
CITY OF SUSANVILLE
66 N. Lassen Street • Susanville CA
James Merchant, Chair

Tony Ardito • Wayne Jambois • Matthew Eltzroth

Susanville Planning Commission
**Regular Planning Commission Meeting • 66 N. Lassen Street,
Susanville, CA 96130**
Tuesday, May 27, 2025 - 5:30 PM

CALL TO ORDER
ROLL CALL

1. **APPROVAL OF AGENDA:** *(Additions and/or Deletions)*
2. **BUSINESS FROM THE FLOOR:** *Any person may address the Commission at this time upon any subject on the agenda or not on the agenda within the jurisdiction of the City of Susanville Planning Commission. However, comments on items on the agenda may be reserved until the item is discussed and any matter not on the agenda that requires action will be referred to staff for a report and action at a subsequent meeting.
Presentations are subject to a five-minute limit.*
3. **CONSENT ITEMS:** *All matters listed under the Consent Calendar are considered to be routine by the Planning Commission. There will be no separate discussion on these items. Any member of the public or the Planning Commission may request removal of an item from the Consent Calendar to be considered separately.*
 - 3.A *Receive and file minutes from the February 11, 2025 meeting.*
4. **PUBLIC HEARINGS:**
 - 4.A *Consider Resolution No. 25-1192 declaring public nuisance conditions at 110 & 110 ½ St. (APN: 105-153-022-000) and approving the issuance of Nuisance Abatement Order NA-2025-003 ordering the property owner to abate nuisance conditions.*
5. **NEW BUSINESS: NONE**
6. **CORRESPONDENCE: NONE**
7. **COUNTY REFERRALS: NONE**
8. **ADJOURNMENT:** **The next regular meeting of the Susanville Planning Commission will be held on June 10, 2025 at 5:30PM.*

Reports and documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours and at the meeting. These reports and documents are also available at the City's website www.cityofsusanville.net, unless there were systems problems posting to the website.

Accessibility: An interpreter for the hearing-impaired may be made available upon request to the City Clerk

seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.

I, Ruth McElrath, certify that I caused to be posted notice of the regular meeting scheduled for May 27, 2025 in the areas designated on May 23, 2025.

The Planning Commission's action on Use Permit (including Planned Development Use Permits) and Variance items may be appealed to the City Council within 5 business days of action. The Planning Commission's action on Tentative Subdivision items may be appealed to the City Council within 10 business days of action. Appeals of the Planning Commission's action must be made in writing on the form provided by the City and must be accompanied by a fee adopted by the City Council. Appeals of Planning Commission actions must be based on comments made known (either through written or verbal comment) at the Planning Commission Meeting. Please contact the Community Development Department for more information regarding appeals.

AGENDA ITEM NO. 3.A
Action Item

SUSANVILLE PLANNING COMMISSION AGENDA ITEM

Submitted By: Ruth McElrath, Building & Planning Division

Action Date: May 27, 2025

SUBJECT: Receive and file minutes from the February 11, 2025 meeting.

PRESENTED BY: Ruth McElrath, Building Permit Technician

SUMMARY: Staff is presenting minutes from the February 11, 2025 meeting.

FISCAL IMPACT: None

ACTION REQUESTED: Receive and file minutes from the February 11, 2025 meeting

ATTACHMENTS:
[P.C. 2.11.25 meeting min.pdf](#)

SUSANVILLE PLANNING COMMISSION
Regular Planning Commission Meeting Minutes
TUESDAY, FEBRUARY 11, 2025 – 5:30 PM

CALL TO ORDER Meeting called to order at 5:32 p.m. by Vice Chair Jambois

ROLL CALL Maria Fregulia, Matthew Eltzroth, Tony Ardito and Wayne Jambois. Absent: James Merchant

1. APPROVAL OF AGENDA:

Moved by Commissioner Fregulia, seconded by Commissioner Ardito to approve the agenda as submitted.

Motion Carried: 4 - 0

Voting For: Fregulia, Ardito, Eltzroth and Jambois

Voting Against: None

2. BUSINESS FROM THE FLOOR:

3. CONSENT ITEMS:

3.A Receive and file minutes from the December 10, 2024 meeting.

