



Westport Municipal Advisory Council

P. O. Box 307, Westport, CA 95488
www.westportmac.org

April 7, 2017

Lisa Washburn, Supervising Code Enforcement Officer
Department of Planning and Building Services
860 N. Bush Street
Ukiah, CA 95482

Re: Notice of Violation Case BC-2016-25 (Lawrence Risse, AP#015-370-13)

Dear Ms. Washburn:

Thank you for making us aware of this violation dated March 24, 2017. The topic was heard at the monthly Westport MAC public meeting held April 4, 2017 in Westport. Public comments were received and the following comments are provided:

1. We agree this owner should be required to obtain a coastal development permit (CDP) for the construction that took place on his property. The permit should be supported with all standard studies required to ensure impacts to the environment are mitigated adequately in accordance with the California Environmental Quality Act, Coastal Act, and Local Coastal Plan.
2. We see no reason why the permit process should be streamlined in any manner for a project that circumvented the laws and regulations everyone must abide by. This project proponent should be required to complete the standard studies that support every other CDP application. Those studies should thoroughly and professionally evaluate impacts to natural and cultural resources, aesthetics, public access, and other topics germane to development projects on this ocean front parcel.
3. We would like the opportunity to review the permit application and supporting studies, along with the County's findings and permit conditions before they are approved so we may offer more specific comments. We would also like notification of when this matter is scheduled for a hearing by the Coastal Permit Administrator.

We look forward to hearing more about this project and to receiving the findings of environmental studies that support the CDP and its associated California Environmental Quality Act findings.

Sincerely,

Thad M. Van Bueren, Chairman