

Humboldt County V. Lucas K Bode

A.P. No. 016-011-066-000

CE23-2092

EXHIBIT “J ”

Notice of Substandard Housing Appeal Hearing.



COUNTY OF HUMBOLDT
BUILDING INSPECTIONS
3015 H Street
Eureka, California 95501
(707) 476-2429

NOTICE OF SUBSTANDARD HOUSING APPEAL HEARING

[Humboldt County Code 331-1(e)1 and 331-11(i)1 and 2]

Address of Affected Property: 2335 Togo Street, Eureka, CA 95501

Assessor's Parcel Number: 016-011-066-000

To: Lucas K Bode
2335 Togo Street
Eureka, CA 95501

NOTICE IS HEREBY GIVEN that the Humboldt County Building Inspection Division has received a timely request for a Substandard Housing Appeal Hearing regarding its determination that substandard housing conditions exist on the above-referenced property situated in the County of Humboldt, State of California, as described in "Attachment A – Grant Deed."

NOTICE IS FURTHER GIVEN that a Substandard Housing Appeal Hearing regarding the Building Inspection Division's determination that a nuisance exists on the affected property will be held by the Board of Building Appeals on **December 19, 2024, at 6:00 p.m.** or as soon thereafter as the matter may be heard, in the **Board of Supervisors Chambers of the Humboldt County Courthouse, 825 Fifth Street, Eureka, California 95501**, for the purpose of hearing testimony and considering evidence concerning the condition or conditions

causing the substandard housing conditions on the affected property and any other matters that the Board of Building Appeals deems pertinent.

NOTICE IS FURTHER GIVEN that you may be represented by legal counsel, present testimony and cross-examine the Chief Building Official and Building Inspector and other witnesses at the Substandard Housing Appeal Hearing.

NOTICE IS FURTHER GIVEN that the Board of Building Appeals may take official notice of any fact which may be judicially noticed by the courts of the State of California, either before or after the conclusion of the Substandard Housing Appeal Hearing.

NOTICE IS FURTHER GIVEN that the Board of Building Appeals shall have the authority to issue subpoenas for orders to appear and produce documents at the Substandard Housing Appeal Hearing upon the showing of reasonable necessity by the requesting party.

NOTICE IS FURTHER GIVEN that the Substandard Housing Appeal Hearing shall be subject to the requirements set forth in California Government Code Section 11513, as may be amended from time to time.

NOTICE IS FURTHER GIVEN that the Substandard Housing Appeal Hearing shall be recorded (i.e. audio, video and/or stenographic) in order to maintain a record of the proceedings.

NOTICE IS FURTHER GIVEN that the costs associated with transcribing a recording of the Substandard Housing Appeal Hearing shall be borne by the party or parties requesting such transcription.

NOTICE IS FURTHER GIVEN that the hearing officer may, upon request of either party, or upon the Board of Building Appeals own motion, continue the Substandard Housing Appeal Hearing for good cause shown.

NOTICE IS FURTHER GIVEN that, upon the conclusion of the Substandard Housing Appeal Hearing, the Board of Building Appeals may terminate the abatement proceedings or order you to correct the condition or conditions causing the substandard housing on the affected property in accordance with the requirements and time limits set forth in the Notice and Order of Substandard Housing.

NOTICE IS FURTHER GIVEN that, if the required abatement is not commenced, prosecuted, and completed within the time limits set by the Board of Building Appeals, the Building Inspection Division in conjunction with the Code Enforcement Unit may correct or abate the condition or conditions causing the substandard housing conditions on the affected Property pursuant to Humboldt County Code Section 351-13.

NOTICE IS FURTHER GIVEN that the costs of the required abatement may become a charge against the affected property and made a special assessment against the property, and that said special assessment may be collected at the same time and in the same manner, and shall be subject to the same penalties, interest and procedures of foreclosure and sale in the case of delinquency, as is provided for ordinary property taxes.

NOTICE IS FURTHER GIVEN that the costs of the required abatement may also become a charge against the affected property which has the same force, effect and priority of a judgment lien governed by the provisions of California Code of Civil Procedure Sections 697.310, et seq., and may be extended as provided in California Code of Civil Procedure Sections 683.110, et seq.

NOTICE IS FURTHER GIVEN that any personal property collected by the Building Inspection Division in conjunction with the Code Enforcement Unit during the correction or abatement of the condition or conditions causing the substandard housing on the affected property may be sold in the same manner as surplus personal property of the County of Humboldt, and the proceeds from such sale shall be paid into the revolving fund created pursuant to the provisions of the Humboldt County Code.

Signature: Keith Ingersoll

Title: Chief Building Official

Name: Keith Ingersoll

Date: December 4, 2024

ATTACHMENT A LEGAL DESCRIPTION

Exhibit A DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

PARCEL ONE:

Those portions of the Southeast Quarter of the Northwest Quarter of Section 26, Township 7 North, Range 1 East, Humboldt Meridian, described as follows:

BEGINNING at a point located 24.34 feet North and 1320 feet West from the Quarter Section corner in the center of said Section 26:

thence North, 385 feet;
thence East, 150 feet;
thence South, 385 feet;
thence West, 150 feet, to the point of beginning.

PARCEL TWO:

A non-exclusive easement for ingress, egress and public utility purposes over a strip of land 20 feet in width, the center line of which is described as follows:

BEGINNING at the Northeast corner of Parcel One;
thence South 385 feet.

EXCEPTING therefrom that portion which lies within said Parcel One.

2009-25295-3

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