Receive and file minutes from the December 10, 2024 meeting.

[PC 12.10.24 meeting min.pdf](#)

Moved by Commissioner Ardito, seconded by Commissioner Eltzroth to approve the Dec. 10, 2024, meeting minutes.

Motion Carried: 4 - 0

Voting For: Ardito, Eltzroth, Fregulia and Jambois

Voting Against: None

4. PUBLIC HEARINGS:

4.A Consider Resolution No. 25-1190 declaring public nuisance conditions at 17 Orange St. (APN: 107-152-011-000) and approving the issuance of Nuisance Abatement Order NA-2025-001 ordering the property owner to abate nuisance conditions.

Motion to approve Resolution No. 25-1190 declaring public nuisance conditions at 17 Orange St. (APN: 107-152-011-000) and approving the issuance of Nuisance Abatement Order NA-2025-001 ordering the property owner to abate nuisance conditions.

Mike Prettyman, City of Susanville Code Enforcement Officer, summarizes the staff report.

Public hearing opened at 5:35 p.m.

No comments received in favor or against the nuisance abatement order.

Public hearing closed at 5:36 p.m.

[25-2-11 Resolution No. 25-1190.doc](#)

[25-2-11 Abatement Order NA2025-001.doc](#)

[24-11-20 Notification of Nuisance.pdf](#)

[24-11-20 Decl. of Mail.pdf](#)

[24-12-26 Notice to Abate.pdf](#)

[24-12-26 Decl. of Mail.pdf](#)

[Search _ ParcelQuest.pdf](#)

[24-12-26 Photo.jpg](#)

[25-1-28 Photo.jpg](#)

Moved by Commissioner Eltzroth, seconded by Commissioner Fregulia to approve Resolution 25-1190.

Motion Carried: 4 - 0

Voting For: Eltzroth, Fregulia, Ardito and Jambois

Voting Against: None

4.B

Consider Resolution No. 25-1191 declaring public nuisance conditions at 516 Grand Ave. (APN: 103-210-023-000) and approving the issuance of Nuisance Abatement Order NA-2025-002 ordering the property owner to abate nuisance conditions.

Motion to approve Resolution No. 25-1191 declaring public nuisance conditions at 516 Grand Ave. (APN: 103-210-023-000) and approving the issuance of Nuisance Abatement Order NA-2025-002 ordering the property owner to abate nuisance conditions.

Mr. Prettyman summarizes his staff report and timeline of notifications of nuisance. He explains he was contacted, today, by Ms. Wanda Brown who is claiming responsibility for the property. He expects the property to be brought into compliance, however, staff will be asking for the nuisance abatement order to be put in place, but for the fines and penalties to be postponed.

The Commission and staff discussed a timeline for coming into compliance.

Mr. Prettyman explains the nuisance abatement order asks for a written plan of action to bring the property into compliance whether demolition or rehabilitation. Once staff received and approved the plans, the property owner was given 20 days to start the work and continue working until the project is fully completed. His thought is to approve the resolution and abatement order, which gives the city jurisdiction over the property for the next year and allows the city to abate if the family doesn't make good with the plan.

Since he just talked with the family today his thought is to allow a six-month window to get the project up and running. They will still have to come to staff within the next 10 days with a plan.

There was discussion among the Commissioners that the wording in the resolution would need to be changed.

Public hearing opened at 5:44 pm.

Wanda Brown, representing the property, states she is grateful to Mr. Prettyman for being helpful. They were unaware of notices being posted and mailed out as they were being sent to her uncle who is deceased. It is their desire to take care of business and take the house down and get the property in good standing. They are asking for at least six months.

Vice Chair asked if six months will be adequate time.

Ms. Brown responded they are looking at different avenues, but they feel six months is sufficient and they will bring a plan to staff within 10 days.

Public hearing closed at 5:52 p.m.

Commissioners amend resolution 25-1191 to approve the abatement orders, but the penalties are stayed contingent upon the property being brought into compliance within six months. If compliance is not met by Aug. 11, 2025, the penalty phase will begin.

