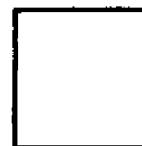




Type



Plans

VPLO3-0708

Permit Number

775

Street Number

DUFRAUC AVE

Street Name

GRA

Community Code

060-281-038

APN

Violation Complaint Form

CDE-001

(4)

Date Received 4/1/03 Staff [Signature] Complainant _____ Phone # _____
 1. Property Address 775 Dufranc Ave
 City Seab 95472 Assessor's Parcel # 060-281-038
 Zoning _____ Parcel Size _____
 Property Owner's Name Jeanette Williams Phone # 823-2468
 Owner's Mailing Address Same

2. Nature of the Complaint (Check Box(es) and describe)

☐ Zoning Code Violation(s)

Violation No. UPH03-0108

NOV'S ILLEGAL
JUNKYARD

☐ Health Code Violation(s)

Violation No. _____

☐ Building Code Violation(s)

Violation No. _____

☐ Construction without Permit(s)

☐ Hazardous / Substandard (Specify) _____

☐ Grading / Fill without Permit(s)

Violation No. _____

CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE

3. Report of Investigation

Date 4/23/03 5/1 ASSIGNED ILLEGAL JUNKYARD AND 3 NON OP
VEHICLES. LMW
PLEASE SEND 1ST ZONING LTR.
* ILLEGAL JUNKYARD & NON OPERABLE VEHICLES
RR - SECTIONS 26-18-010-020-030
6/6/03 A/O OMBUDSMAN CALLED
6/11/03 RETURNED CALL LEFT MESSAGE LMW
PLEASE SEND SECOND ZONING LTR.

1st ZONING ☒ Letter ZONING ☐ Track ☒ Letter ZONING ☐ Track ☐ Letter ☐ Track
☐ Hold for Deed ☐ Other _____
 Priority _____ ☐ Date Violation Closed _____ Permit # _____ ☐ Close Tracking

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 Dufranc Ave

Inspector: _____

Page _____ of _____

File #: _____

| Date: | |
|---------|---|
| 5/1/06 | S/I w/ Lworsley & P/O (Cliff Williams). Vehicles on site are put together & appear operational. Property much improved. Small piles of debris (scrap metal, broken to patio furniture, etc) remains. Slightly more than 100. [#] Property 90-95% clean of "junk" but <u>lots</u> of landscaping supplies (planting buckets, containered trees, garden hoses, etc) remain. |
| | Arranged a reinspection in 30 days for progress. Sent e-mail to Teri Aparacio re: above notes. <u>MS</u> |
| | REQ 30 days for reinspection. |
| 6/7/06 | S/I WITH P/O. PROPERTY IS COMPLETELY CLEANED UP. CLOSE VIO. LWW |
| 6/12/06 | Costs/penalties paid 10/19/05 - \$4,870. Property now in compliance per S/R by Lworsley 6/7/06. Close UPL03-0108. <u>MS</u> |

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 Dufranc Ave

Inspector: _____

Page _____ of _____

File #: _____

Date:

5/1/06 S/I w/ Lworsky & P/O (Cliff Williams). Vehicles on site are put together & appear operational. Property much improved. Small piles of debris (scrap metal, broken ~~two~~ patio furniture, etc) remains. Slightly more than 100.th Property 90-95% clean of "junk" but lots of landscaping supplies (planting buckets, containered trees, garden hoses, etc) remain.

Arranged a reinspection in 30 days for progress. Sent e-mail to Teri Aparacio re: above notes. MS.

QREI 30 days for reinspection.

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 Dufranc Ave

Inspector: _____

Page _____ of _____

File #: _____

Date:

3/31/06 See letter in file this date.
DREQ 30 days for response/inspection request.

