



COUNTY OF VENTURA

Resource Management Agency

Code Compliance Division

800 South Victoria Avenue
Ventura, CA 93009
(805) 654-2463, 654-5177 FAX

NOTICE OF VIOLATION AND NOTICE OF IMPENDING CIVIL ADMINISTRATIVE PENALTIES

September 21, 2011

Please Reply To: MIGUEL LAGUNAS
805-582-7568
miguel.lagunas@ventura.org

WOLF ARYEH-JUDY S
146 SADDLEBOW RD
BELL CANYON CA 91307-1038

Violation No.: CV11-0191
Property Address: 146 SADDLEBOW RD VECO
Assessor's Parcel No: 850-0-012-235

Dear Property Owner:

The Code Compliance Division has confirmed that violation(s) of the Ventura County Building Code and/or Non-Coastal Zoning Ordinance exist on the subject property. These violation(s) were brought to your attention in earlier Alleged Violation Letter(s) dated 04/25/2011.

VIOLATIONS:

Following are the activities, uses, or structures which constitute violation(s) of the Ventura County Building Code and/or Non-Coastal Zoning Ordinance identified by section number and the actions that must be taken to correct the violation(s); and the range of applicable daily civil administrative penalties.

VIOLATION 1: Expired permit B07-000444: Solid roofed open, attached patio cover 300 sq. ft. (roof with composition shingles) per STD B-17. PATIO COVER WAS DEMOLISHED WITHOUT PERMITS.

IN VIOLATION OF:

Ventura County Non Coastal Zoning Ordinance, Sec(s). 8101-3.1 and/or 8101-3.2- GENERAL PROHIBITIONS; Sec. 8105-1.3 (uses prohibited unless identified in use matrices), 8105-4 or 8105-5 (matrix of allowed uses), Sec. 8111-1.1.1- Zoning Clearance: Purpose of and,

2010 Ventura County Building Code. Sec.105.1. Permits Required, Sec.105.2. Exempted Work, Sec.105.3. Application for Permit, Sec.107.1. Submittal Documents. Sec. 109.4 Investigation Fees: Work Without Permits, Sec. 110. Inspections, Sec. 114 Violations.

ABATEMENT CAN BE ACHIEVED BY: Obtaining a demolition permit from the Planning Dept. and I.W.M.D. Division located at 800 S. Victoria Ave. in Ventura, CA and from Building and Safety Dept. located at 3855-F Alamo Street, Simi Valley, CA.

PENALTY RANGE: The civil penalty amount can range up to \$100.00 per day, with the exact amount determined based on mitigating and aggravating circumstances applied to a basic penalty of \$50.00. The amount of the daily penalty may be increased in the future if the violation is not corrected.

VIOLATION 2: Non permitted remodel, interior addition of extra bathroom. Non permitted construction of shear walls in garage, new windows throughout house, new reframed doors and deletion of doors, deck on top of garage, partition wall in garage, replacement of wood framing members, stucco patch work, open electrical near the demolished deck and, b.b.q. area. The full scope of work can't be determined due to covering of construction.

IN VIOLATION OF:

2010 Ventura County Building Code. Sec.105.1. Permits Required, Sec.105.2. Exempted Work, Sec.105.3. Application for Permit, Sec.107.1. Submittal Documents. Sec. 109.4 Investigation Fees: Work Without Permits, Sec. 110. Inspections, Sec. 114 Violations.

ABATEMENT CAN BE ACHIEVED: By obtaining a permit(s) from the Planning Dept. and a permit from Building & Safety with final sign-offs to legalize the non-permitted construction. Legalization could also require approval from other agencies such as Fire, Environmental Health and Public Works.

PENALTY RANGE: The civil penalty amount can range up to \$100.00 per day, with the exact amount determined based on mitigating and aggravating circumstances applied to a basic penalty of \$50.00. The amount of the daily penalty may be increased in the future if the violation is not corrected.

The above violations were confirmed on 06/24/2011.

EACH DAY THAT A VIOLATION EXISTS CONSTITUTES A NEW VIOLATION

Until the violation(s) are corrected, Code Compliance Division staff time spent in confirming the violations(s) and securing abatement of the violation(s) will be charged to you. These costs include all time spent for meetings, site visits, telephone calls, correspondence, etc. that relate to this violation case. You will be charged for staff time at the current hourly rate. Late charges and interest at 2% of the amount of the unpaid bills compounded monthly will also be assessed. Unpaid charges will become the responsibility of subsequent property owners if you do not pay the bills.