[25-2-11 Resolution No. 25-1191.doc](#)
[25-2-11 Abatement Order NA2025-002.doc](#)
[24-11-20 Notification of Nuisance.pdf](#)
[24-11-20 Decl. of Mail.pdf](#)
[24-12-26 Notice to Abate.pdf](#)
[24-12-26 Decl. of Mail.pdf](#)
[Search _ ParcelQuest.pdf](#)
[24-11-18 Photo.jpg](#)
[24-12-26 Photo.jpg](#)

Moved by Commissioner Fregulia, seconded by Commissioner Eltzroth to approve the amended resolution.

Motion Carried: 4 - 0

Voting For: Fregulia, Eltzroth, Ardito and Jambois

Voting Against: None

5. NEW BUSINESS: NONE

6. CORRESPONDENCE: NONE

7. COUNTY REFERRALS: NONE

8. **ADJOURNMENT:** Moved by Commissioner Eltzroth, seconded by Commissioner Ardito to adjourn at 5:57 p.m.
Motion Carried: 4 - 0
Voting For: Eltzroth, Ardito, Fregulia and Jambois
Voting Against: None

Wayne Jambois, Vice Chair

Ruth McElrath, Building Permit Tech for:
Heidi Whitlock, City Clerk

Approved On:

AGENDA ITEM NO. 4.A
Public Hearing

SUSANVILLE PLANNING COMMISSION AGENDA ITEM

Submitted By: Michael Prettyman, Building & Planning Division

Action Date: May 27, 2025

SUBJECT: Consider Resolution No. 25-1192 declaring public nuisance conditions at 110 & 110 ½ St. (APN: 105-153-022-000) and approving the issuance of Nuisance Abatement Order NA-2025-003 ordering the property owner to abate nuisance conditions.

PRESENTED BY: Michael Prettyman

SUMMARY: Structures located at 110 & 110 ½ Hall St. have been declared substandard and in violation of California Health and Safety Code 17920.3 since 2012. On March 6, 2025, a Notification of Nuisance was sent to the property owner requesting compliance by April 6, 2025. The nuisance remained and a subsequent Notice of Intent to Abate / Notice of Public Hearing was mailed to the owner of record and posted on the premises on April 7, 2025. The Notice of Public Hearing was also posted in the Intermountain News on April 23, 2025. To date, the nuisance remains, there have been no attempts made from the owner of record to contact the Department, and no observable efforts have been made to abate the nuisance.

FISCAL IMPACT: None at this time. Proposed administrative penalties of \$500.00 per day for continued violations will accumulate each day until nuisance is abated or the maximum penalty of \$10,000.00 is reached.

ACTION REQUESTED: Motion to approve Resolution No. 25-1192 declaring public nuisance conditions at 110 & 110 ½ St. (APN: 105-153-022-000) and approving the issuance of Nuisance Abatement Order NA-2025-003 ordering the property owner to abate nuisance conditions.

ATTACHMENTS:
[25-5-27_Resolution_No._25-1192.doc](#)
[25-5-27 Abatement Order NA2025-003.doc](#)
[PC 25-3-6 PHOTOS..pdf](#)
[25-3-6 Notification of Nuisance.pdf](#)
[25-4-7 Notice to Abate.pdf](#)
[25-4-14 Decl. of Mail signed receipt.pdf](#)

RESOLUTION NO. 25-1192
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUSANVILLE
APPROVING THE ISSUANCE OF NUISANCE ABATEMENT ORDER NA2025-003 AND
ORDERING THE PROPERTY OWNER OF 110 & 110 ½ HALL STREET (APN: 105-153-
022-000) TO ABATE NUISANCE CONDITIONS

WHEREAS, California Government Code Sections 36901, 38771, and 38773.5(a) authorizes the City of Susanville to enact ordinances declaring what constitutes a nuisance, the procedures for abating nuisance conditions, providing for the recovery of costs and attorney fees to abate the nuisance, and providing for the collection of civil penalties; and

WHEREAS, the Susanville City Council adopted Ordinance 17-1011 that declares conditions of real property that constitute a public nuisance and provides for the abatement of said nuisance conditions; and

