



Code Enforcement Division Update

Understanding the Division's Current Work and Moving Forward

Code Enforcement Complaint Types

Complaints/Cases Code Enforcement Most Commonly Responds To:

- ▶ Building Violations for MCC Title 18:
- ▶ Zoning Violations for MCC Title 20, Divisions I, II, & III (*Inland, Coastal Zone, & Town of Mendocino*)
- ▶ Additional Enforced Violations:
 - ❖ MCC Chapter 8.75 – Public Nuisances (Declared)
 - ❖ MCC Chapter 9A – Solid Waste regulations on Private Property
 - ❖ MCC Chapter 10A.17 – Mendocino Cannabis Cultivation Ordinance
 - ❖ MCC Chapter 16.30 – Stormwater/Illicit Discharge Ordinance
- ▶ Other Responsibilities:
 - ❖ Abandoned Vehicle Abatement Program (AVA) Program Administration
 - ❖ Directed Enforcement by Board of Supervisors
 - ❖ Health Order Enforcement
 - ❖ Summary Abatement

Current Staffing Resources

▸ Current Funded Staffing Resources

- ❖ (1) Code Enforcement Manager
- ❖ (2) Supervising Code Enforcement Officers (Supervision/Enforcement)
- ❖ (4) Code Enforcement Officers (Field Inspectors)
- ❖ (1) Administrative Assistant
- ❖ (1) Part-Time Department Analyst (currently at 20% time, due to assisting other division)

▸ ADDITIONAL INFORMATION:

- ❖ (2) Code Enforcement Officer positions (FROZEN)
- ❖ (5) Allocated Code Enforcement Officer Positions (ALLOCATED, BUT NOT FUNDED)

Current Board Directed Enforcement Priorities

► Current BOS Priorities

- ❖ **Life/Safety Issues:** Substandard housing or living conditions always take the highest priority.
- ❖ **Environmental Degradation:** Illegal grading, illegal ponds, and illegal activities that cause environmental damage.
- ❖ **Stop Work:** Stopping work on non-permitted construction jobs.
- ❖ **Nuisance Abatement:** Trash, debris, and refuse visible from major traffic corridors.
- ❖ **Cannabis Regulatory Compliance:** County-wide cannabis regulatory compliance and enforcement.

Note: All other complaints received are investigated as resources and time allows, outside of the BOS Priority List.

Additional Code Enforcement Updates

- ▶ Code Enforcement as a Service Model (CESM) – Services for County’s regulatory agencies
 - ❖ Pilot Program with Solid Waste Division of DOT
 - ❖ SB-1383 – Local Mandate for Organic Waste Disposal Monitoring and Enforcement

- ▶ Substandard Housing Inspections and Reporting Requirements
 - ❖ AB-838 (Friedman) – State Housing Law – enforcement response to complaints.
 - ❖ Health & Safety Code (HSC) §17970.5), Effective 07/01/2022

- ▶ Resource Sharing with the Mendocino County Cannabis Department (MCD)
 - ❖ Code Enforcement has been assisting MCD by providing one officer to carry out site visits in support of CCBL issuances to meet the December 2024 deadline set by the state’s Department of Cannabis Control (DCC).

Code Enforcement Metrics 2023

COMPLAINTS RECEIVED 2023 *Not including Cases Opened	
COMPLAINT TYPE	TOTAL
Incoming Complaints - inc. cannabis (IC)	605
Town of Mendocino (MV)	91
Stormwater (SW)	2
Directed Enforcement (DE)	148
TOTAL	846

ENFORCEMENT CASES OPENED *Opened after efforts to achieve voluntary compliance were unsuccessful	
CASE TYPE	TOTAL
Building Coastal (BC)	3
Building Inland (BI)	40
Zoning Coastal (ZC)	2
Zoning Inland (ZI)	4
TOTAL	49

AVERAGE TIME TO CLOSE COMPLAINTS/CASES 2023	
INCOMING COMPLAINTS	DAYS
Inland	54
Coastal	48
Town Of Mendocino (MV)	51
CASES	DAYS
Building Coastal (BC)	298
Building Inland (BI)	161
Zoning Coastal (ZC)	209
Zoning Inland (ZI)	120

TOTAL DIVISION ACTIVE COMPLAINTS & CASES *Including cases from years prior to 2023	
RECORD TYPE	TOTAL
Complaints/Cases	605
Recorded Liens	291
TOTAL	896

COMPLAINTS/CASES CLOSED 2023 *Including cases from years prior to 2023	
COMPLAINT/CASE TYPE	TOTAL
Incoming Complaint (IC)	537
Building Coastal (BC)	9
Building Inland (BI)	83
Zoning Coastal (ZC)	4
Zoning Inland (ZI)	7
Directed Enforcement (DE)	146
Town of Mendocino (MV)	42
Stormwater (SW)	2
TOTAL	830

ABANDONED VEHICLE ABATEMENT (AVA) PROGRAM - COUNTY ONLY	
Total Number Vehicles Abated	90
Average Time to Close AVA	9 Days

Staff Recommendations

- ▶ Update BOS Priorities for Enforcement - Recommend to Keep Overall, But Detail What They Are
 - ❖ Life/Safety – Substandard and Dangerous Buildings, HSC §17970.5 Substandard Housing Inspection Reports.
 - ❖ Environmental Degradation – Non-permitted grading and ponds, water diversion (to be referred to CDFW and Waterboard), major vegetation removal within the coastal zone, development within Environmentally Sensitive Habitat Areas without approval.
 - ❖ Non-permitted Construction – Active non-permitted construction requiring posting of a Stop Work Order notice.
 - ❖ Nuisances - Excessive storage of trash/refuse on private property visible from public areas, public nuisances defined under MCC Chapter 8.75.
 - ❖ Illegal cannabis cultivation including violations of MCC Chapter 10A.17 and continued cultivation after CCBL has been revoked.
- ▶ For all other complaints received not applicable to the above list, the Division recommends it have the discretion to determine response to complaints and enforcement methodology to address the complaint.



Staff Recommendations

The Division is also seeking BOS support for Code Enforcement to be able to have strategic discretion for response to and enforceability of anonymous complaints. By allowing the Division to carry out this discretion, it would allow the following benefits:

The Division can:

- ❖ Determine its appropriate prioritization of the complaint based on details provided or lack of details provided.
- ❖ Avoid duplicative staff time efforts for multiple complaints received where the violations have previously been determined to be unfounded or resolved.
- ❖ Determine alternative enforcement methods for non-priority anonymous complaints.
- ❖ Determine to close the complaint due to lack of required information, but can re-engage when further information is received
- ❖ All complaints will still be tracked, without expending excessive staff time and resources.



Questions?