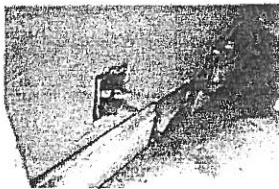
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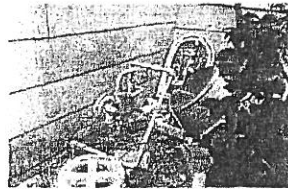
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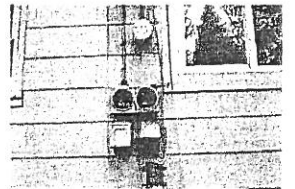
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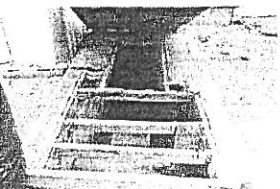
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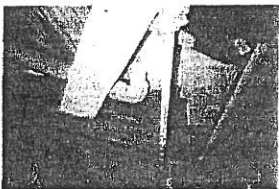
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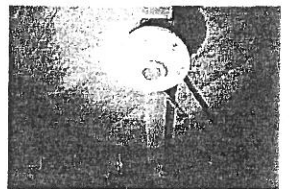
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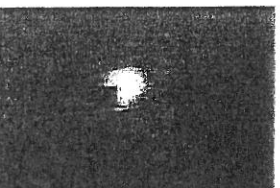
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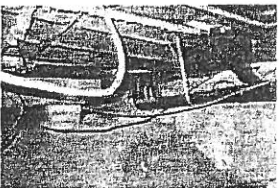
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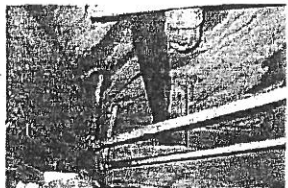
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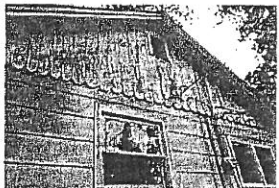
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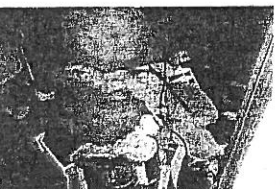
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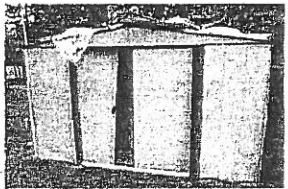
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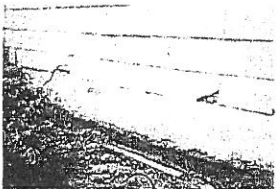
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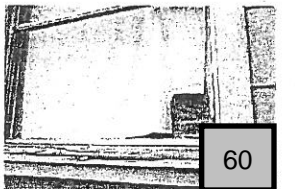
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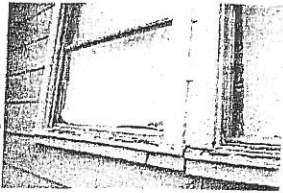


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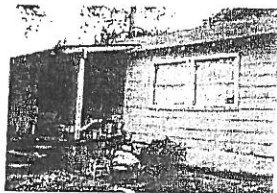


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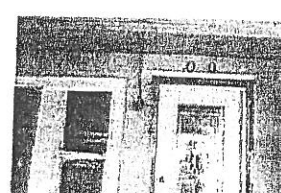
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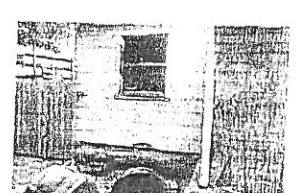
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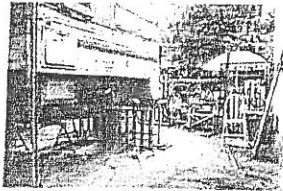
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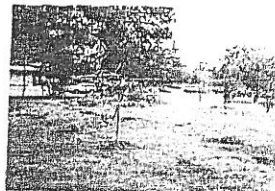
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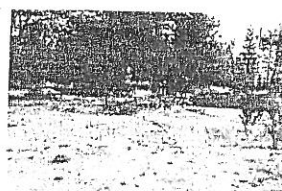
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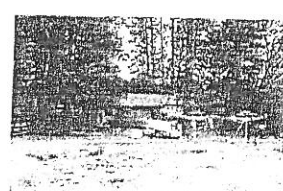
IMG\_1147



IMG\_1148



IMG\_1149



IMG\_1150



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 11/18/2014		TIME: 8:00 AM	CITATION NUMBER: 14111801AL
NAME: Brandy Braun			
ADDRESS: PO Box 3301			
CITY: Paradise		STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd			APN: 050-200-073

COPY

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

**17.06.1000 Junk.**

More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted this title.

**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**

- (3 counts)
- ☒ 1st Citation \$100.00    
 ☐ 2nd Citation \$200.00    
 ☐ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$300.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF BUILDING OFFICIAL/FIRE MARSHAL:

DATE ISSUED:

11/18/2014

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

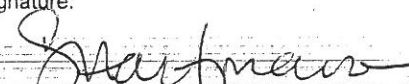
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:
11/18/2014	Susan Hartman	

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 12/01/2014	TIME: 8:00 AM	CITATION NUMBER: 14120102AL
NAME: Brandy Braun		
ADDRESS: PO Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd		APN: 050-200-073

COPY

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

**17.06.1000 Junk.**

More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted this title.

**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**  
(3 counts)

☐ 1st Citation \$100.00    
 ☒ 2nd Citation \$200.00    
 ☐ 3rd and Subsequent Citation(s) \$500.00

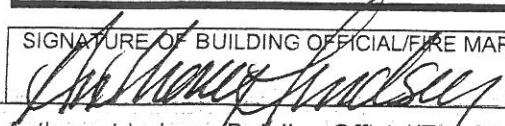
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$600.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF BUILDING OFFICIAL/FIRE MARSHAL:



DATE ISSUED:

12/01/2014



## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

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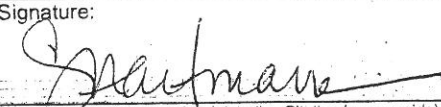
### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:	66
12/01/2014	Susan Hartman		

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 12/29/2014	TIME: 8:00 AM	CITATION NUMBER: 14122901AL
NAME: Brandy Braun		
ADDRESS: PO Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

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**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    
 ☐ 2nd Citation \$200.00    
 ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF BUILDING OFFICIAL/FIRE MARSHAL:

DATE ISSUED:

12/29/2014

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

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**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an **additional penalty of 100%** of the penalty amount, and a **priority lien will be recorded against any real property involved.** **This priority lien will be listed as a line item on your property tax bill which will be required to be paid with your property taxes.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to "Town of Paradise". **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

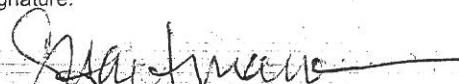
### **ADMINISTRATIVE HEARING/Appeal FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:
12/29/2014	Susan Hartman	



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 01/12/2015	TIME: 8:00 AM	CITATION NUMBER: 15011201AL
NAME: Brandy Braun		
ADDRESS: PO Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

**17.06.1000 Junk.**

More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted this title.

**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    
 ☐ 2nd Citation \$200.00    
 ☒ 3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF BUILDING OFFICIAL/FIRE MARSHAL:

DATE ISSUED:

01/12/2015

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a **Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.**

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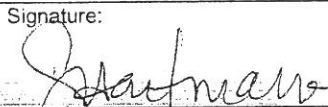
### **ADMINISTRATIVE HEARING/APPEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

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### **PROOF OF SERVICE BY MAIL**

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Date:	Type or print name:	Signature:	70
01/12/2015	Susan Hartman		



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 02/02/2015	TIME: 8:00 AM	CITATION NUMBER: 15020201AL
NAME: Brandy Braun		
ADDRESS: PO Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd		APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growing and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

**17.06.1000 Junk.**

More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted this title.

**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00  
(3 counts)

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

02/02/2015

## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

**WARNING:** A subsequent citation will be issued if this violation continues.

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**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

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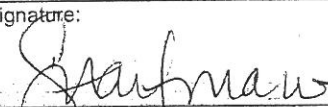
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:	72
02/02/2015	Susan Hartman		

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 03/13/2015		TIME: 8:00 AM	CITATION NUMBER: 15031301AL BLDG
NAME: Brandy Braun			
ADDRESS: PO Box 3301			
CITY: Paradise		STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd			APN: 050-200-073

**PARADISE MUNICIPAL CODE VIOLATION(S):**

**8.04.010 Declaration of what constitutes a public nuisance.**

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

G. Maintenance of property: the existence of any of the following conditions:

4. Maintenance of premises in such a condition as to be an attractive nuisance that is dangerous and/or detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by Civil Code section 3480.