WHEREAS, a public nuisance has been declared upon the property of 110 & 110 ½ Hall Street (APN: 105-153-022-000) and attempts to bring the property into voluntary compliance have been futile; and

WHEREAS, the City of Susanville intends to have the property abated to remove the nuisance conditions and therefore invoke Chapter 8.32 of the Susanville Municipal Code and request the Susanville Planning Commission issue a nuisance abatement order to compel the property owners to abate and remove nuisance conditions or the city of Susanville shall be authorized to perform the necessary abatement work.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Susanville hereby finds that the violations alleged in the Notice of Intention to Abate are factually true and constitute a public nuisance under Susanville Municipal Code 8.32; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Susanville hereby approves the issuance of a Nuisance Abatement Order NA2025-003 and orders McEachern J A & Carol M JT, owner(s) of record at 110 & 110 ½ Hall Street (APN: 105-153-022-000) to abate the nuisance conditions.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Susanville hereby orders an administrative penalty pursuant to section 8.32.290 of the City of Susanville Municipal Code be assessed in the amount of \$500 per day beginning on May 28, 2025, and accumulate each day until the nuisance is abated. The maximum administrative penalty shall be \$10,000 exclusive of administrative costs and interest.

APPROVED: _____
James Merchant, Chairperson

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing resolution was adopted at a regular meeting of the Planning Commission of the City of Susanville, held on the 27th day of May 2025, by the following vote:

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AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

1 Margret E. Long SBN: 227176
2 City Attorney for City of Susanville
3 66 North Lassen Street
4 Susanville, CA 96130
5 Phone: 530-252-5100
6 attorney@cityofsusanville.org

7 Attorney for: Petitioner/City of Susanville

8 PLANNING COMMISSION
9 CITY OF SUSANVILLE

10 City of Susanville,
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Petitioner
v
McEachern J A & Carol M JT
Respondent

Nuisance Abatement Order
NA2025-003

Hearing: May 27, 2025, at 5:30 p.m. in
Council Chambers
66 North Lassen Street
Susanville, CA 96130

1. This proceeding was heard:
 - a. On May 27, 2025, at 5:30 pm in the Council Chambers at 66 North Lassen Street, Susanville, CA 96130.
 - b. By the Planning Commission of the City of Susanville (also referred to as the Hearing Board or the Board) with the following commissioners of the Planning Commission present: James Merchant, Matthew Eltzroth, Maria Fregulia, Wayne Jambois, and Tony Ardito
 - c. James Merchant presided over the procedure as Chairperson.
 - d. This matter was set on a "Notice of Intention to Abate Public Nuisance & Notice of Public Hearing" dated April 7, 2025, and served on Respondent, MCEACHERN J A & CAROL JT, by Certified Mail on April 7, 2025, by posting on the structure at 110 & 110 ½ Hall Street on April 7, 2025, and publication in local newspaper on April 23, 2025.
 - e. Present at the hearing were:

- i. Michael Prettyman, Code Enforcement Officer, Ruth McElrath, Permit Technician / Secretary of the Planning Commission, and Erik Edholm, Assistant Director of Public Works, representing the City of Susanville and
- ii. The Respondent, Carol McEachern, appeared at this hearing.

FINDINGS

The Hearing Board makes the following findings.

1. Pursuant to City of Susanville Municipal Code chapter 8.32.040, "No person may maintain or use property or allow their property to be maintained or used in a manner that creates or fosters the creation of a public nuisance."
2. MCEACHERN J A & CAROL JT owns the property and is the responsible party for the property located at 110 & 110 ½ Hall St., Susanville, CA. 96130 (APN: 105-153-022-000).
3. MCEACHERN J A & CAROL JT was properly served with a Notification of Nuisance on March 6, 2025, with service pursuant to City of Susanville Municipal Code section 8.32.060.
4. MCEACHERN J A & CAROL JT was properly served by Certified Mail with a Notice of Intention to Abate Public Nuisance and Notice of Public Hearing on April 7, 2025, and notice was properly posted in a conspicuous place on the building at 110 & 110 ½ Hall St., pursuant to City of Susanville Municipal Code section 8.32.090.
5. The violations alleged in the Notice of Intention to Abate are factually true and constitute a public nuisance under Susanville Municipal Code 8.32 as set forth in the notice.