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 Dufranc

Inspector: _____

Page _____ of _____

File #: _____

| Date: | |
|----------|--|
| 7/12/05 | Taurus 40FR445 trans problems per P/O Ford P/O 25409395 flat Pont Branneville 752XQM - no battery |
| | 422-500 th of junk - appliances, tires, scrap metal, lawn furniture parts, lawn mower/parts, machinery, etc |
| | Met P/O + daughter (Teri) @ site. Reviewed stip & toured property. Advised them to review stip & pencil in proposed changes & return to me. |
| 7/24/05 | Hearing this date. Stip signed. QREQ 90 days for payment of costs/penalties. |
| 8/26/05 | See e-mail this date in file. Re: status update |
| 11/10/05 | S/P w/ Munders, P/O + Cindy Thompson - (see e-mail dated 11/8/05). Some progress made but still a junkyard. P/O to call when ready for reinspection QREQ 90 days. |

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 Dufranc Ave

Inspector: _____

Page ____ of ____

File #: _____

Date:

7/11/05 S/F w/ Mulenders for posting for hearing.
White Cadillac - hood up - windows covered
w/ green - mold - clearly not moved for
a long time. Lawn mower parts, scrap
metal, etc 7100#. Property unchanged
from earlier inspections.

SUPPLEMENTAL ACTIVITY LOG

Site Address: _____

Inspector: _____

Page _____ of _____

File #: _____

Date:

5/23/05 S/P w/ MLueders. Property shown w/ junk & at least
1 non-op noted. Tires, appliances, broken ~~trans~~ patio furniture,
scrap metal, etc. All visible from roadway.

SUPPLEMENTAL ACTIVITY LOG

Site Address: 775 DUFFANE

Inspector: L. Wooten

Page of

File #:

Date:

63

5

OBSERVED ON GOING JUNKYARD AND NON OPERATING

VEHICLE STORAGE YARD.

10/30/03 P/O COME INTO DISCUSS HIS VIOLATIONS AND HIS COURSE OF ACTION. NEED TO TAKE THIS TO HEARING. LHM

11/7/03 ~~THE~~ P/O CAME IN AND REQUESTED A 90 DAY EXT
FOR SO HE CAN CLEAN-UP JUNKYARD CONDITIONS
AND REMOVE NON OPERATIVE VEHICLES. LMO
IS HAVE GRANTED THIS EXTENSION NOW

| | |
|----------|--------------------------------------|
| 11/12/03 | RECEIVEDS VTR FROM COMPLAINANT + LHM |
|----------|--------------------------------------|

5/04 P/O + EVANGELIST CAME IN TO DISCUSS COMPLAINTS
 CLEVER WR ON PROPERTY. D. CARILL GAVE THEM
 30 DAYS TO MAKE PROGRESS ON PROPERTY OR
 WE WILL TAKE THEM TO COURT. LHM

Mark Franceschi - Re: Property inspection

From: Mark Franceschi
To: Aparicio, Teri
Date: 06/14/2006 2:42 PM
Subject: Re: Property inspection
CC: Worsley, Lynda

Ms. Aparicio-

Although I was unable to make it to the inspection scheduled for June 7, Inspector Lynda Worsley did go to the property on that date. She met with Mr. Williams and found the property to be very much improved and the junkyard conditions have been removed.

A review of the file shows that all costs and penalties have been paid. Based upon the inspection of June 7, 2006, the property is now in compliance and our violation file has been closed.

I would like to thank both you and Mr. Williams for your cooperation in resolving this matter.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> Teri Aparicio <tntranch@saber.net> 06/13/2006 3:20 PM >>>
Hello Mark. I haven't been able to get hold of my father by telephone. My sister has tried to call him also, but I think that he is spending most of the daylight hours out in the garden. How did the inspection go?
I am currently up in Washington State and won't be home until Friday or Saturday, but have my laptop so I can keep in touch. I look forward to hearing from you. Thanks.
Teri Aparicio

From: Mark Franceschi
To: Aparicio, Teri
Date: 05/02/2006 10:24:58 AM
Subject: Re: Monday

Ms. Aparicio;

Inspector Lynda Worsley and myself inspected the property with Mr. Williams yesterday. Substantial progress has been made removing the junk and debris from the property. The remaining vehicles are put together and appear operational. Small amounts of "junk" remain that I estimate to be more than the 100 s.f. allowed, but I would say the property is 90-95% in compliance.