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**PLEASE SEE NOTICE OF VIOLATION DATED 10/31/14 FOR LIST OF ITEMS TO BE CORRECTED  
CITATIONS WILL CONTINUE TO BE ISSUED EVERY 10 DAYS UNTIL COMPLIANCE IS GAINED**

**PENALTY AMOUNT (FOR EACH COUNT)**

☐ 1st Citation \$100.00    ☐ 2nd Citation \$200.00    ☒ 3rd and Subsequent Citation(s) \$500.00  
(3 counts)

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

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YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

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73

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

03/13/2015



## **IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation.

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**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

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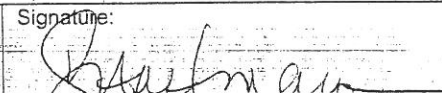
### **ADMINISTRATIVE HEARING/APEAL FORM**

1. Name:	2. Telephone:
3. Address:	
4. Reason for Appeal:	

You must fill out this form completely (if necessary an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

### **PROOF OF SERVICE BY MAIL**

I am over the age of eighteen years of age, and not a party to this action. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California 95969. On the date below, I served this Administrative Citation on the party at the address listed on the reverse side of this citation by depositing a copy of this citation in a sealed envelope, postage prepaid, with the United States Postal Service at Paradise, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:	Type or print name:	Signature:
02/10/2005	Chris Hoffman	

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 04/06/2015	TIME: 8:00 AM	CITATION NUMBER: 15040602AL BLDG
NAME: Brandy Braun		
ADDRESS: PO Box 3301		
CITY: Paradise	STATE: CA	ZIP CODE: 95967
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1433 Bille Rd		APN: 050-200-073

## PARADISE MUNICIPAL CODE VIOLATION(S):

### 8.04.010 Declaration of what constitutes a public nuisance.

A. Fire Hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

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YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

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SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

04/06/2015

Rick Denno, Code Enforcement Officer (530) 872-6204 ext. 424



## **IMPORTANT INFORMATION – READ CAREFULLY**

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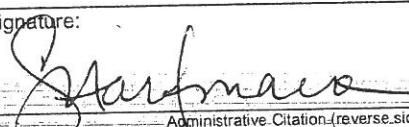
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1. Name:	2. Telephone:
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Date:	Type or print name:	Signature:	76
04/06/2015	Susan Hartman		

## **EXHIBIT 3**



# **NOTICE**

## **SUBSTANDARD BUILDING**

**Brandy Braun**

**1433 Bille Road, Paradise CA 95969**

**APN 050-200-073-00**

The Building Official/Fire Marshal has determined these buildings to be Substandard pursuant to California Health and Safety Code section 17920.3 (see attached report for list of defects).

Signed: \_\_\_\_\_

  
Anthony Lindsey, Town of Paradise Building Official/Fire Marshal

October 31, 2014

**CONTACT THE BUILDING DEPARTMENT FOR ADDITIONAL  
INFORMATION OR REQUIREMENTS**

**Town of Paradise 530- 872-6291**



# Town of Paradise

## Development Services

5555 Skyway Paradise CA 95969  
(530) 872-6291 Fax (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

October 31, 2014

Brandy L Braun,

This letter is to notify you of the following:

1. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980, YOU ARE BEING NOTIFIED AS Owner of Record and /or beneficiary the Town of Paradise Building Official has determined the structures located at 1433 Bille Road, Paradise California 95969 APN: 050-200-073 are in substandard condition under the provisions of California Health and Safety Code Section 17920.3 and Paradise Municipal Code section 8.04.010 Unlawful Public Nuisance
2. The property is fully described in Attachment A.
3. Conditions which render the buildings substandard dangerous and detrimental to the public health, safety or general welfare are set forth on Attachment B. Pictures attached are for reference and do not represent the entire scope of compliance issues.
4. To avoid issuance of administrative citations and further action secure Building permits to repair or abate the structures.
5. If you elect to repair the buildings, all required **Building permits for the repairs shall be obtained** and the work physically commenced and completed within 30 days from the date of this notice.
6. If you elect to abate the buildings, all **Demolition permits required shall be obtained** and demolition commenced and completed within 30 days from the date of this notice. Demolition work shall include the removal of all structures or portions thereof, foundations, trash and debris, and the lot shall be left clean, level condition.
7. **ON DECEMBER 9th, 2014 AT 6:00 PM THE TOWN COUNCIL HOLD A HEARING AT 5555 SKYWAY PARADISE CA 95969 CONCERNING THE VIOLATIONS SET FORTH ON ATTACHMENT B.**
8. **Failure to comply with this Notice of Violation may result in enforcement actions such as administrative citations and abatement, civil penalties, receivership, re-inspection fees, revocation of permits, recordation of the notice of violation or suit for civil injunction. In accordance with sections 17274 and 24436.5 of the Revenue and Taxation Code, no California tax deduction is allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year with respect to substandard housing.**



# Attachment A

**RECORDING REQUESTED BY:**

Fidelity National Title Company of  
California

Escrow No. 305040-MLB

Title Order No. 00305040

**When Recorded Mail Document To:**

BRANDY L. BRAUN

1433 Bille Road

Paradise, CA 95969



2003-0046432

Recorded  
Official Records  
County Of  
BUTTE

CANDACE J. GRUBBS

Recorder

ROSEMARY DICKSON

Assistant

09:00AM 16-Jul-2003

REC FEE 10.00

Andrew  
Page 1 of 2

APN: 050-200-073

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$14.30 City Tax is \$

- 1/2 Full Value less liens

2\*  
m

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PHILLIP G. BRAUN**

hereby GRANT(S) to **BRANDY L. BRAUN, a married woman**, as her sole and separate property

the real property in the City of **Paradise**,

County of **Butte**, State of California:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: July 10, 2003

Phillip G. Braun

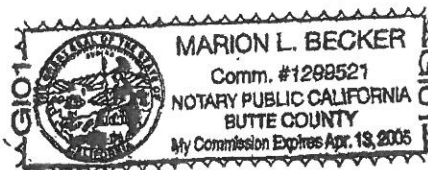
STATE OF CALIFORNIA

COUNTY OF Butte

ON July 10, 2003 before me,

Marion L. Becker, Notary personally appeared  
Phillip G. Braun

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature

**MAIL TAX STATEMENT AS DIRECTED ABOVE**

**EXHIBIT "ONE"****Parcel I:**

Beginning at a 1 1/4 inch iron pipe set for the South quarter corner of Section 12, Township 22 North, Range 3 East, M.D.B.&M., and thence following along the Southerly boundary line of said Section South 89°55'30" West for 1010.4 feet to the Southwest corner of that parcel of land described in Deed to Arthur R. Beard, et ux, which was recorded February 21, 1949 in Book "486" of Official Records, of Butte County, California at Page "437" and being the true point of beginning for the parcel of land herein described; thence following along the Westerly boundary line of said Beard Parcel North 0°04' West from said true point of beginning for 274.50 feet; thence leaving aforesaid Beard Property line and going South 82°06'24" West for a distance of 124.96 feet to a point in the centerline of a 40 foot road easement; thence following along said road centerline and it's Southerly projection South 0°04' East for a distance of 100.00 feet to the Northeast corner of that certain parcel of land described in Deed from Ned A. Pulver et ux to William N. Grimm, et ux dated December 15, 1951 and recorded December 15, 1951 in Book "612" of Official Records at Page 354, Records of Butte County, California; thence along the Westerly boundary line of said 40 foot road easement and the Easterly boundary line of aforesaid Grimm Property South 0°07' East for a distance of 157.50 feet to a point in the centerline of the Bille Road and being also a point in the South line of said Section 12, thence following along said Section line North 89°55'30" East for 123.66 feet to the true point of beginning of this description.

**Parcel II:**

An easement for road and public utility purposes over the following described parcel of land; beginning at the Northwest corner of the above described property; thence South 89°55'30" West for a distance of 20.00 feet; thence South 0°04' East for a distance of 79.94 feet thence South 45°00' East for a distance of 28.33 feet to a point on the West line of the above described property; thence North 0°04' West along the Westerly line of the above described property a distance of 100 feet to the point of beginning.

Assessor's Parcel No: 050-200-073

# Attachment B

# SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
10/23/14	Exterior Front and Rear yard area	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14	Site Maintenance Front Yard area	Piles of combustible vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
10/23/14	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 §3.14	Abate
10/23/14	Building Exterior Front porch area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
10/23/14	Building Exterior Front porch area	Broken entry door jamb, faulty weather protection. Repair jamb and trim out opening	H&S 17920.3 (g2)	Repair
10/23/14	Building exterior	Overall general dilapidation or improper maintenance. Paint peeling allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
10/23/14	Building exterior Front windows adjacent to entry door	Broken/missing glazing faulty weather protection allowing moisture to enter structure	H&S 17920.3 (g2)	Repair



# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Building Exterior Electrical Service Panel area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit.	H&S 17920.3 (d)	Repair
10/23/14	Building Interior	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14	Building Interior	Inoperable/Missing Smoke and CO detectors	2013 CFC 907.2.11 Title 19 §3.24	Repair
10/23/14	Building Interior	Lack of hot running water to plumbing fixtures	H&S 17920.3 (a,5)	Repair
10/23/14	Building Interior	Broken kitchen faucet	H&S 17290.3 (e)	Repair
10/23/14	Building Interior	Exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d)	Repair
10/23/14	Building Interior	Lack of required electrical lighting	H&S 17920.3 (a,10)	Repair
10/23/14	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
10/23/14	Building Interior	Lack of mechanical ventilation	H&S 17920.3 (f)	Repair
10/23/14	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Building Interior	Lack of Adequate heating	H&S 17920.3 (a6,f)	Repair
10/23/14	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Leaking Waste piping	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Leaking potable water supply piping	H&S 17920.3 (e)	Repair
10/23/14	Building Under floor area	Exposed romex wiring, open electrical sockets	H&S 17920.3 (d)	Repair
10/23/14	Building Under floor area	Structural Damage to support girder and support columns. Perform structural repair with aid of architect and licensed professional.	H&S 17920.3 (b5)	Repair
10/23/14	Metal Shed	Exterior. General dilapidation or improper maintenance. Structure is compromised.	H&S 17920.3 (a13)	Repair
10/23/14	Metal Shed	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,l,n) 2013 CFC 315 Title 19 §3.14	Abate

## SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14	Rear yard storage Building	Unpermitted residential dwelling conversion	H&S 17920.3 (d)	Abate
10/23/14	Rear yard storage Building	Unpermitted exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d) 2010 CFC 605	Repair
10/23/14	Rear yard storage Building	Unpermitted mechanical wall heater installation	H&S 17920.3 (f)	Abate
10/23/14	Rear yard storage Building	Unpermitted plumbing installation kitchen sink, water closet, lav and shower	H&S 17920.3 (e) 2010 CPC 510 2010 CPC 608.5	Abate
10/23/14	Rear yard storage Building	Water damaged ceiling is falling hazard	H&S 17920.3 (h,l,k,m)	Repair

### Abbreviations used

California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

### Definitions

Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.