Orders

The Hearing Board orders the following.

1. MCEACHERN J A & CAROL JT must abate the public nuisance 110 & 110 ½ Hall Street by doing the following at 110 & 110 ½ Hall Street:
 - a. All vacant buildings and structures shall be maintained in a way which secures it from unauthorized entry. Methods of securing the building or structure must meet or exceed the minimum standards of 15.09.070 of the SMC or equivalent standards as determined by the city building official. The property owner shall obtain a

- 1 building permit for work done under this section and an inspection of the work
2 shall be performed by the city.
- 3 b. All vacant buildings including all adjoining yard areas shall be maintained in
4 accordance with the property maintenance standards set forth in Chapter 8.52 of
5 the SMC.
- 6 c. All vacant buildings must be maintained in a manner which minimizes the
7 appearance of vacancy, including the prompt removal of graffiti pursuant to
8 Chapter 12.24 of the SMC.
- 9 d. All fencing, including gates, shall be maintained in sound condition free of damage,
10 breaks, or missing structural members. Areas that are leaning, buckling, sagging, or
11 deteriorating shall be repaired or replaced with material compatible with the
12 undamaged portions of the fence.
- 13 e. The exterior of the vacant building property, including all landscaping, shall be
14 kept in such condition as not to create the appearance of an unsecured, unoccupied
15 structure or other hazard to public safety. Grasses and weeds shall be cut to a
16 height not to exceed four inches and dead shrubs and trees removed.
- 17 2. After MCEACHERN J A & CAROL JT abates the nuisance at 110 & 110 ½ Hall Street,
18 MCEACHERN J A & CAROL JT must contact the Building and Planning Department at
19 the City of Susanville and request that an official at the City of Susanville inspect the
20 condition of the property and buildings at 110 & 110 ½ Hall Street to determine if the
21 public nuisance has been abated in accordance with this abatement order.
- 22 3. If MCEACHERN J A & CAROL JT does not abate the public nuisance at 110 & 110 ½ Hall
23 Street by 4:00 p.m. on June 17, 2025, the City of Susanville shall abate, or cause to be
24 abated, said nuisances on the property at 110 & 110 ½ Hall Street.
- 25 4. The Susanville Planning Commission orders an administrative penalty pursuant to section
26 8.32.290 of the City of Susanville Municipal Code be assessed in the amount \$500.00 per
27 day beginning on May 28, 2025, and accumulate each day until the nuisance is abated.
28

1 The maximum administrative penalty shall be \$10,000, exclusive of administrative costs
2 and interest.

- 3 5. All costs of the City's abatement efforts, including the abatement work and administrative
4 time to investigate and to hear and effect the abatement shall be charged against
5 MCEACHERN J A & CAROL JT as a personal debt or may be assessed upon 110 & 110 ½
6 Hall Street and will constitute a lien or special assessment upon the property until paid.
- 7 6. This Order shall be effective for one year after issuance. During such period, the hearing
8 board shall retain jurisdiction over the conditions of the building, structure or property
9 which constituted the nuisance established by this Order, as well as the abatement
10 thereof, to ensure that the nuisance does not reoccur and that the building, structure, or
11 property is maintained in such a manner so as not to create a nuisance. If, during this one-
12 year period, any enforcement official determines that the same or another nuisance, as
13 defined by this chapter exists with respect to the building, structure or property, he or she
14 may give notice to abate the nuisance as provided for in section 8.32.060 of the City of
15 Susanville Municipal Code. If MCEACHERN J A & CAROL JT does not abate the
16 nuisance at any time within the abatement period, the City may proceed with the
17 abatement itself under the provisions of section 8.32.190 of the City of Susanville
18 Municipal Code without further action of the hearing board. The City of Susanville may
19 also recover all of its abatement effort costs as provided for in the City of Susanville
20 Municipal Code.