We have tentatively scheduled a reinspection in 30 days to verify that the remaining junk has been removed or has been placed inside a storage building. If you are able to confirm this appointment with Mr. Williams and let me know a good day and time I can put it on my schedule.

I am hopeful that the file can be closed following this next inspection. Thank you for your help.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> "Teri Aparicio" <tntranch@saber.net> 04/29/2006 5:34 PM >>>

Hi Mark, I am sorry I didn't get back to you since you e-mailed me about the inspection scheduled for Monday the 1st of May, 2006. I was able to get the message to my father that you & Linda Worsley would be out to his place on Monday. He was happy to know that he had a date. Anyway, please let me know what your findings are and how you feel about what you have observed regarding the clean-up that has been performed on the property. Thanks. Sincerely, Teri Aparicio

CC: Worsley, Lynda

From: Mark Franceschi
To: Aparicio, Teri
Date: 04/04/2006 8:10:38 AM
Subject: Re: Cliff Williams

Ms. Aparicio;

Thank you for the update. I am glad that so much progress has been made. After reading your e-mail below, I am still unclear if the property is now cleaned up or if additional work still needs to be done. Please let me know after your site visit this weekend if the junkyard conditions have been abated. If Mr. Williams is done removing the junk, then I (or Lynda) will come out for an inspection to verify compliance and, hopefully, close the violation file.

I appreciate your assistance in this matter.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> "Teri Aparicio" <tntranch@saber.net> 04/03/2006 6:17 PM >>>

Hello Mark. I just received a copy of the letter you sent to my father on March 31, 2006. First, and foremost, I was not aware that we needed to keep giving you updates on the clean up of the property since you inspected it on November 10, 2005. At that time you only stated that it remained in violation. My sister Cindy Thompson was there at that time and you did not indicate to her that she needed to keep you informed of any future progress. We assumed that we had until January 18, 2006 to get the clean up finished and then there would be an inspection performed in respect to the "Stipulated Administrative Abatement Order" that our father signed on July 22, 2005. You made it quite clear that there would be no "extensions", therefore, we did not think we need do anything except clean up the property to achieve compliance standards.

Here is an outline of the work that took place on the Sebastopol property since you were there on November 10, 2005.

11-11-05, 11-12-05, 11-13-05 The areas of the pump house were cleaned up and several truck loads were sent to the dumps.

01-13-06, 01-14-06, 01-15-06, 01-16-06 Many more truck loads were hauled away from the back side of the property to the dumps.

01-14-06 Environmental (metal recycling company) came and hauled away 1 tractor and one tractor implement, metal desk, 2 water pumps, water tanks and a metal lathe that had been on the roadside. Other metal farm equipment was also removed at that time.

01-21-06, 01-22-06 More clean up was performed.

In respect to the "non-operative motor vehicles" violation, all vehicles on the property are registered and are in operating condition since January 2006.

There seems to be a lack of communication between your office and us due to the fact that we don't seem to understand the protocol of your procedures.

Please know that we are trying our best to follow your guidelines and desire to bring the property into compliance.

I received a phone call from Lynda Worsley about a week after you came out to do the progress inspection on November 5, 2005. We spoke about my father and all that has transpired since this all began. She told me that she would pay a visit to him and I don't think that ever happened. I know that Lynda had some family emergencies at

that time, so that is understandable. I did not hear from her again.

Please make sure Lynda receives a copy of this correspondence, as she may still want to be involved.

Thank you for sending me a copy of the letter, as this is the only way I can know what is going on. I plan on going to see my father this weekend (04-08-06) and will check out how he is doing at keeping the place cleaned up.

I look forward to hearing back from you.