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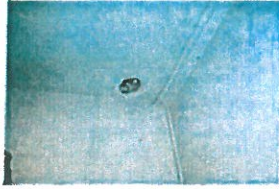


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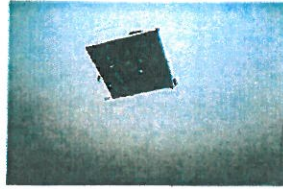




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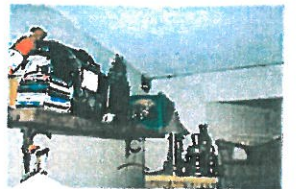
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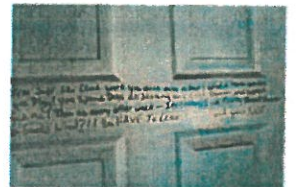
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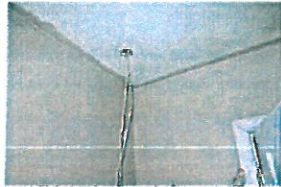
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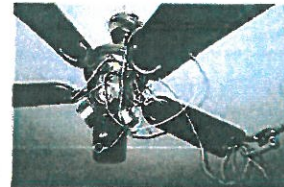
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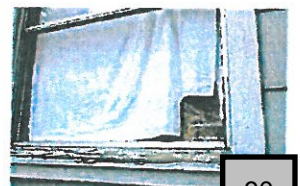
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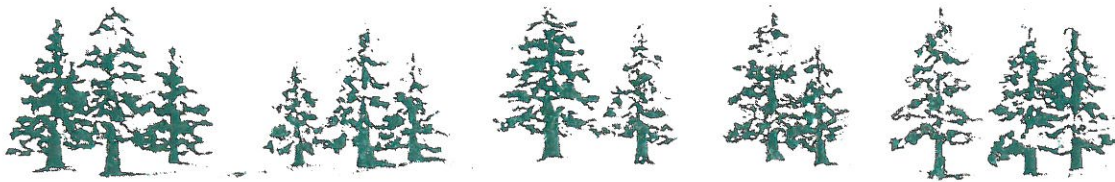


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# **EXHIBIT 4**





## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

### **NOTICE OF PUBLIC HEARING AND ORDER TO REPAIR OR ABATE NUISANCES RELATING TO SUBSTANDARD CONDITIONS**

**BRANDY L. BRAUN  
1433 BILLE ROAD  
PARADISE, CA 95969**



APRIL 29, 2015

TO: BRANDY L. BRAUN

1. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.6, YOU ARE BEING NOTIFIED AS OWNER OF RECORD AND/OR BENEFICIARY, THAT THE TOWN OF PARADISE BUILDING OFFICIAL HAS DETERMINED THE STRUCTURES AND YARDS LOCATED AT 1433 BILLE ROAD, PARADISE, CALIFORNIA 95969 APN: 050-200-073 (PROPERTY) ARE IN SUBSTANDARD CONDITION UNDER THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 17920.3 AND PARADISE MUNICIPAL CODE SECTION 8.04.010 RELATING TO UNLAWFUL PUBLIC NUISANCES. THE PROPERTY IS MORE FULLY DESCRIBED IN ATTACHMENT A. THE VIOLATIONS AT THE PROPERTY ARE SET FORTH ON ATTACHMENT B OF THIS NOTICE.
2. ON MAY 14, 2015 AT 2:00 P.M. THE PARADISE TOWN COUNCIL WILL HOLD A HEARING AT 5555 SKYWAY, PARADISE, CA 95969 CONCERNING THE VIOLATIONS AT THE PROPERTY SET FORTH ON ATTACHMENT B OF THIS NOTICE. YOU ARE NOTIFIED TO APPEAR AT THE HEARING TO SHOW CAUSE WHY THE VIOLATIONS AND NUISANCES SHOULD NOT BE ABATED BY THE TOWN IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 17980.7 AND PARADISE MUNICIPAL CODE CHAPTER 8.04.
3. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980, ON OCTOBER 31, 2014, YOU WERE NOTIFIED THAT THERE WERE 30 VIOLATIONS AT THE PROPERTY OF STATE HOUSING LAW AND/OR TOWN LAWS, WHICH HAD TO BE CORRECTED IN 30 DAYS FROM OCTOBER 31, 2014 BECAUSE THEY RENDERED THE PROPERTY'S BUILDINGS SUBSTANDARD, DANGEROUS AND DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR GENERAL WELFARE. THEREAFTER, ON MARCH 31, 2015, THE TOWN BUILDING OFFICIAL RE-INSPECTED THE PROPERTY. AS A RESULT, IT WAS DETERMINED THAT ALL THE VIOLATIONS STILL EXIST, AND THAT YOU HAVE NOT OBTAINED ANY BUILDING PERMITS OR DEMOLITION PERMITS TO CORRECT THE VIOLATIONS.


4. THE TOWN OF PARADISE IS ORDERING YOU TO ABATE THE VIOLATIONS AT THE PROPERTY.

5. FAILURE TO COMPLY WITH THIS NOTICE OF VIOLATION MAY RESULT IN ENFORCEMENT ACTIONS SUCH AS ADMINISTRATIVE CITATIONS AND ABATEMENT, CIVIL PENALTIES, RECEIVERSHIP, RE-INSPECTION FEES, REVOCATION OF PERMITS, RECORDATION OF THE NOTICE OF VIOLATION OR SUIT FOR CIVIL INJUNCTION. IN ACCORDANCE WITH SECTIONS 17274 AND 24436.5 OF THE REVENUE AND TAXATION CODE, NO CALIFORNIA TAX DEDUCTION IS ALLOWED FOR INTEREST, TAXES, DEPRECIATION OR AMORTIZATION PAID OR INCURRED IN THE TAX YEAR WITH RESPECT TO SUBSTANDARD HOUSING.

6. PURSUANT TO CIVIL CODE SECTION 1942.5, AS THE PROPERTY'S OWNER YOU CANNOT RETALIATE AGAINST ANY TENANT AT THE PROPERTY AS A RESULT OF THIS NOTICE.

PLEASE CONTACT BUILDING OFFICIAL ANTHONY LINDSEY AT 5555 SKYWAY, PARADISE, CA 95969 IF YOU HAVE ANY QUESTIONS. MR. LINDSEY'S TELEPHONE NUMBER IS (530) 872-6291 EXTENSION 110.

DATED: APRIL 29, 2015

  
\_\_\_\_\_  
ANTHONY LINDSEY  
PARADISE BUILDING OFFICIAL

# **Attachment A**

## **Property Description**

**EXHIBIT "ONE"****Parcel I:**

Beginning at a 1 1/4 inch iron pipe set for the South quarter corner of Section 12, Township 22 North, Range 3 East, M.D.B.&M., and thence following along the Southerly boundary line of said Section South 89°55'30" West for 1010.4 feet to the Southwest corner of that parcel of land described in Deed to Arthur R. Beard, et ux, which was recorded February 21, 1949 in Book "486" of Official Records, of Butte County, California at Page "437" and being the true point of beginning for the parcel of land herein described; thence following along the Westerly boundary line of said Beard Parcel North 0°04' West from said true point of beginning for 274.50 feet; thence leaving aforesaid Beard Property line and going South 82°06'24" West for a distance of 124.96 feet to a point in the centerline of a 40 foot road easement; thence following along said road centerline and it's Southerly projection South 0°04' East for a distance of 100.00 feet to the Northeast corner of that certain parcel of land described in Deed from Ned A. Pulver et ux to William N. Grimm, et ux dated December 15, 1951 and recorded December 15, 1951 in Book "612" of Official Records at Page 354, Records of Butte County, California; thence along the Westerly boundary line of said 40 foot road easement and the Easterly boundary line of aforesaid Grimm Property South 0°07' East for a distance of 157.50 feet to a point in the centerline of the Bille Road and being also a point in the South line of said Section 12, thence following along said Section line North 89°55'30" East for 123.66 feet to the true point of beginning of this description.

**Parcel II:**

An easement for road and public utility purposes over the following described parcel of land; beginning at the Northwest corner of the above described property; thence South 89°55'30" West for a distance of 20.00 feet; thence South 0°04' East for a distance of 79.94 feet thence South 45°00' East for a distance of 28.33 feet to a point on the West line of the above described property; thence North 0°04' West along the Westerly line of the above described property a distance of 100 feet to the point of beginning.

Assessor's Parcel No: 050-200-073

## **Attachment B**

### **Substandard Conditions**

**ON MARCH 31, 2015, ANTHONY LINDSEY, TOWN OF PARADISE BUILDING OFFICIAL, CONDUCTED INSPECTIONS OF ALL THE GROUNDS AND BUILDINGS LOCATED AT 1433 BILLE ROAD, PARADISE, CALIFORNIA (PROPERTY). AS A RESULT OF SUCH INSPECTIONS, MR. LINDSEY IDENTIFIED THE FOLLOWING SUBSTANDARD CONDITIONS IN THE BUILDINGS AT THE PROPERTY.**



# SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Exterior Front and Rear yard area	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14 3/31/15	Site Maintenance Front Yard area	Piles of combustible vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
10/23/14 3/31/15	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 §3.14	Abate
10/23/14 3/31/15	Building Exterior Front porch area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Exterior Front porch area	Broken entry door jamb, faulty weather protection. Repair jamb and trim out opening	H&S 17920.3 (g2)	Repair
10/23/14 3/31/15	Building exterior	Overall general dilapidation or improper maintenance. Paint peeling allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
10/23/14 3/31/15	Building exterior Front windows adjacent to entry door	Broken/missing glazing faulty weather protection allowing moisture to enter structure	H&S 17920.3 (g2)	Repair

