



SAN MATEO COUNTY ADMINISTRATIVE CITATION

APN(s): 048-076-120

Date: 10/28/2021

Location of Violation(s): APN 048-076-120, Half Moon Bay

Property Owner(s): Teg Partners LLC

Case#: VIO2021-00164

Mailing Address (if different): 18 Terrace Avenue, Half Moon Bay

CITATION AMOUNT:

- 1ST CITATION \$100.00
- 2ND CITATION \$200.00
- 3RD CITATION \$500.00
- and/or subsequent violations within 12-month

**Required corrections must made
AND fine due by this date:**

11/15/2021

Refer to the back of this citation for additional information on payment of this citation, consequences for failure to pay citation, failure to correct violation(s), and your rights to appeal.

Description of Violation(s):	Required Correction(s):
<input type="checkbox"/> Sections 1.12.010 (5) & 2.60.40 IPMC 302.8 Inoperable Motor Vehicles	Remove all inoperable, wrecked, dismantled, and/or unregistered vehicles from the exterior of your property or place within a fully-enclosed, legal structure. "Motor Vehicle" includes cars, trucks, trailers, boats, RV's, and ATV's. DO NOT relocate onto street.
<input type="checkbox"/> Sections 1.12.010 (4) & 2.60.40 IPMC 302 Accumulations Nuisance	Remove all accumulations of debris, garbage, rubbish, lumber, broken/discarded household items, and/or junk from the exterior of your property.
<input type="checkbox"/> Sections 1.12.010 (4) & 2.60.40 IPMC 302.4 Overgrown Vegetation	Remove all overgrown and/or dead weeds and/or vegetation from the exterior of your property.
<input type="checkbox"/> Section 1.12.010 and 2.60.40 IPMC 302.9 Graffiti	Abate the graffiti on your property.
<input type="checkbox"/> Sections 1.12.010 & 2.60.40 IPMC Chapter 302 OTHER Nuisances	Abate the following nuisance: <input style="width: 200px; height: 30px;" type="text"/>
<input type="checkbox"/> Section 6412 Fences, Walls, and Hedges: Height Limitations	Reduce the fence, wall, and/or hedge on your property to not more than 4 feet high in front yard area and 6 feet high in rear yard area or contact the Planning Department (650) 599-1825 regarding a height exception application and obtain approval for an exception.
<input type="checkbox"/> Section 12,020 Permit Required to Cut, Remove, or Destroy any Significant Tree	Apply for and obtain an after-the-fact tree-cutting permit with the County of San Mateo Planning Department (650) 599-1825.
<input type="checkbox"/> Section 8602.0 Permit Required for Grading, Excavating, Clearing, and Filling activities	STOP all work and immediately apply for and obtain a grading permit with the County of San Mateo Planning Department (650) 599-1825.
<input checked="" type="checkbox"/> Zoning and/or Building Violations Section(s): 6328.4 6328.3(h)	The water tanks on the property are considered development and need a Coastal Development Permit.

Signature of
Issuing Officer:

Printed Name of
Issuing Officer:

John Bologna

IMPORTANT INFORMATION - READ CAREFULLY

Administrative Citation: The San Mateo County Ordinance Code Section 1.40.010 provides for the issuance of administrative citations for Code Violations. There are three levels of citations that can be issued progressively for a violation. The fines, as indicated on the front of the citations, are \$100.00 for the first citation, \$200.00 for the second citation, and \$500.00 for the third and subsequent citations for violations of the same San Mateo County code section within 12 months. These citations may be issued each day the violation(s) exists.

Your Appeal Rights: You have the right to file an appeal of the administrative citation. You may do so by completing a Request for Hearing form or by requesting your appeal in writing that includes a brief statement of material facts supporting your claim that no violation occurred or no penalties or other remedies shall be imposed. Return the Request for Hearing form or your written request for hearing to the County, together with a processing fee and an advance deposit of the penalty within fourteen (14) days from the citation date.

Failure of any person to timely file a written and complete appeal shall constitute a waiver of his or her right to an administrative hearing and adjudication of the administrative citation. A full description of the hearing process for the County's administrative hearing for Ordinance Code violations and your rights in that process are found in the San Mateo County Ordinance Code Chapter 1.40 Administrative Remedies.

Consequences of Failure to Pay Fine: The failure of any person to pay the fine assessed by the administrative citation within the time specified on the citation may result in any legal remedy available to collect such fee. The County has the authority to collect all costs associated with the filing of such actions. Failure to pay the fine requirements may be found in the San Mateo County Ordinance Code Section 1.40.150.

How to Pay Fine: The amount of the fine is indicated on the front of the administrative citation. You may pay by mail or in person at the Planning and Building Department located at 455 County Center, 2nd floor, Redwood City, CA 94063. Payments can be made by Visa, Master Card, personal check, cashiers' check, or money order payable to San Mateo County. Please write the CASE# on your check or money order.

If the citation is not paid or appealed within fourteen (14) days from the date of issuance or mailing of the citation, whichever is later, a late payment charge may be imposed (the schedule of penalties shall specify the amount). Please follow the instructions to ensure proper processing of your payment. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the County of San Mateo.

Consequences of Failure to Correct Violation(s): There are numerous enforcement options that can be used to encourage the correction of the violation(s). These options include, but are not limited to: civil penalties, criminal prosecution, civil injunction, withholding of future permits, abatement, lien, and recordation of the violations with the County Recorder. These options can empower the County to collect fines, to demolish structures, make necessary repairs, and abate nuisances at the owner's expense. Any of these or other options may be used if the administrative citations do not achieve compliance.

If you need further clarification about payment of the citation please call San Mateo County Code Compliance at (650) 363-4825.

If you need further information about the violation(s) and/or how to comply, please contact the officer designated on the front of the citation.

Fine Due for THIS Citation:	\$100.00
Total Fines Due for ALL unpaid Citations issued for these violation(s):	\$100.00

AVISO IMPORTANTE, si desea una traducción, favor de llamar al número (650) 363-4825 dentro de las horas de 7:00 a.m. y 4:00 p.m.