

**RESOLUTION OF THE BOARD OF APPEALS,  
COUNTY OF HUMBOLDT, STATE OF CALIFORNIA  
For the Appeal Hearing of December 19, 2024**

**RESOLUTION NO. 24 –**

**RESOLUTION OF THE BOARD OF APPEALS, OF THE COUNTY OF HUMBOLDT ADOPTS RESOLUTION NO. 24- UPHOLDING THE NOTICE AND ORDER OF SUBSTANDARD HOUSING AND ORDER TO VACATE DATED 10/15/2024: ASSESSOR PARCEL NUMBER: 016-011-066-000; CASE NUMBER: CE23-2092; ADDRESS: 2335 TOGO STREET, EUREKA, CALIFORNIA, 95501.**

**WHEREAS**, A timely appeal was filed by Lucas K Bode and Katie Rockey of the Notice and Order of Substandard Housing and Order to Vacate (NOSSSHOV) posted by Humboldt County Building Department staff on October 17, 2024; and

**WHEREAS**, The Building division’s primary responsibility is to ensure the health and safety of our community by enforcing building codes and housing standards; and

**WHEREAS**, On September 26, 2024, The Chief Building Official of Humboldt County instructed building inspector Rob Edwards to inspect the property at 2335 Togo Street, Eureka, CA, in response to a request from code enforcement related to a search warrant executed by the Humboldt County Drug Task Force. This inspection was vital for evaluating the housing conditions reported at the site; and

**WHEREAS**, PLEASE BE INFORMED that the inspection above that was conducted on September 26, 2024, at the dwelling above by the Humboldt County Building Division, according to its authority and with oversight from the Humboldt County Chief Building Official. The inspection results indicate multiple violations of the 1997 Uniform Housing Code (UHC) and the 2021 International Property Maintenance Code (IPMC), which have been adopted and enforced by the County of Humboldt. Consequently, the property in question has been classified by the County Chief Building Official as substandard housing under the provisions of Chapter 10, section 1001 of the UHC, as well as various state and local laws and regulations, including but not limited to the State Housing Law as articulated in California Health and Safety Code (HSC) Sections 17910, et seq. This classification necessitates immediate corrective action to ensure compliance.

**NOW, THEREFORE, IT IS HEREBY PROCLAIMED by the Humboldt County Board of Appeals that the following findings are hereby made; and**

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**FINDINGS FOR UPHOLDING THE NOTICE AND ORDER OF SUBSTANDARD HOUSING  
AND ORDER TO VACATE DATED 10/15/2024**

**1. FINDING:**                   **PLEASE TAKE NOTICE** that an inspection was performed on 9/26/2024, of the dwelling at the above location by the Humboldt County Building Division acting under the authority, and whose observations are reviewed and approved, by the Humboldt County Chief Building Official. The inspection revealed conditions that are in violation of the 1997 Uniform Housing Code (UHC) and the 2021 International Property Maintenance Code (IPMC) adopted by the County of Humboldt. The building has been found by the County Chief Building Official to constitute substandard housing per Chapter 10, §1001 of UHC and various state and local laws and regulations, including but not limited to State Housing Law as found in California Health and Safety Code (HSC) Sections 17910, et seq.

- EVIDENCE:**           a) The following are the substandard conditions that exist at the property:
1. The basement/mud area's water closet is unsafe and not permitted. HSC §17920.3(a)(1)
  2. The first-floor common bathroom is inaccessible, creating a fire hazard. HSC §17920.3(a)(1)
  3. The first-floor bathroom has no tank on the water closet. HSC §17920.3(a)(1)
  4. Evidence of dampness in bedrooms, kitchen, front room, and bottom floor. HSC §17920.3(a)(11).
  5. Evidence of rodent infestation in dwelling and subarea. HSC §17920.3(a)(12)

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6. Kitchen and bathroom walls appear to have dampness and mold. HSC §17920.3(a)(13)
7. Exterior siding and trim needs repair. HSC §17920.3(a)(14)
8. Interior wall and ceiling covering need repair. HSC §17920.3(a)(14)
9. Interior doors and trim need repair. HSC §17920.3(a)(14)
10. Electrical hazards throughout dwelling. HSC §17920.3(a)(14)
11. The sewer lift pump requires correct electrical and venting connections. HSC §17920.3(a)(15)
12. The foundation stem wall footings have been excavated around them, creating structural hazards. HSC §17920.3(b)(1)
13. The foundation footings for the point load post are cracked and have been undermined. HSC §17920.3(b)(1)
14. The area beneath the dwelling has been excavated to the point of undermining the foundation and footings, causing structural damage to the building. HSC §17920.3(b)(1)
15. The point load post and structural brackets have been compromised by removing dirt and broken concrete around the bracket. HSC §17920.3(b)(4)
16. The electrical panel in the garage is a fire hazard due to the wiring in the panel, which has double wire to breaker lugs, wrong wire size to breakers, extension