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Building Exterior Electrical Service Panel area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Interior	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14 3/31/15	Building Interior	Inoperable/Missing Smoke and CO detectors	2013 CFC 907.2.11 Title 19 §3.24	Repair
10/23/14 3/31/15	Building Interior	Lack of hot running water to plumbing fixtures	H&S 17920.3 (a,5)	Repair
10/23/14 3/31/15	Building Interior	Broken kitchen faucet	H&S 17290.3 (e)	Repair
10/23/14 3/31/15	Building Interior	Exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Interior	Lack of required electrical lighting	H&S 17920.3 (a,10)	Repair
10/23/14 3/31/15	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
10/23/14 3/31/15	Building Interior	Lack of mechanical ventilation	H&S 17920.3 (f)	Repair
10/23/14 3/31/15	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Building Interior	Lack of Adequate heating	H&S 17920.3 (a6,f)	Repair
10/23/14 3/31/15	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Leaking Waste piping	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Leaking potable water supply piping	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Exposed romex wiring, open electrical sockets	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Under floor area	Structural Damage to support girder and support columns. Perform structural repair with aid of architect and licensed professional.	H&S 17920.3 (b5)	Repair
10/23/14 3/31/15	Metal Shed	Exterior. General dilapidation or improper maintenance. Structure is compromised. CORRECTED	H&S 17920.3 (a13)	Repair
10/23/14 3/31/15	Metal Shed	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants. CORRECTED	H&S 17920.3 (h,i,n) 2013 CFC 315 Title 19 §3.14	Abate

## SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Rear yard storage Building	Unpermitted residential dwelling conversion	H&S 17920.3 (d)(n)	Abate
10/23/14 3/31/15	Rear yard storage Building	Unpermitted exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d) 2010 CFC 605	Repair
10/23/14 3/31/15	Rear yard storage Building	Unpermitted mechanical wall heater installation	H&S 17920.3 (f)	Abate
10/23/14 3/31/15	Rear yard storage Building	Unpermitted plumbing installation kitchen sink, water closet, lav and shower	H&S 17920.3 (e) 2010 CPC 510 2010 CPC 608.5	Abate
10/23/14 3/31/15	Rear yard storage Building	Water damaged ceiling is falling hazard	H&S 17920.3 (h,l,k,m)	Repair

### Abbreviations used

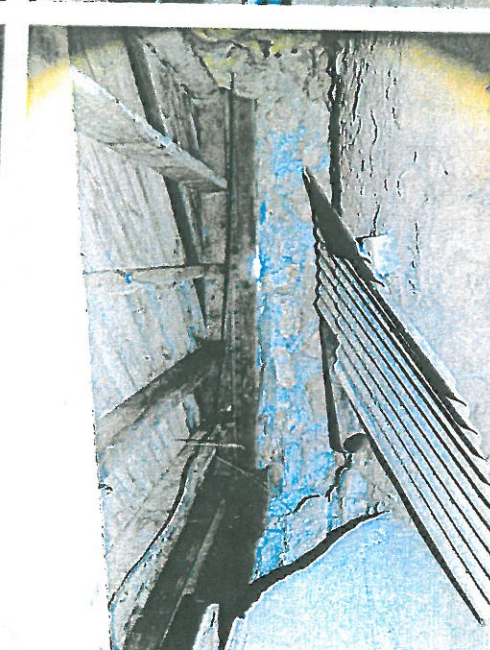
California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

### Definitions

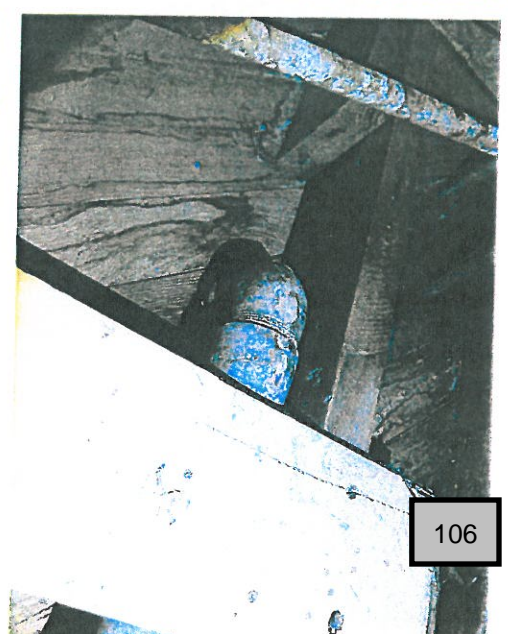
Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.

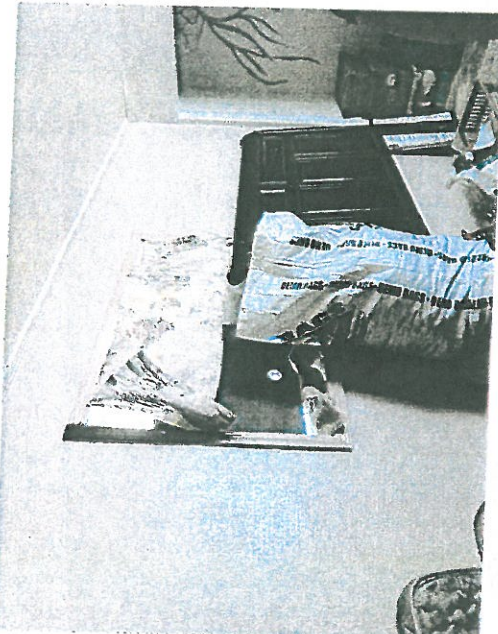
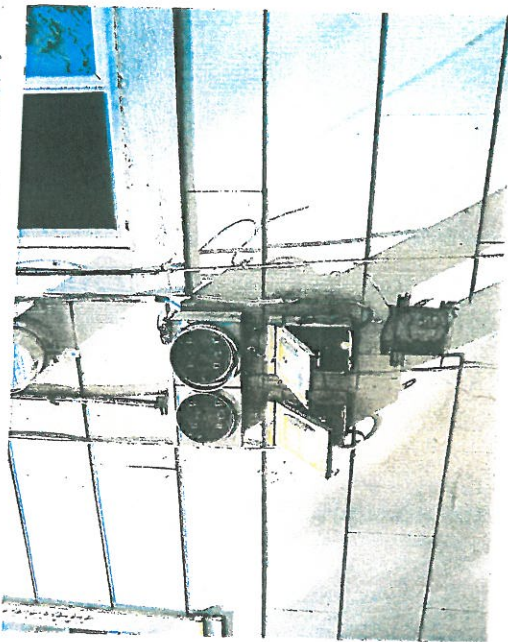




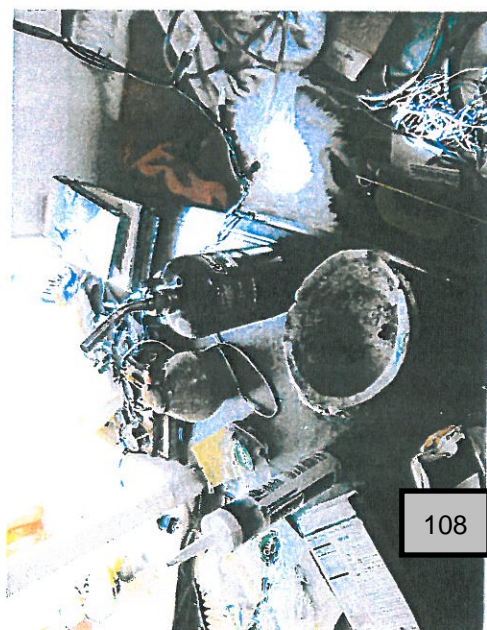
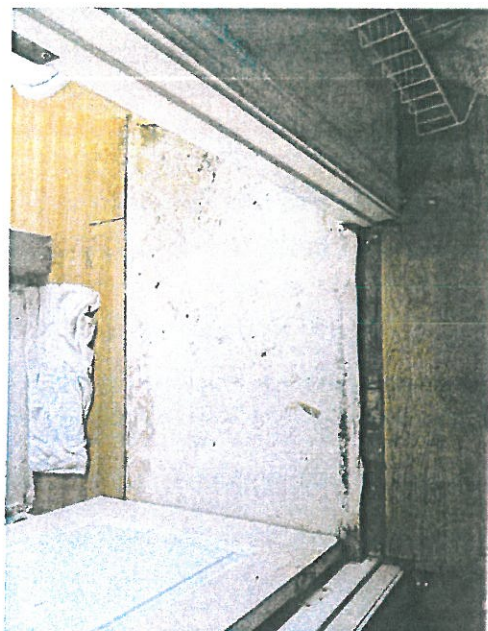
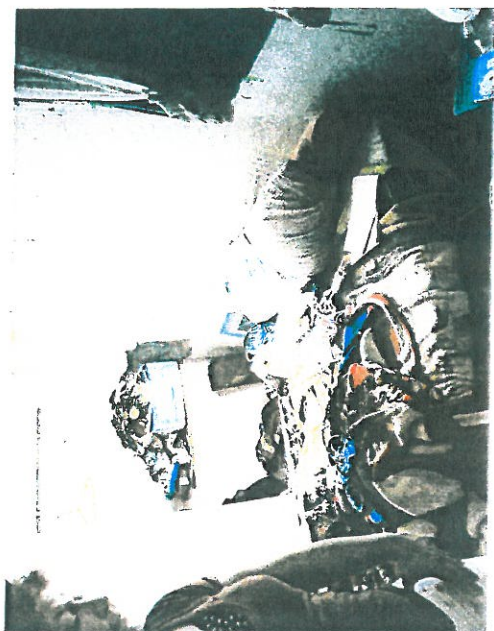




