



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

August 25, 2023

Gerald McGuire
PO Box 322
Fields Landing, CA 95537

RE: Permit Revocation Notice / Case No. PLN-2021-17292-CDP / Assessor's Parcel Number
(APN) 306-024-004

Dear Mr. McGuire:

Attached to this letter is a Notice of Public Hearing that will be held on September 26, 2023 to consider revocation of the above referenced Coastal Development Permit (CDP). This hearing is being scheduled because your permit has been exercised contrary to the terms of such approval, the use has been conducted so as to be a public nuisance, and the use has ceased to exist for one year or more. Specifically, the Coastal Development Permit was approved to facilitate the removal of the nuisance on the property and the construction and use of the site for a single-family residence, and no such single-family use has been established. To the contrary, the use of the site has been as a junkyard and public nuisance. The CDP requires the issuance of a Building permit to address the on-going code violations and to construct a habitable residence on the property. On May 12, 2023 we sent you correspondence which identified a June 30, 2023 deadline for which the building permit was required to be obtained or the CDP would be scheduled for revocation, and that deadline passed with no submittal of necessary corrections much less the issuance of a building permit. On August 3, 2023 we provided you with another opportunity and deadline, of August 18, 2023 for which to provide corrections and past-due payment of processing costs, and that deadline has also now past with no sufficient resolution. Given the repeated failure to take the steps necessary to resolve the on-going code violations on the property, the CDP is being scheduled for a revocation hearing. If you have questions about this letter, please contact me at (707) 445-7541 or at cjohnson@co.humboldt.ca.us.

Sincerely,

Cliff Johnson, Planning Manager
Planning and Building Department

Enc. Correspondence, Notice of Hearing

**PUBLIC NOTICE
HUMBOLDT COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING**

On **Tuesday, September 26, 2023, at 9:00 a.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

Zoom Meeting ID and Access:

Further instructions on how to access the Zoom meeting can be found when the agenda is posted on Friday, September 22, 2023, by using the following link:

<https://humboldt.legistar.com>

Email Public Comment:

To submit public comment to the Board please email cob@co.humboldt.ca.us, provide your name and the agenda item number(s) on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Revocation of Gerald McGuire Coastal Development Permit Application PLN-2021-17292- (Approved October 21, 2021) Assessor's Parcel Number: 306-024-004. The Planning and Building Department is seeking revocation of an issued Coastal Development Permit which was for the demolition of an existing 1,700 square-foot residence, existing fence, and construction of a new residence. The new 2-story residence would consist of a 788 square foot garage with a 788 square foot 1 bedroom accessory dwelling unit above. This new structure is proposed to be built adjoining an existing 960 square-foot garage/shop which will remain on site. Revocation is being considered under Section 312-14.1 of the Humboldt County Code because the permit is being exercised contrary to the terms and conditions of approval, and use of the property is conducted as to be a public nuisance. Specifically, the permit holder has not obtained a building permit for the construction of the single-family residence and has continued to manage the property in a manner which is a public nuisance. Additionally, the applicant has not complied with all terms and conditions of the permit and the use of the property for single-family residential use has ceased for one year or more. The revocation is exempt from environmental review pursuant to Section 15321 of the CEQA Guidelines (Enforcement Actions by regulatory Agencies). The project site is located in the Fields Landing area of Humboldt Bay, on the west side of West Avenue, approximately 40 feet from the intersection of Central Avenue and West Avenue, on the property known as 6766 West Avenue. Specific questions regarding this project can be directed to Cliff Johnson, Planning Manager, at (707) 445-7541 or via email at cjohnson@co.humboldt.ca.us

Consistent with instructions for public comment noted above, any person may appear and present testimony in regard to this matter at or before the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at, or prior to, the public hearing.

Documentation to be filed on this matter for the official record is to be submitted to the Clerk of the Board of Supervisors, by noon on **Tuesday, September 18, 2023**, for the documents to be placed in the Board's hearing packets. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Humboldt County Board of Supervisors
Kathy Hayes, Clerk of the Board
August 12, 2023