ENFORCEMENT ACTIONS

If the violation(s) are not corrected by **October 27, 2011** the following enforcement actions shall apply:

A. IMPOSITION OF CIVIL PENALTIES AND RECORDATION OF LIEN

You will receive a **Notice of Imposition of Civil Administrative Penalties** advising you of the amount of the daily monetary penalties that have been imposed against your property.

- The penalties shall accrue **EACH DAY** until each respective violation is corrected and confirmed by a County Code Compliance staff inspection
- The amount of the daily penalty shall constitute a **LIEN AGAINST THE PROPERTY**

B. RECORDATION OF NOTICE OF NONCOMPLIANCE AND PAYMENT OF STAFF COSTS IN ENFORCING VIOLATION

A Notice of Noncompliance will be recorded against the property that gives record notice to all, including lenders, potential purchasers, and subsequent owners that violation(s) of the Ventura County Building Code and/or Non-Coastal Zoning Ordinance exist on the property. The Notice of Noncompliance will not be released until the violation(s) are corrected and all fees and charges are paid, including reimbursement for staff time.

C. CRIMINAL PROSECUTION

Each violation of the Ventura County Building Code and/or Non-Coastal Zoning Ordinance is a misdemeanor or an infraction. You may be prosecuted by the District Attorney and subject to criminal punishment. As explained above, each day that a violation exists is a new violation.

D. NO NEW PERMITS

No new Planning or Building permits will be issued on the subject site except to correct a violation. Additionally, a Planning Division Late Filing Fee will be required in addition to the required fees for each permit necessary to legalize a non-permitted use and structure. Each Planning Division Late Filing Fee shall be equal to the cost of each required permit, but shall not individually exceed \$1,000.00. These fees will be refunded if the required application is submitted within 30 days and deemed "complete" within 90 days of the Notice of Violation. Building permits are subject to building violation investigation fees as outlined in the Ventura County Building Code Section 108.4.1.

Also, copies of the Notice of Violation will be sent to applicable Federal, State, and local policing, licensing, and taxing agencies alerting them to the conditions on your property.

APPEAL OF DETERMINATION OF VIOLATION

If you do not believe a violation exists and wish to appeal this determination and stay further enforcement actions while the appeal is pending, you must submit your appeal to the Director of the Planning Division for Zoning Ordinance violations or the Director of Building and Safety for Building Code violations by **October 7, 2011**

The current cost for an appeal of a zoning violation is a \$2,000 deposit (with no billing limit), but if you win your appeal all of your appeal fees will be refunded. The current cost of an appeal of a building

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violation is \$1,316.00 for rental properties and \$466.50 for owner occupied dwellings. You must also fill out and submit an appeal application with the deposit fee. You may also request an Informal

Office Hearing, the cost of which is currently a \$500 deposit with staff costs billed at the current hourly charge rate.

If you need additional time beyond the specified deadline to abate the violations, we can discuss the possibility of a Compliance Agreement. There will be a charge to prepare it, plus costs to administer the Agreement through the abatement of the violation(s), and a surety deposit to ensure compliance with the terms of the Agreement. This is an agreement between you and the County wherein you agree to abate the violations in a specific manner and time frame. The County is under no obligation to enter into such an agreement, even if you so request.

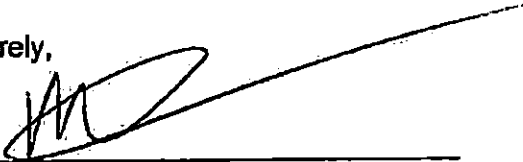
ABATEMENT OF VIOLATION

IMPORTANT: It is your responsibility to inform me when your violation(s) have been corrected. Until I hear from you that the violation(s) are corrected and this can be confirmed to my satisfaction, the violation(s) are presumed to remain and enforcement actions against you will continue.

The Code Compliance Division wants to work with you to avoid the consequences listed above. I urge you to contact me immediately at the above number so we can discuss how this issue can be resolved. If you wish to discuss this matter in person, please call for an appointment to be sure I am available. Please reference the case number, CV11-0191, in all verbal and written inquiries or replies. You may request copies of the pertinent materials regarding this code enforcement matter or consult the Planning Division website, www.ventura.org/RMA/planning or the Building and Safety Division website, http://www.ventura.org/rma/build_safe.

Si usted no lee, o entiende ingles, favor de llamar a Miguel Lagunas al teléfono (805)582-7568 tocante a este asunto. Dele el numero de su caso que se encuentra a la derecha en la parte de arriba de esta carta.

Sincerely,



MIGUEL LAGUNAS
Code Compliance Officer

Attachments: Civil Administrative Penalties Program Flyer

cc: File
Complainant