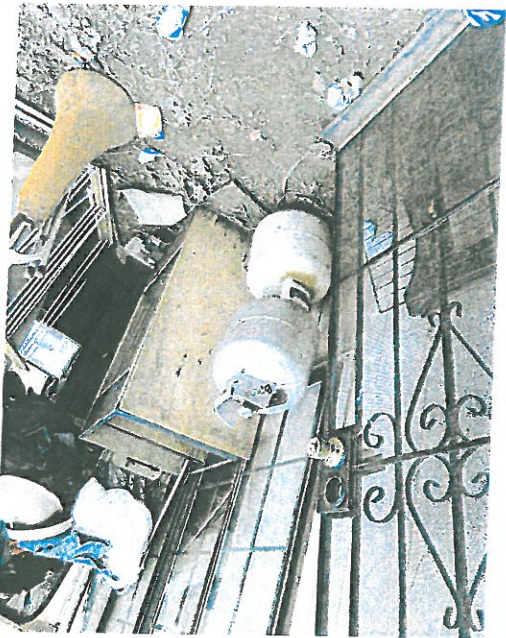
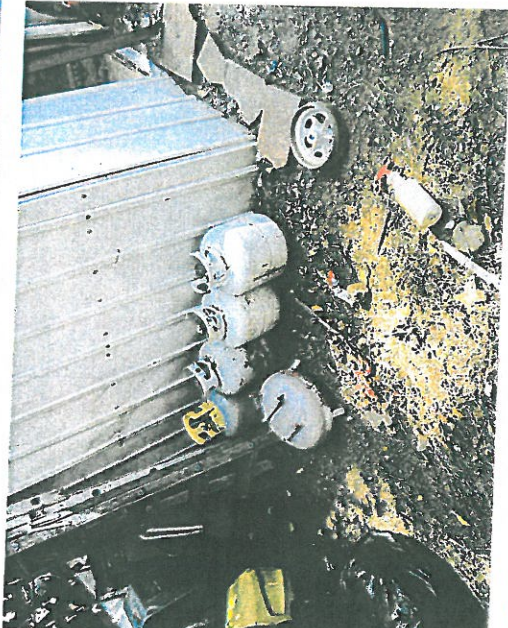
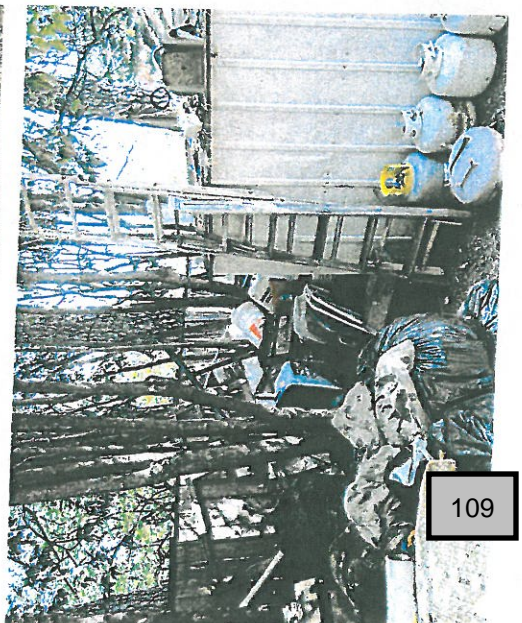
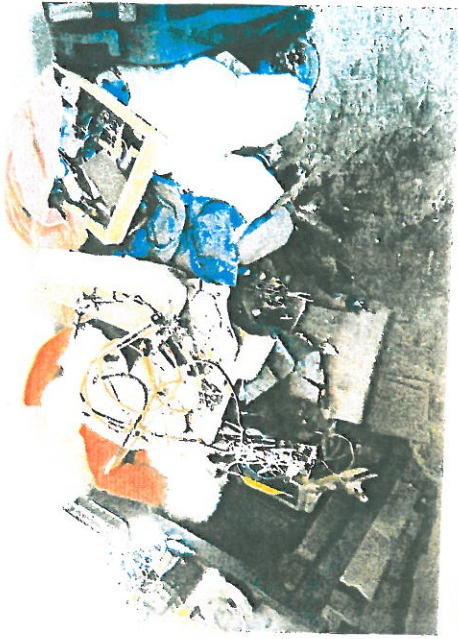




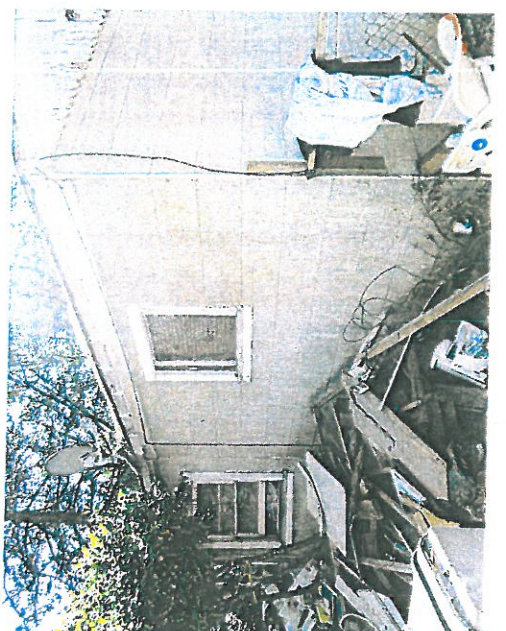
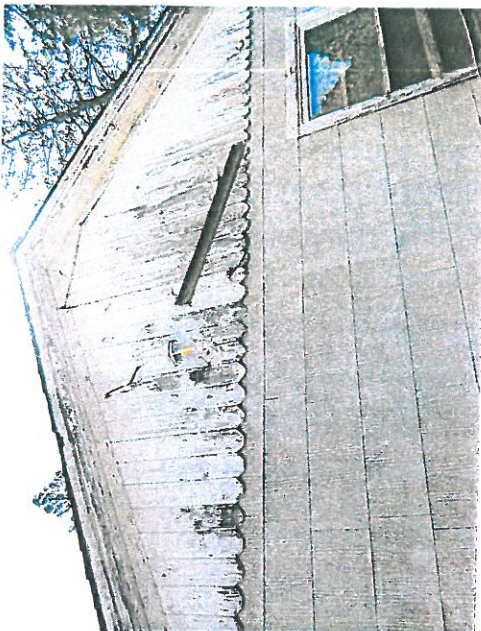
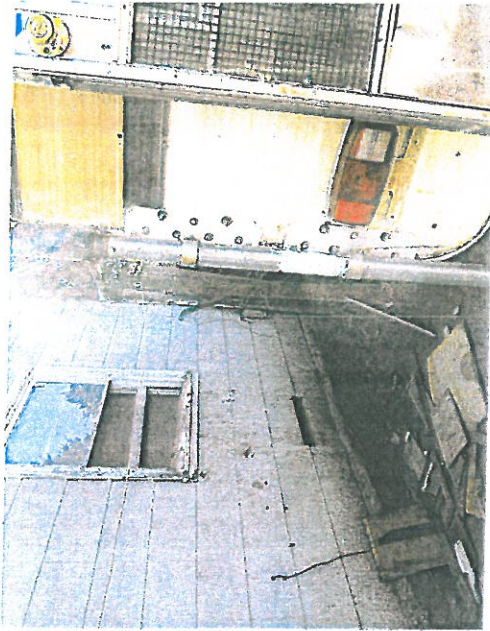
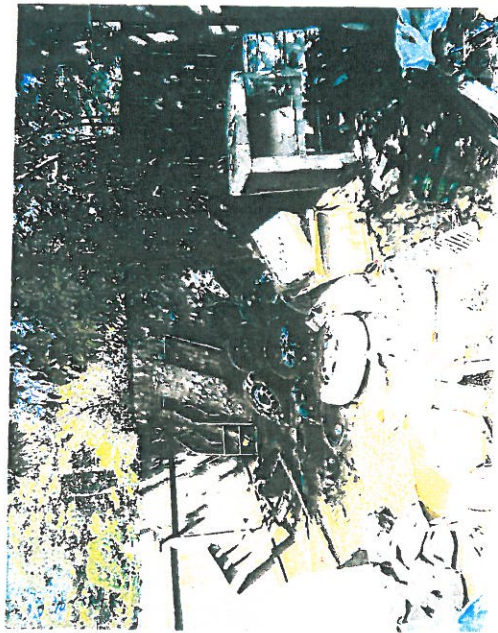