21 Appeal

22 Whenever any person is aggrieved by this final order of the Hearing Board, this person may appeal
23 the Nuisance Abatement Order to the City Council of the City of Susanville. To request an
24 appeal, the person aggrieved by this order shall notify the City Clerk, in writing, within twenty-
25 one (21) days of the issuance of this order of their request to have this appeal heard by the City
26 Council. The aggrieved person shall deposit two hundred dollars (\$200.00) to the City of
27 Susanville. The appellant shall be responsible for all costs of such appeal which exceeds the
28 deposited amount. If the aggrieved person requests an appeal hearing, this hearing shall be

1 granted within forty-five (45) days of the filing appeal at a regularly scheduled meeting of the
2 Susanville City Council. The appellant shall be notified no less than ten (10) days of the
3 scheduled appeal hearing.
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6 The foregoing order was adopted at a regular meeting of the Planning Commission of the city of
7 Susanville, held on the 27th day of May 2025.
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9 Dated: _____

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11 James Merchant

12 Susanville Planning Commission
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March 06, 2025 12:45 PM



March 06, 2025 12:51 PM



March 06, 2025 12:51 PM



NO RE-ENTRY
UNLESS TO SCOUT

March 06, 2025 12:51 PM



March 06, 2025 12:50 PM



March 06, 2025 12:52 PM



March 06, 2025 12:53 PM



City of Susanville

(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTIFICATION OF NUISANCE

March 6, 2025

McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127

RE: 110 and 110 1/2 Hall St.
Susanville, CA 96130
APN: 105-153-022-000
Code Enforcement Case # CE2025-003

To McEachern J A & Carol M. JT:

This letter is to inform you of the property maintenance standards violations and public nuisance conditions at the above-mentioned property. Lassen County Assessor records indicate that you are the property owner and responsible party for real property at said address and APN. As such, you are responsible for correcting the violations as defined in Title 8 and Title 15 of the Susanville Municipal Code (SMC). Specific code violations known and observed on March 6, 2025, are as follows:

Public Nuisances § 8.32.050 SMC

- 8.32.050 (A): A condition of real property or a building, structure, improvement or other thing located on real property that violates any provision of this code, including, but not limited to:
 - (2): A substandard building or dangerous building or structure maintained in violation of the housing regulations or dangerous building regulations adopted by or pursuant to this code.
 - (3): A building or structure constructed, maintained or used in violation of the building regulations or fire regulations adopted by or pursuant to this code
 - (4): Neglected vacant buildings as defined and regulated in Chapter 15.09 of this code
 - (5): Dangerous buildings as defined and regulated in Chapter 15.10 of this code
- 8.32.050 (C): A condition of real property or a building, structure, improvement, or other thing on real property that is unsightly and, by reason thereof, contributes to a diminution in the value of surrounding properties when visible from a public right-of-way or alley, including, but not limited to:
 - (1) An accumulation of lumber, unused equipment, or junk visible from a public right of way or surrounding properties
 - (2) An abandoned and dilapidated building or portion of a building
 - (4) The maintenance of property in the city in violation of Chapter 8.52 of this code.
- 8.32.050 (E): A condition of real property, or of a building, structure, or improvement on real property, resulting directly or indirectly from the violation of:

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

- (1) Any regulatory or prohibitory provision of city, state, or federal law or regulation applicable to the property or the occupancy of any structure

Property Maintenance § 8.52.030 SMC

The following acts and conditions, when performed or existing upon any lot or parcel of land within the city, are declared to be unlawful and are defined as and declared to be public nuisances which are injurious or potentially injurious to the public health, safety and welfare, which have a tendency to degrade the appearance and property values of surrounding property and/or which cause damage to public rights-of-way:

