



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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www.co.mendocino.ca.us/planning

CODE ENFORCEMENT DIVISION

NOTICE OF VIOLATION

COPY

Date: March 24, 2017

Case#BC_2016-0025

Property Owner: Lawrence Risse
Mailing Address: P.O. Box 10 Rio Linda, Ca. 95673
Site Address: 32600 N. Hwy 1, Westport, Ca. 95488
Assessor's Parcel Number: 015-370-13 Zoned: AG
Certified Mail Receipt #7013 1090 0001 2019 2510 also sent regular mail

On August 16, 2016, Code Enforcement Division confirmed violations on the above mentioned address.

You are hereby, officially notified as the owner of record for the above referenced property that the following structures and/or uses have been found to be in violation of Mendocino County Building and/or Zoning Codes.

1. Failure to obtain a coastal development permit prior to development activity per Mendocino County Coast Code Sec. 20.532.015 (D) *A coastal development standard permit must be secured for any activity which is defined as a development in Section 20.308.035 (D), "Development" means on land, in or under water, **the placement or erection of any solid material** or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; **grading**, removing, dredging, mining, or extraction of any materials; **change in the density or intensity of use of land**, including change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes.*

2. Placement and remodel of a structure without obtaining a building permit in violation of Mendocino County Code Section 18.080.10-Unpermitted construction: *No person, firm or corporation shall repair, improve, construct, demolish etc. any building or structure without first obtaining a building permit.*

CORRECTIVE ACTION REQUIRED:

1. Within thirty (30) days of the date of this notice, or by April 24, 2017, submit an accepted Coastal Development Permit application to the Dept. of Planning & Building Services.
2. Within thirty (30) days of the approval of the Coastal Development Permit, obtain a permit for the structure, and obtain a final inspection.

It is your responsibility to immediately contact the Mendocino County Planning and Building Services Department upon abatement of the above noted violations.

PENALTY:

At this time there are no civil penalties associated with this Notice of Violation. If you do not obtain compliance within the time allotted, this Notice of Violation (NOV) and any Violation Fees may be recorded against the title of your property and you could be subject to criminal prosecution, a civil law suit and a declaration of a public nuisance which could result in formal administrative abatement of the violations.

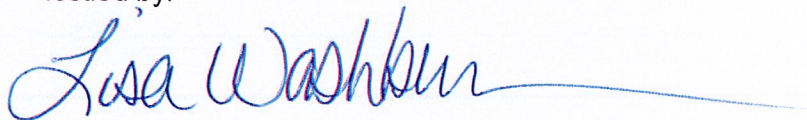
DUE PROCESS

If you do not complete the corrective actions above within the allotted time period civil penalties could be imposed and This Notice of Violation and any penalties will be recorded against the title of your property. You will be required to demonstrate the Issuing Officer that the violations have been corrected within the time period indicated. You may also present any evidence, in writing, to the Issuing Officer indicating your opposition to this Notice of Violation.

FORCE AND EFFECT OF LIEN

A lien may encumber your real or personal property. It may prevent you from refinancing, selling, or transferring property through escrow unless the violations and any liens are satisfied. In addition, credit bureaus monitor public records for recorded liens and the lien may appear on your credit report. This may prevent you from conducting various financial transactions such as buying property or obtaining additional credit.

Issued by:



Lisa Washburn
Supervising Code Enforcement Officer II
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