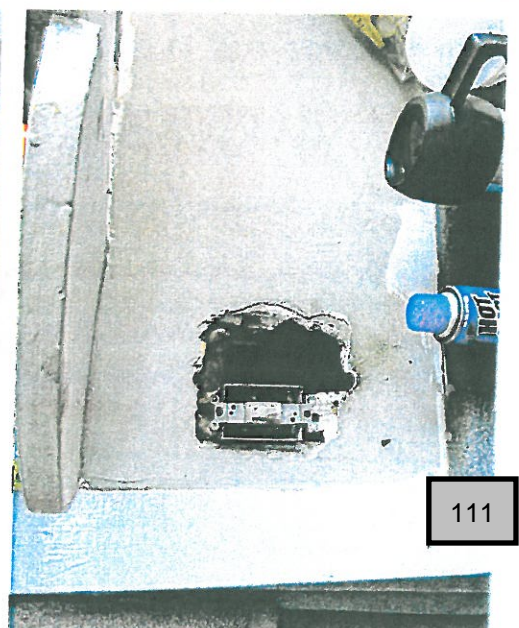
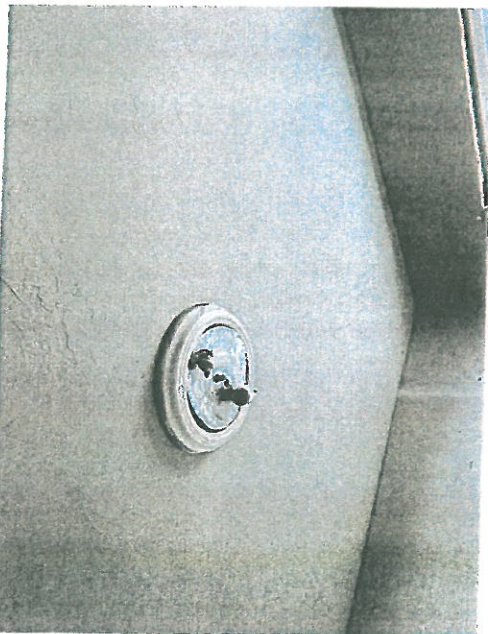
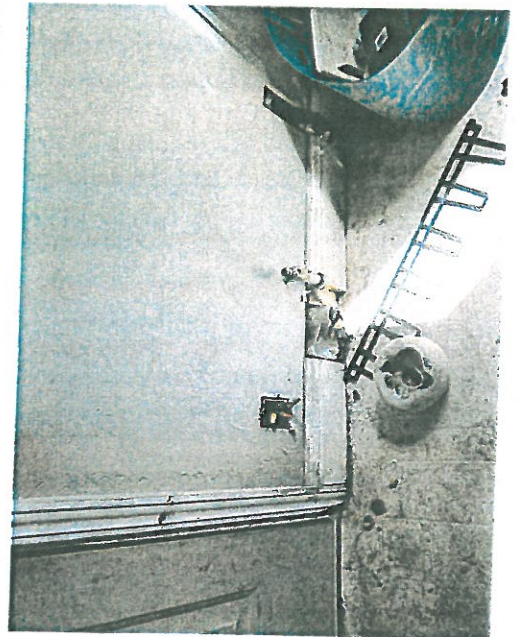
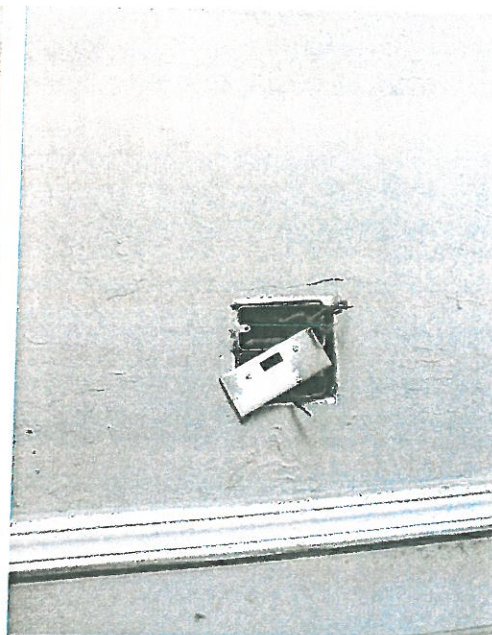
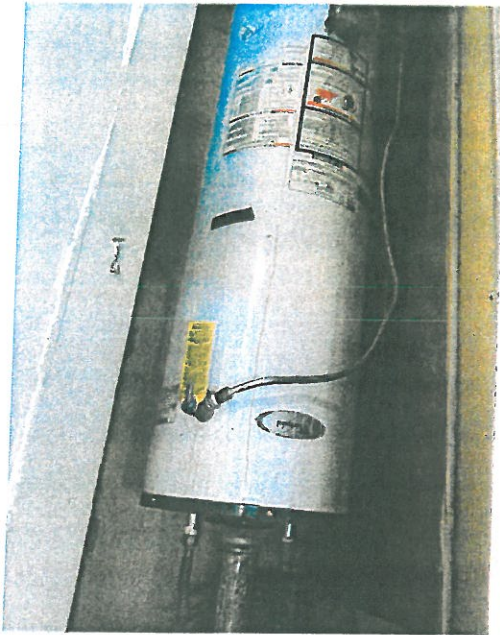
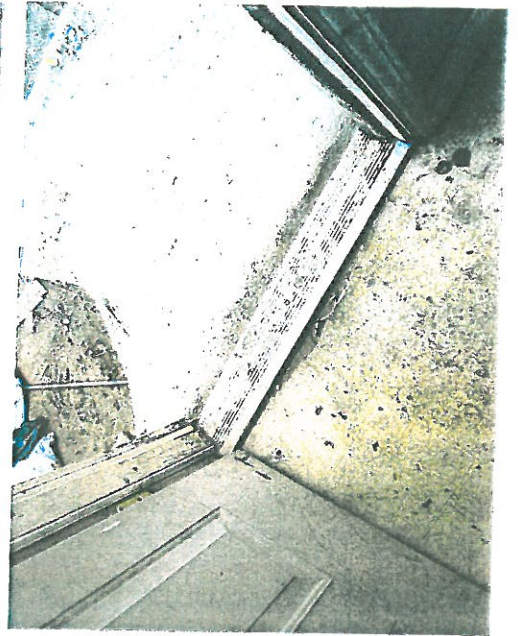




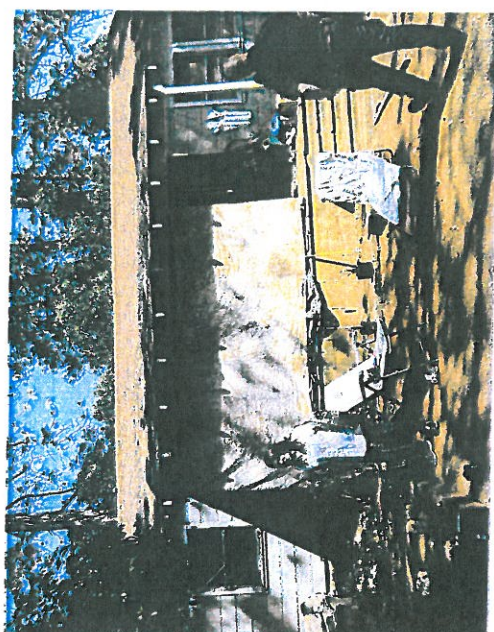
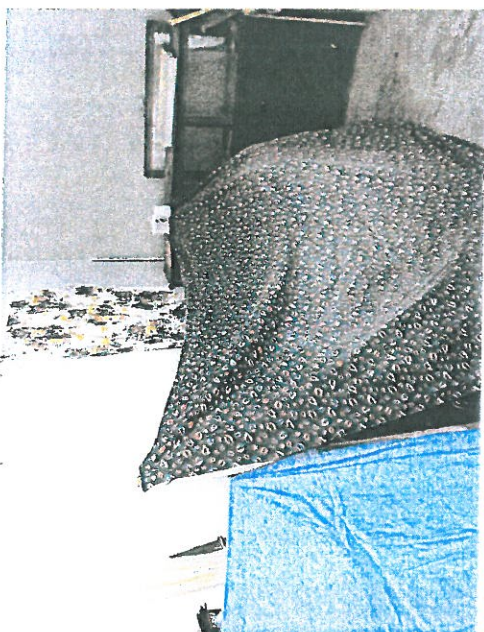
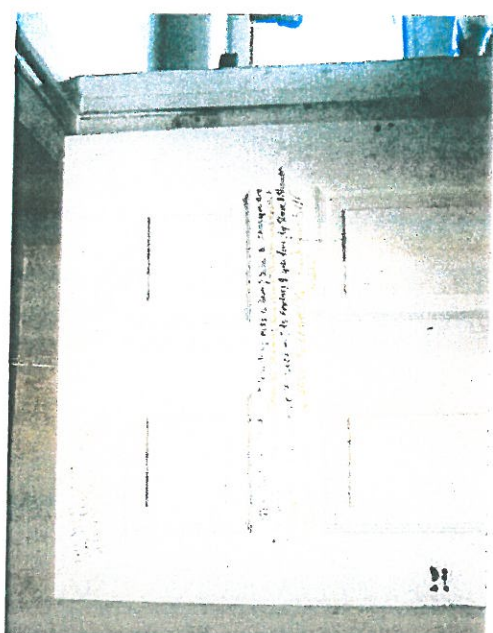
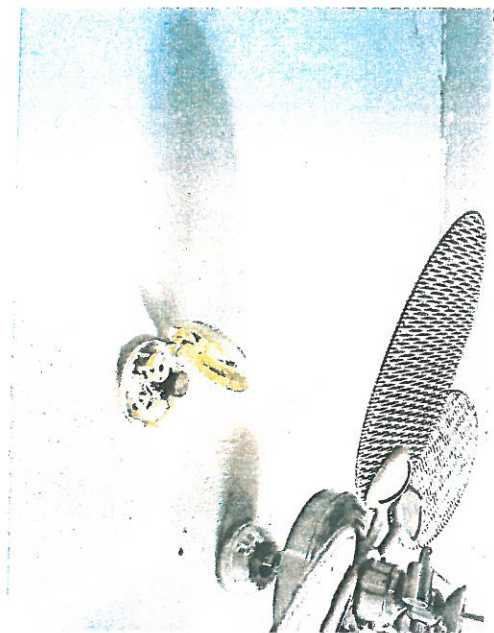