- 8.52.050 (A): Structures or buildings, both permanent and temporary, or other lot improvements including buildings or sheds exempt from obtaining a building permit, which are subject to any of the following conditions:
 - (1) Faulty weather protection, including, but not limited to, the following:
 - (a) Crumbling, cracked, damaged, missing, broken or loose exterior plaster, siding of any kind, roofs, foundations or floors
 - (b) Broken, damaged or missing windows or doors, and
 - (c) Painted or unpainted surfaces suffering from dry rot, warping or termite infestation;
 - (3) Fences or walls which are in a hazardous condition, which are in disrepair or which hinder free access to public sidewalks or rights-of-way or are maintained in such a condition to have a tendency to degrade the appearance and property values of surrounding property. All fencing, including gates shall be maintained in sound condition free of damage, breaks, or missing structural members. Areas that are leaning, buckling, sagging, or deteriorating shall be repaired or replaced with material compatible with the undamaged portions of the fence. Where fencing has been painted and it shall be maintained and kept free of chipping, peeling, scaling or missing paint;
 - (4) Substantial deterioration of porches, landings, patios, stairways or guardrails which, although not otherwise constituting an unsafe structure as defined in this code, are visible from public rights-of-way or neighboring properties and are injurious or potentially injurious to the public health, safety and welfare or have a tendency to degrade the appearance and property values of surrounding property;
 - (5) Broken or defective elements of a building, structure, parking lot or landscaped area which are injurious or potentially injurious to the public health, safety and welfare or have a tendency to degrade the appearance and property values of surrounding property;
 - (6) Litter, debris or abandoned personal property scattered in the interior of a vacant or unoccupied building or structure in such a manner as to create a fire hazard, health hazard or other condition which is injurious or potentially injurious to public health, safety and welfare.
- 8.52.050 (B): Vegetation, trees, landscaping or other plant materials which are subject to any of the following conditions:

- (1) Overgrown or in such a condition that they are or are likely to:
 - (a) Harbor rats, vermin or other vectors;
 - (b) Provide a harboring place for vagrants or other persons;
 - (d) Be injurious to the public health, safety and welfare or have a tendency to depreciate the appearance and property values of surrounding properties;
 - (e) Create a fire hazard as determined by the fire chief or duly authorized agent

The City of Susanville requests your voluntary compliance in abating the conditions constituting a public nuisance by doing the following **on or before April 6, 2025**:

1. Secure all structures against entry in accordance with the provisions of § 15.09.070 of the SMC
2. Secure premises against entry by repairing or replacing damaged fencing
3. Mitigate all potentially hazardous vegetation
4. Remove all trash and debris from the property

Be advised, if not self-abated within the allotted timeframe, further administrative action may lead to the imposition of administrative citations and/or administrative fines up to \$500 per day and accumulate each day until the nuisance is abated. Enforcement action may include any of the authorized methods per the (SMC) which include, but not limited to, Chapter 8.32 and Chapter 8.40 which are subject to the general penalty outlined in (SMC § 1.12.010). All costs of the city's abatement efforts, including the abatement work and administrative time to investigate and hear and effect the abatement may be charged against you, the responsible party, as a personal debt or may be assessed upon the property and will constitute a lien or special assessment upon the property until paid.

Again, voluntary compliance is the goal so please contact Code Enforcement to discuss timelines and expectations prior to the April 6, 2024 deadline.

Please feel free to contact me directly at (530) 257-1055.

Respectfully,



Michael Prettyman
Code Enforcement Officer
City of Susanville

Case No.: CE#2025-003
APN: 105-153-022-000

DECLARATION OF SERVICE BY FIRST CLASS MAIL

I, THE UNDERSIGNED, DECLARE THAT:

1. I am an employee of the City of Susanville, California, over the age of eighteen years and not a party to the within entitled cause or matter; and
2. My business address is 66 N. Lassen St, Susanville, California 96130; and
3. I served the foregoing **NOTIFICATION OF NUISANCE** on the interested parties in said cause by depositing true copies thereof enclosed in sealed envelopes and placing the envelopes for collection and mailing on the date and at the place shown below following our ordinary business practices. I am readily familiar with this business' practice for collecting and processing correspondence for mailing. On the following day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in sealed envelopes with 1st Class postage fully paid, in Susanville, California, on the 6th Day of March 2025, addressed as follows:

**McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127**

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

Executed this 6th Day of March 2025, at Susanville, California 96130.