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          cords in the panel, unsafe exposed wires, and shock hazards. HSC §17920.3(d)

17. The electrical wiring in the garage is exposed, creating a fire hazard. HSC §17920.3(d)

18. Many unattached light fixtures are hanging in the house, causing an unsafe condition. HSC §17920.3(d)

19. There are exposed wiring in several areas inside the house. HSC §17920.3(d)

20. Solid waste and debris are obstructing access to the first-floor bathroom. HSC §17920.3(e)

21. The water closet tank is missing from the first-floor bedroom's bathroom. HSC §17920.3(e)

22. An unpermitted water closet in the foundation sub-area has an unsafe platform and hazardous conditions. HSC §17920.3(e)

23. The bottom floor gas fireplace has combustibles stacked around the appliance. HSC §17920.3(f)

24. The pilot light of the gas fireplace on the bottom floor seems to be on and will require service by a licensed mechanical contractor. HSC §17920.3(f)

25. Exterior siding needs repair and weather sealing. HSC §17920.3(g)(2)

26. The exterior doors have some damage and need repair. HSC §17920.3(g)(2)

27. The exterior siding stain and/or paint has faded and needs repair. HSC §17920.3(g)(3)

28. Solid waste is present around the dwelling and in the backyard area. HSC §17920.3(j)

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29. Heavy equipment is broken down in the backyard. HSC §17920.3(j)
30. There are piles of dried wood in the backyard. HSC §17920.3(j)
31. Egress windows and doors in the sleeping rooms are blocked by debris inside dwelling. HSC §17920.3(k)
32. Numerous electrical Hazards in the Garage and throughout the dwelling. HSC §17920.3(k)
33. Foundation and footings have been excavated and dug out in the sub-area. HSC §17920.3(k)
34. Point load footings have been excavated to create structural hazards. HSC §17920.3(k)
35. Numerous unsafe plumbing issues. HSC §17920.3(k)
36. Structural footings in the sub-area have been undermined creating structural hazard. UHC 1001.4(1)
37. Point load footing holding structural post have been dug out and created structural hazard to the building. UHC 1001.4(1)
38. Accumulation of solid waste around the exterior of the structure. UHC 1001.4, 401
39. Presence of broken-down heavy equipment in the backyard. UHC 1001.4, 401
40. Piles of dried wood and other debris in the backyard. UHC 1001.4, 401
41. Lumber, windows, and additional debris are scattered around the backyard. UHC 1001.4, 401

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- 42. The interior of the dwelling is cluttered with piles of old clothes and solid waste, along with car and motorcycle parts, scattered around. UHC 1001.4(7)
- 43. The kitchen is messy and unsanitary, with leftover food and dishes left everywhere. UHC 1001.4(7)
- 44. Install working smoke alarms. IPMC 704
- 45. Install working carbon monoxide alarms. IPMC 705

**BE IT FURTHER RESOLVED** that, in consideration of the findings and evidence outlined herein, including but not limited to the Notice and Order of Substandard Housing and Order to Vacate, the accompanying board report and its attachments, the evidentiary materials contained within case file CE23-2092 about this property, and the public testimony provided during the appeal process, the Board of Appeals does hereby Adopt the Resolution to uphold the Notice and Order of Substandard Housing and Order to Vacate dated 10/15/2024; and

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**IT IS FURTHER PROCLAIMED AND ORDERED** that the Clerk of the Board is directed to provide notice of this decision to all interested parties.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Commissioner Thomas Mulder, Chair  
Humboldt County Board of Appeals

Adopted on motion by Board Member \_\_\_\_\_, Seconded by Board Member \_\_\_\_\_, and the following vote:

AYES: Board Member : --

NAYES: Board Member : --

ABSENT: Board Member : --

ABSTAIN: Board Member : --

STATE OF CALIFORNIA  
County of Humboldt

I, John H. Ford, Clerk of the Board of Appeals, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Appeals at a meeting held in Eureka, California as the same now appears of record in the Planning and Building Department.

IN WITNESS WHEREOF, I have hereunto set my hand of said Board of Appeals.

\_\_\_\_\_  
JOHN H. FORD  
Clerk of the Board of Appeals of the County  
of Humboldt, State of California