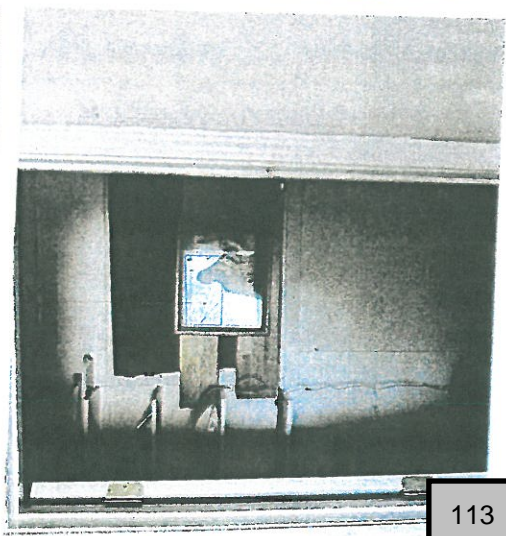
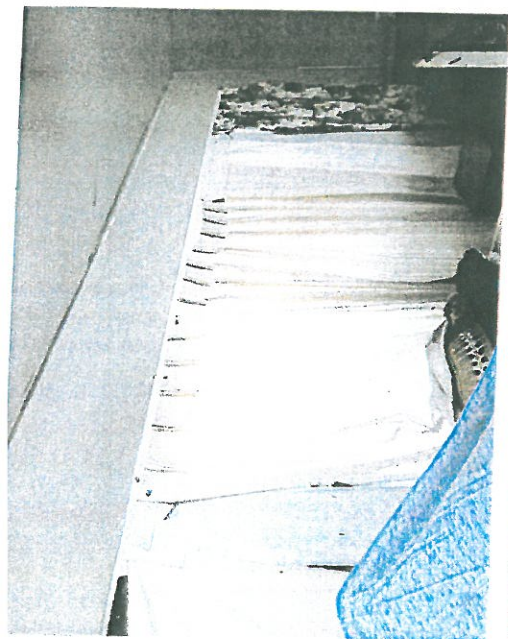
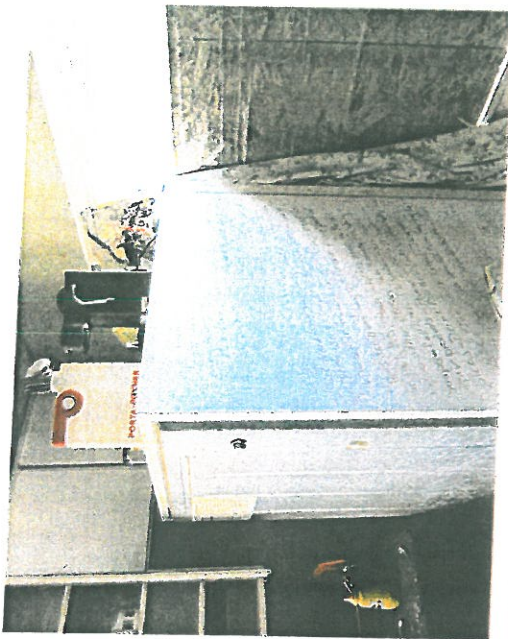
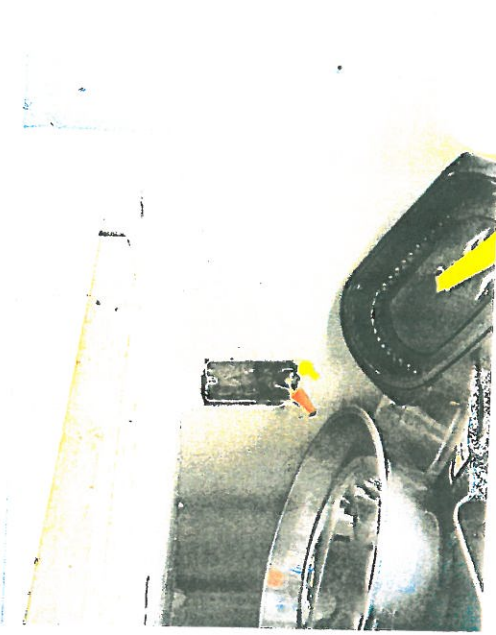














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**PROOF OF SERVICE BY MAIL AND POSTING**

I am over the age of (eighteen) 18 years and not a party of this cause. I am a resident of and employed in the county wherein the mailing occurred. My business address is 5555 Skyway, Paradise, California.

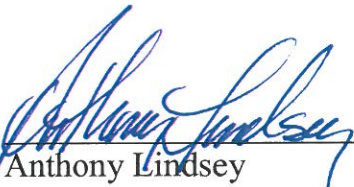
I served the **Town of Paradise Notice of Public Hearing and Order to Repair or Abate Substandard Buildings**, dated April 29, 2015 regarding the property at 1433 Bille Road in Paradise, California, on Brandy L. Braun, by depositing a copy of the Notice in an envelope in the United States first-class mail with postage fully prepaid. The above envelope was addressed as follows:

Brandy L. Braun, 1433 Billed Road, Paradise, CA 95969

I also posted the Notice at each residential unit and a camper truck at 1443, Bille Road, Paradise, CA on April 29, 2015.

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

Executed in Paradise, California on April 29, 2015.



Anthony Lindsey  
Town Building Official/Fire Marshal



**TOWN OF PARADISE  
RESOLUTION NO. 15 - \_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE  
DECLARING THE PROPERTY AT 1433 BILLE ROAD, PARADISE, CALIFORNIA  
A PUBLIC NUISANCE AND AUTHORIZING THE FILING OF A  
LAWSUIT INCLUDING A RECEIVERSHIP RELATING THERETO**

**WHEREAS**, for approximately four (4) years, the property at 1433 Bille Road, Paradise, California (Property) has been in a condition of disrepair, such that the property constitutes substandard housing in violation of Health and Safety Code section 17920.3; and

**WHEREAS**, during such time period the Town has inspected the Property on numerous occasions resulting in notices to the Property owner Brandy L. Braun, informing her of the substandard housing conditions that exist at the Property; and

**WHEREAS**, Brandy L. Braun has failed to correct a substantial number of the substandard conditions within the requirements of such notices; and

**WHEREAS**, on October 23, 2014, Town Building Official Anthony Lindsey inspected the Property and determined that there were thirty substandard housing violations at the Property; and

**WHEREAS**, on March 31, 2015, the Town Building Official re-inspected the Property and determined that none if the violations had been corrected by the Property owner; and

**WHEREAS**, on April 29, 2015, pursuant to Health and Safety Code section 17980.6, Town Building Official Anthony Lindsey delivered the notice attached as **Exhibit A** by posting the notice at each residential unit and a camper truck at 1443 Bille Road, Paradise, CA; and

**WHEREAS**, on April 29, 2015, the notice and order attached as **Exhibit A** was mailed to Brandy L. Braun, the Property owner; and

**WHEREAS**, on May 14, 2015, the Town Council held a duly noticed due process hearing concerning the substandard conditions at the Property based on the notice dated April 29, 2015.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE** as follows:

**SECTION 1.** After considering and weighing all of the evidence in the Hearing Report, the testimony and other evidence presented at the public hearing on May 14, 2015, the Town Council makes the following findings:

- a. The above statements are true and correct.
- b. The Town provided all of the process that was due under law by giving the notice on April 29, 2015 to the Property owner, and by affording the Property owner and all other interested parties and members of the public an opportunity to be heard at the public hearing before the Town Council on May 14, 2015.
- c. The conditions described in the April 29, 2015 notice exist, and permits are required to repair the conditions. The violations are so extensive and of such a nature that the health and safety of residents or the public is substantially endangered. (Health & Safety Code § 17980.6.)
- d. No building permits have been applied for or issued to correct any of the conditions described in the written notice provided by the Town, and the Property owner refuses to comply with building permit laws.
- e. For approximately four years, the Property has been in substandard condition in violation of the State Housing Law (Health & Safety Code § 17910, et seq., including § 17920.3) and therefore constitutes a public nuisance.
- f. The substandard housing conditions at the Property are so extensive, and are of such a nature, that they pose a substantial danger to the health and safety of human occupants, including, but not limited to, carbon monoxide poisoning, electrocution, exposure to disease, and exposure to personal injury from structural and material failures. Unless such conditions are abated, they will likely cause injury or death from fire and fire related hazards, and other similar and related health and safety hazards to human occupants caused as a result of any one or a combination of the substandard housing conditions set forth in the April 29, 2015 notice.
- g. For approximately four years, the Property owner has failed to correct substandard conditions at the Property. The public interest demands that all substandard housing conditions be prevented and abated.

**SECTION 2.** The Town Council hereby orders the Property owner to immediately abate all substandard housing conditions at the Property that are described in **Exhibit A** of this resolution.

**SECTION 3.** If the Property owner fails to immediately abate all of the substandard housing conditions after this resolution is posted at the Property, then the Town Attorney is authorized to file lawsuits against the Property owner and any persons and entities having a legal or equitable interest in the Property seeking whatever court orders the Town Attorney deems necessary or advisable under the circumstances, including, but not limited, the following court orders pursuant to Health and Safety Code section 17980.7:

- Declaring the substandard housing conditions at the Property constitute a public nuisance.
- Enjoining the Property owner from maintaining and operating the Property as a public nuisance in violation of Health and Safety Code section 17920.3.
- Declaring that the Property owner has engaged in unfair and unlawful business acts and practices in violation of Business and Professions Code section 17200 et seq., and to seek a civil penalty of \$2,500 for each act of unfair competition and disgorgement of the profits obtained through unfair competition.

- Requiring the Property owner to pay the Town's investigative and Council hearing costs, attorneys' fees and court costs relating to the enforcement actions against the Property in accordance with Health and Safety Code section 17980.7(d).
- Requiring the Property owner to pay relocation costs to the tenants.
- Disallowing of state tax deductions relating to the Property in accordance with Revenue and Taxation Code sections 17274 and 24436.5.
- Furthermore, the Town Attorney is authorized to file a legal petition naming California Receivership Group, or its equivalent, as the receiver in accordance with Health and Safety Code section 17980.7(c).

**SECTION 4.** A copy of this resolution shall be delivered to the District Attorney of the County of Butte with a request to consider prosecuting the Property owner for maintaining the substandard housing conditions delineated in **Exhibit A** attached to this resolution.

**SECTION 5.** This resolution shall be posted at the main entrance to the Property and on each unit thereon and delivered by U.S. First Class Mail to the Property owner, the beneficiaries of deeds of trust on the Property, and tenants of the Property, if any.