Michael Prettyman



City of Susanville

(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE PUBLIC NUISANCE And NOTICE OF PUBLIC HEARING

CERTIFIED MAIL/RETURN RECEIPT
7019 1640 0002 0101 3546

April 7, 2025

McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127

RE: 110 and 110 1/2 Hall St.
Susanville, CA 96130
APN: 105-153-022-000
Code Enforcement Case # CE2025-003

McEachern J A & Carol M. JT:

On March 6, 2025, A Notification of Nuisance was served to you by mail, pursuant to Susanville Municipal Code § 8.32.060 and requested compliance by April 6, 2025. To date, there have been no observable efforts made by you, the property owner on record, to remedy violations or abate the nuisance conditions. The subject property remains in violation of the California Health and Safety Code (HSC) and Susanville Municipal Code (SMC). The City of Susanville requests your voluntary compliance in abating the conditions constituting a public nuisance by doing all the following **on or before May 7, 2025**:

1. Secure all structures against entry in accordance with the provisions of § 15.09.070 of the SMC
2. Secure premises against entry by repairing or replacing damaged fencing
3. Mitigate all potentially hazardous vegetation
4. Remove all trash and debris from the property

A public hearing has been set for Tuesday, May 27, 2025, at or after 5:30PM at 66 N. Lassen St., Susanville Ca. 96130, whereat the hearing board shall receive, hear and consider all relevant evidence, objections, protests and testimony of the responsible party as well as that of other witnesses, city personnel and interested persons relative to the alleged public nuisance and to any proposed abatement measures.

If the hearing board finds that a public nuisance does exist and there is sufficient cause to abate the nuisance, the hearing board shall make a written nuisance abatement order setting forth those findings and ordering the property owner to abate by demolition or repair. The order shall set forth the time within

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

which the abatement work shall be completed, and it shall state that **if the nuisance is not abated within such time period, it may be abated by the City. Administrative citations and/or administrative fines up to \$500 per day may be imposed beginning May 28, 2025, and accumulate each day until the nuisance is abated.** Enforcement action may include any of the authorized methods per the SMC which include, but are not limited to, Chapter 8.32 and Chapter 8.40 which are subject to the general penalty outlined in SMC § 1.12.010.

All costs of the city's abatement efforts, including the abatement work and administrative time to investigate and hear and effect the abatement may be charged against you, the responsible party, as a personal debt or may be assessed upon the property and will constitute a lien or special assessment upon the property until paid. Failure of any person subject to this notice to appear at the nuisance abatement hearing shall constitute a failure to exhaust administrative remedies.

Again, voluntary compliance is the goal so please contact Code Enforcement to discuss timelines and expectations **prior to the May 7, 2025, deadline.**

Please feel free to contact me directly at (530) 257-1055.

Respectfully,



Michael Prettyman
Code Enforcement Officer
City of Susanville

Case No.: CE#2025-003
APN: 105-153-022-000
Mail Cert No.: 7019 1640 0002 0101 3546

DECLARATION OF SERVICE BY CERTIFIED MAIL
FIRST CLASS MAIL

I, THE UNDERSIGNED, DECLARE THAT:

1. I am an employee of the City of Susanville, California, and not a party to the within entitled cause or matter.
2. My business address is 66 N. Lassen St, Susanville, California 96130.
3. I served the foregoing **NOTICE OF INTENT TO HOLD A PUBLIC HEARING** on the interested parties in the cause or matter thereof enclosed in sealed envelopes and placed in the mail on the date and at the place shown below. I am readily familiar with this business practice. I am readily familiar with this business practice. On the date placed for collection and mailing, it is deposited in the United States Postal Service in sealed envelope. I am readily familiar with this business practice. Certified/Return receipt and 1st Class, in Susanville, California, on the 7th Day of April 2025, addressed as follows:

McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127

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

Executed this 7th Day of April 2025, at Susanville, California 96130.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$

McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Michael Prettyman

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) ☒ C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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STANDARD: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- Article Addressed to:

McEachern J A & Carol M. JT
PO Box 270454
Susanville, CA 96127

9590 9402 4063 8079 6304 75

2. Article Number (Transfer from service label)
7019 1640 0002 0101 3546

PS Form 3811, July 2015 PSN 7530-02-000-9053