Sincerely,
Teri Aparicio

CC: Worsley, Lynda

Mark Franceschi - Clif Williams

From: "Teri Aparicio" <tntranch@saber.net>
To: "Mark Franceschi" <mfrances@sonoma-county.org>
Date: 04/03/2006 6:17 PM
Subject: Clif Williams

Hello Mark. I just received a copy of the letter you sent to my father on March 31, 2006.

First, and foremost, I was not aware that we needed to keep giving you updates on the clean up of the property since you inspected it on November 10, 2005. At that time you only stated that it remained in violation. My sister Cindy Thompson was there at that time and you did not indicate to her that she needed to keep you informed of any future progress. We assumed that we had until January 18, 2006 to get the clean up finished and then there would be an inspection performed in respect to the "Stipulated Administrative Abatement Order" that our father signed on July 22, 2005. You made it quite clear that there would be no "extensions", therefore, we did not think we need do anything except clean up the property to achieve compliance standards.

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truck loads were sent to the dumps.

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removed at that time.

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are registered and are in operating condition since January 2006.

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Please know that we are trying our best to follow your guidelines
and desire to bring
the property into compliance.

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progress inspection on November 5, 2005. We spoke about my
father and all that has
transpired since this all began. She told me that she would pay a
visit to him and I
don't think that ever happened. I know that Lynda had some family
emergencies at
that time, so that is understandable. I did not hear from her again.
Please make sure Lynda receives a copy of this correspondence, as
she may still want to
be involved.

Thank you for sending me a copy of the letter, as this is the only
way I can know what

is going on. I plan on going to see my father this weekend (04-08-06) and will check out how he is doing at keeping the place cleaned up. I look forward to hearing back from you.

*Sincerely,
Teri Aparicio*

Mark Franceschi - Clifford Williams

From: "Teri Aparicio" <tntranch@saber.net>
To: "Mark Franceschi" <mfrances@sonoma-county.org>
Date: 11/08/2005 6:13:59 PM
Subject: Clifford Williams

Hi Mark. I was wondering if you would be able to make a meeting with my Sister Cindy Thompson at the Sebastopol property on Thursday (11-10-05) around 4 pm. Cindy has been trying to get hold of Linda Worsley and keeps getting her voice mail. Linda did not make the last meeting in October because someone in her family passed away. Cindy has asked me to contact you regarding a meeting where you can tell my dad how he is doing on his clean up. My sister and brother and their spouses came to do more cleaning of the property on October 22nd and 23rd. Apparently there has been a large quantity of junk removed from the property. Dad wants to know what "exactly" is necessary to be able to comply and only you or Linda will be able to answer his questions. Thank you for your help in this matter. I will try to call you tomorrow and see what you can do. Sincerely, Teri Aparicio P.S. I will give you my sister Cindy's e-mail so you may contact her also. It is: LCALTHOMPSON@aol.com

From: Mark Franceschi
To: Aparicio, Teri
Date: 10/03/2005 8:10:42 AM
Subject: Re: Clif Williams

Ms. Aparicio-

Thank you for the update. It is unfortunate that Mr. Williams has become reluctant to move forward to bring his property into compliance. The stipulated agreement that he signed has very clear time frames. The first being the payment of abatement costs and penalties within 90 days. The second being the abatement of the junkyard conditions and non-operative motor vehicle storage yard within 180 days. There is still enough time to meet these deadlines.

It may be helpful to review this document with Mr. Williams. At this point, I do not have the ability to change any of the terms of this agreement. I am hopeful that he will realize the importance of bringing his property into compliance and that failure to do so can result in increased levels of enforcement.