**SECTION 6.** The Town Clerk shall attest to the adoption of this resolution.

**PASSED AND ADOPTED** by the Paradise Town Council of the Town of Paradise, County of Butte, State of California, on this \_\_\_\_\_ day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

\_\_\_\_\_  
GREG BOLIN, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
JOANNA GUTIERREZ, Town Clerk

\_\_\_\_\_  
MARK A. HABIB, Special Counsel



EXHIBIT A  
TO TOWN OF PARADISE  
RESOLUTION NO. 15 - \_\_\_\_\_



## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

### **NOTICE OF PUBLIC HEARING AND ORDER TO REPAIR OR ABATE NUISANCES RELATING TO SUBSTANDARD CONDITIONS**

**BRANDY L. BRAUN  
1433 BILLE ROAD  
PARADISE, CA 95969**

APRIL 29, 2015

TO: BRANDY L. BRAUN

1. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.6, YOU ARE BEING NOTIFIED AS OWNER OF RECORD AND/OR BENEFICIARY, THAT THE TOWN OF PARADISE BUILDING OFFICIAL HAS DETERMINED THE STRUCTURES AND YARDS LOCATED AT 1433 BILLE ROAD, PARADISE, CALIFORNIA 95969 APN: 050-200-073 (PROPERTY) ARE IN SUBSTANDARD CONDITION UNDER THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 17920.3 AND PARADISE MUNICIPAL CODE SECTION 8.04.010 RELATING TO UNLAWFUL PUBLIC NUISANCES. THE PROPERTY IS MORE FULLY DESCRIBED IN ATTACHMENT A. THE VIOLATIONS AT THE PROPERTY ARE SET FORTH ON ATTACHMENT B OF THIS NOTICE.
2. ON MAY 14, 2015 AT 2:00 P.M. THE PARADISE TOWN COUNCIL WILL HOLD A HEARING AT 5555 SKYWAY, PARADISE, CA 95969 CONCERNING THE VIOLATIONS AT THE PROPERTY SET FORTH ON ATTACHMENT B OF THIS NOTICE. YOU ARE NOTIFIED TO APPEAR AT THE HEARING TO SHOW CAUSE WHY THE VIOLATIONS AND NUISANCES SHOULD NOT BE ABATED BY THE TOWN IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 17980.7 AND PARADISE MUNICIPAL CODE CHAPTER 8.04.
3. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980, ON OCTOBER 31, 2014, YOU WERE NOTIFIED THAT THERE WERE 30 VIOLATIONS AT THE PROPERTY OF STATE HOUSING LAW AND/OR TOWN LAWS, WHICH HAD TO BE CORRECTED IN 30 DAYS FROM OCTOBER 31, 2014 BECAUSE THEY RENDERED THE PROPERTY'S BUILDINGS SUBSTANDARD, DANGEROUS AND DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR GENERAL WELFARE. THEREAFTER, ON MARCH 31, 2015, THE TOWN BUILDING OFFICIAL RE-INSPECTED THE PROPERTY. AS A RESULT, IT WAS DETERMINED THAT ALL THE VIOLATIONS STILL EXIST, AND THAT YOU HAVE NOT OBTAINED ANY BUILDING PERMITS OR DEMOLITION PERMITS TO CORRECT THE VIOLATIONS.

4. THE TOWN OF PARADISE IS ORDERING YOU TO ABATE THE VIOLATIONS AT THE PROPERTY.

5. FAILURE TO COMPLY WITH THIS NOTICE OF VIOLATION MAY RESULT IN ENFORCEMENT ACTIONS SUCH AS ADMINISTRATIVE CITATIONS AND ABATEMENT, CIVIL PENALTIES, RECEIVERSHIP, RE-INSPECTION FEES, REVOCATION OF PERMITS, RECORDATION OF THE NOTICE OF VIOLATION OR SUIT FOR CIVIL INJUNCTION. IN ACCORDANCE WITH SECTIONS 17274 AND 24436.5 OF THE REVENUE AND TAXATION CODE, NO CALIFORNIA TAX DEDUCTION IS ALLOWED FOR INTEREST, TAXES, DEPRECIATION OR AMORTIZATION PAID OR INCURRED IN THE TAX YEAR WITH RESPECT TO SUBSTANDARD HOUSING.

6. PURSUANT TO CIVIL CODE SECTION 1942.5, AS THE PROPERTY'S OWNER YOU CANNOT RETALIATE AGAINST ANY TENANT AT THE PROPERTY AS A RESULT OF THIS NOTICE.

PLEASE CONTACT BUILDING OFFICIAL ANTHONY LINDSEY AT 5555 SKYWAY, PARADISE, CA 95969 IF YOU HAVE ANY QUESTIONS. MR. LINDSEY'S TELEPHONE NUMBER IS (530) 872-6291 EXTENSION 110.

DATED: APRIL 29, 2015

---

ANTHONY LINDSEY  
PARADISE BUILDING OFFICIAL



# **Attachment A**

## **Property Description**

**EXHIBIT "ONE"****Parcel I:**

Beginning at a 1 1/4 inch iron pipe set for the South quarter corner of Section 12, Township 22 North, Range 3 East, M.D.B.&M., and thence following along the Southerly boundary line of said Section South 89°55'30" West for 1010.4 feet to the Southwest corner of that parcel of land described in Deed to Arthur R. Beard, et ux, which was recorded February 21, 1949 in Book "486" of Official Records, of Butte County, California at Page "437" and being the true point of beginning for the parcel of land herein described; thence following along the Westerly boundary line of said Beard Parcel North 0°04' West from said true point of beginning for 274.50 feet; thence leaving aforesaid Beard Property line and going South 82°06'24" West for a distance of 124.96 feet to a point in the centerline of a 40 foot road easement; thence following along said road centerline and it's Southerly projection South 0°04' East for a distance of 100.00 feet to the Northeast corner of that certain parcel of land described in Deed from Ned A. Pulver et ux to William N. Grimm, et ux dated December 15, 1951 and recorded December 15, 1951 in Book "612" of Official Records at Page 354, Records of Butte County, California; thence along the Westerly boundary line of said 40 foot road easement and the Easterly boundary line of aforesaid Grimm Property South 0°07' East for a distance of 157.50 feet to a point in the centerline of the Bille Road and being also a point in the South line of said Section 12, thence following along said Section line North 89°55'30" East for 123.66 feet to the true point of beginning of this description.

**Parcel II:**

An easement for road and public utility purposes over the following described parcel of land; beginning at the Northwest corner of the above described property; thence South 89°55'30" West for a distance of 20.00 feet; thence South 0°04' East for a distance of 79.94 feet thence South 45°00' East for a distance of 28.33 feet to a point on the West line of the above described property; thence North 0°04' West along the Westerly line of the above described property a distance of 100 feet to the point of beginning.

Assessor's Parcel No: 050-200-073

## **Attachment B**

### **Substandard Conditions**

**ON MARCH 31, 2015, ANTHONY LINDSEY, TOWN OF PARADISE BUILDING OFFICIAL, CONDUCTED INSPECTIONS OF ALL THE GROUNDS AND BUILDINGS LOCATED AT 1433 BILLE ROAD, PARADISE, CALIFORNIA (PROPERTY). AS A RESULT OF SUCH INSPECTIONS, MR. LINDSEY IDENTIFIED THE FOLLOWING SUBSTANDARD CONDITIONS IN THE BUILDINGS AT THE PROPERTY.**

# SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Exterior Front and Rear yard area	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14 3/31/15	Site Maintenance Front Yard area	Piles of combustible vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
10/23/14 3/31/15	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 §3.14	Abate
10/23/14 3/31/15	Building Exterior Front porch area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Exterior Front porch area	Broken entry door jamb, faulty weather protection. Repair jamb and trim out opening	H&S 17920.3 (g2)	Repair
10/23/14 3/31/15	Building exterior	Overall general dilapidation or improper maintenance. Paint peeling allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
10/23/14 3/31/15	Building exterior Front windows adjacent to entry door	Broken/missing glazing faulty weather protection allowing moisture to enter structure	H&S 17920.3 (g2)	Repair



# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Building Exterior Electrical Service Panel area	Exposed romex wiring, surface mounted on wall, exposed wire connections. Typical NM romex cable is not listed for exterior use. Place in conduit.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Interior	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) 2013 CFC 315 Title 19 § 3.14	Abate
10/23/14 3/31/15	Building Interior	Inoperable/Missing Smoke and CO detectors	2013 CFC 907.2.11 Title 19 §3.24	Repair
10/23/14 3/31/15	Building Interior	Lack of hot running water to plumbing fixtures	H&S 17920.3 (a,5)	Repair
10/23/14 3/31/15	Building Interior	Broken kitchen faucet	H&S 17290.3 (e)	Repair
10/23/14 3/31/15	Building Interior	Exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Interior	Lack of required electrical lighting	H&S 17920.3 (a,10)	Repair
10/23/14 3/31/15	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
10/23/14 3/31/15	Building Interior	Lack of mechanical ventilation	H&S 17920.3 (f)	Repair
10/23/14 3/31/15	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair

# SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Building Interior	Lack of Adequate heating	H&S 17920.3 (a6,f)	Repair
10/23/14 3/31/15	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Leaking Waste piping	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Leaking potable water supply piping	H&S 17920.3 (e)	Repair
10/23/14 3/31/15	Building Under floor area	Exposed romex wiring, open electrical sockets	H&S 17920.3 (d)	Repair
10/23/14 3/31/15	Building Under floor area	Structural Damage to support girder and support columns. Perform structural repair with aid of architect and licensed professional.	H&S 17920.3 (b5)	Repair
10/23/14 3/31/15	Metal Shed	Exterior. General dilapidation or improper maintenance. Structure is compromised. CORRECTED	H&S 17920.3 (a13)	Repair
10/23/14 3/31/15	Metal Shed	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants. CORRECTED	H&S 17920.3 (h,l,n) 2013 CFC 315 Title 19 §3.14	Abate

## SUBSTANDARD CONDITIONS

Date	Location	Violation	Code Section	Correction
10/23/14 3/31/15	Rear yard storage Building	Unpermitted residential dwelling conversion	H&S 17920.3 (d)(n)	Abate
10/23/14 3/31/15	Rear yard storage Building	Unpermitted exposed romex wiring, surface mounted on wall, exposed wire connections. Throughout building every switch, receptacle and fixture. Open electrical sockets.	H&S 17920.3 (d) 2010 CFC 605	Repair
10/23/14 3/31/15	Rear yard storage Building	Unpermitted mechanical wall heater installation	H&S 17920.3 (f)	Abate
10/23/14 3/31/15	Rear yard storage Building	Unpermitted plumbing installation kitchen sink, water closet, lav and shower	H&S 17920.3 (e) 2010 CPC 510 2010 CPC 608.5	Abate
10/23/14 3/31/15	Rear yard storage Building	Water damaged ceiling is falling hazard	H&S 17920.3 (h,l,k,m)	Repair

### Abbreviations used

California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

### Definitions

Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.



