

Exhibit N

Letter of Intent to  
Conduct Public  
Nuisance Abatement



**COUNTY OF HUMBOLDT**  
PLANNING AND BUILDING DEPARTMENT  
CODE ENFORCEMENT

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3015 H Street • Eureka CA 95501  
Phone: (707) 476-2429 • Fax: (707) 268-3792

November 21, 2023

Certified Mailing No: 9171 9690 0935 0252 8832 67

Michael P. Acosta, Esq  
4050 Cedar Street  
Eureka, CA 95503

**RE: Intent to Conduct Public Nuisance Abatement**  
**240 Central Ave, Fields Landing, CA, 95537, APN: 306-033-003**  
**Case No: 16CEU-64**

Dear Mr. Acosta,

Please see attached correspondence to your client Gerald McGuire regarding his property located at 240 Central Ave, Fields Landing, CA, APN: 306-033-003

If you have any questions or concerns about these documents, please feel free to contact me by telephone at (707) 441-2627, or by email [ssoeth@co.humboldt.ca.us](mailto:ssoeth@co.humboldt.ca.us).

Sincerely,

Shauna Soeth  
Code Enforcement Investigator

Attachment: Letter of Intent to Conduct Public Nuisance Abatement



**COUNTY OF HUMBOLDT**  
PLANNING AND BUILDING DEPARTMENT  
CODE ENFORCEMENT

3015 H Street • Eureka CA 95501  
Phone: (707) 476-2429 • Fax: (707) 268-3792

November 20, 2023

Certified Mailing No: 9171 9690 0935 0252 8832 81

Gerald McGuire  
P.O. Box 322  
Fields Landing, CA 95537

**RE: Intent to Conduct Public Nuisance Abatement  
240 Central Ave, Fields Landing, CA, 95537, APN: 306-033-003  
Case No: 16CEU-64**

Dear Gerald McGuire,

As you are aware, Code Enforcement has an open case against your property located at **240 Central Ave, Fields Landing, CA, 95537, APN: 306-033-003, Case No: 16CEU-64.**

A Notice to Abate Nuisance was issued against the property on or about July 1, 2019, for the following conditions creating a nuisance:

- HCC 354-1 – junk and inoperable vehicles
- HCC 521-4 – Improper Storage and Removal of Solid Waste
- HCC 311-10.1 – Property/Building use in violation of zoning codes

You requested a Code Enforcement Appeal Hearing to contest CEU's determination that a nuisance existed on the property. The Code Enforcement Appeal Hearing was held on September 9, 2022, before Hearing Officer Wraymond Plummer with the California Hearing Officers.

On or about November 8, 2022, the Hearing Officer issued a Finding of Nuisance and Order of Abatement which upheld the Notice to Abate Nuisance and ordered that the owner remove all vehicles, trailers, boats, solid waste, salvaged materials, vehicle parts, and any or all other items from the property within 30 days of service of the Finding of Nuisance and Order of Abatement.

On June 5, 2023, (far exceeding the 30 days) you verbally consented to an inspection of the property while I was accompanied by a contractor who would potentially be providing an estimate for a County Abatement. Based on my observations of the property, progress was made to complete the corrective actions listed in the Finding of Nuisance and Order of Abatement, but items still remained including: a trailer, boat, vehicle parts, miscellaneous wood products, fence material, etc. With these items remaining on the property, you are in violation of the Hearing

Officer's Finding of Nuisance and Order of Abatement, giving CEU jurisdiction to abate the nuisance.

**This letter is to notify you of Code Enforcement's intent to conduct an abatement of the public nuisance on your property.**

Additionally, the costs of the required abatement may become a charge against your property and may be collected at the same time and in the same manner, and shall be subject to the same penalties, interest and procedure of foreclosure and sale in the case of delinquency, as is provided for ordinary property taxes. In addition, the costs may also become a charge against your property which has the same force, effect and priority of a judgement lien governed by the provisions of California Code of Civil Procedure Sections 697.31, et seq.. and may be extended as provided in California Code of Civil Procedure Section 683.110, et deq.

Currently an Inspection Warrant and Order of Abatement is being drafted and sought in order to conduct a county abatement of the property. We are unsure when the abatement will commence but estimate around the beginning of December 2023.

If you have any questions please feel free to contact me at (707) 441-2627 or by email at [ssoeth@co.humboldt.ca.us](mailto:ssoeth@co.humboldt.ca.us).

Sincerely,



Shauna Soeth  
Code Enforcement Investigator

**PROOF OF SERVICE**

STATE OF CALIFORNIA    )  
  ) ss.  
COUNTY OF HUMBOLDT )

I, Tim Nicoll, say:

I am a citizen of the United States, over 18 years of age, a resident of the County of Humboldt, State of California, and not a party to the within action; that my business address is County of Humboldt Planning & Building Dept.; 3015 H Street, Eureka, California; that on November 21<sup>st</sup>, 2023, I served a true copy of **INTENT TO CONDUCT PUBLIC NUISANCE ABATEMENT.**

XXX by placing a true copy thereof enclosed in a sealed envelope and depositing the envelope at my place of business for same-day collection and mailing with the United States mail, following our ordinary business practices with which I am readily familiar, addressed as set forth below: (First Class and Cert.)

**Michael P. Acosta, Esq  
4050 Cedar Steet  
Eureka, CA 95503  
CM#: 9171 9690 0935 0252 8832 67**

\_\_\_\_\_ by personally hand delivering a true copy thereof to the occupant who resides at the premises located at:

\_\_\_\_\_ by personally posting a true copy thereof on a gate allowing access to property:

\_\_\_\_\_ by placing a true copy thereof in the designated place at Court Operations to the attorney/parties named below:

\_\_\_\_\_ by placing a true copy in the County’s Mailroom designated to the attorney named below:

\_\_\_\_\_ by fax as set forth below:

\_\_\_\_\_ by electronic service as set forth below:

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

Executed on this 21<sup>st</sup> day of November 2023, in the City of Eureka, County of Humboldt, State of California.

\_\_\_\_\_  
Tim Nicoll- Legal Office Assistant  
Code Enforcement Unit