I appreciate your efforts to clean up the property and keep me informed of the progress. Please let me know when it has been completed so we can schedule an inspection. I look forward to hearing from you.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> "Teri Aparicio" <tntranch@saber.net> 10/02/05 12:56 PM >>>

Hello Mark. Well, unfortunately I have some bad news about our progress at the Du Franc Avenue property in Sebastopol. My father called me on Friday night (Sept. 30) and told me that he didn't want any of us to come and take away any of his stuff from the property. We had planned on doing some more clean up next weekend (Oct. 8). He has a new "mind set" apparently and I was surprised by his demeanor and attitude while talking with him. When I last saw him at the Sebastopol property on August 25th he appeared to be cooperative with our plans to proceed with the clean-up. I informed him that we were going on vacation for 2 weeks to Oregon, and when we arrived back we planned on coming to do some more clean up. I gave him 2 things to take care of before we came back. One of the things was to get the Pontiac running or sold or get the pink slip so we could have it towed away. He said he would do this. Also, there was a freezer that wasn't running on the back side of the property with rotten food inside. I told him to clean it out so we could haul the appliance away. To date, neither of these tasks have been accomplished. I just wanted to let you know what is going on. At this time I feel it was a mistake to request the extension period for the property to be in compliance. My father is using this time to his convenience and it only reflects how he has used extension periods in the past. This violation has been on record since about May Of 2003, and continues to remain to this date. We will be in touch to keep you informed about any new developments. Sincerely, Teri Aparicio

From: Mark Franceschi
To: Aparicio, Teri
Date: 08/26/2005 7:44:30 AM
Subject: Re: 775 Du Franc Ave.

Ms. Aparicio-

Thank you for the update, I have placed your comments in the file. You are correct that the payment is due 90 days from the date the Stipulated Administrative Order was signed. In this case, that would be on or before October 20, 2005.

I am glad that you are making progress towards bringing your father's property into compliance. It is important to remember to contact me for an inspection once all the non-operative vehicles and junk are removed so these violations can be closed.

I look forward to hearing from you.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> "Teri Aparicio" <tntranch@saber.net> 08/25/05 5:11 PM >>>

Hi Mark. Just checking in. I went to my father's in Sebastopol today and talked with him about the next clean up planned for his property. All of us children have been either on vacation or unavailable to come to the property since the last clean-up on August 5, 2005. On that date a dumpster was filled to its capacity with metal scrap. I have given my father a time frame of 4 weeks from today to get the Pontiac (in the driveway) either running again, or emptied out and we will have it towed away to the junk yard. He also has a couple of refrigerators that he will be cleaning out so we may remove them from the outside yard area.

We were able to move lots of lawnmowers, chippers, pumps, etc. from the back of the property. We plan to haul all of this away in September; when the family will meet and do more cleaning up of the property. We haven't set an exact date yet, but I will keep you informed. Also, my father wanted me to contact you for an "exact" date that he needs to pay the fine. He has stock that he will sell to enable him to pay the \$4,870.00 fine, but he tells me it will pay him a dividend on October 15th. If possible, he wishes to keep that stock and receive the dividend before selling it. (not your problem, I know, but he wanted me to contact you with this information). I figure the deadline of 90 days falls on October 20th. Please verify this date (for my father). Anyway, I just wanted to get in contact with you and let you know that we are still working on the clean up at 775 Du Franc Avenue. Sincerely, Teri Aparicio

From: Mark Franceschi
To: Aparicio, Teri
Date: 08/04/2005 8:24:52 AM
Subject: Re: 775 Du Franc; Sebastopol property

Ms. Aparicio-

Thank you for the update. I will place your note in the file. When the junk is gone and all the non-operative motor vehicles are either running, in a garage, or removed, please give me a call to schedule a re-inspection.

Mark Franceschi
Code Enforcement Inspector II
(707) 565-1922
County of Sonoma
Permit & Resource Management Department

>>> "Teri Aparicio" <tntranch@saber.net> 08/04/05 8:10 AM >>>

Good Morning Mark. I am writing you to let you know we are beginning the "clean-up" at my father's place in Sebastopol tomorrow (08-05-05). We are having a "metal only" dumpster delivered today and have 2 workers from Environmental Dynamics hired to help us tomorrow. I just wanted to touch base with you. Also, the Ford Taurus has been towed to a shop to have the transmission repaired and the Ford Pickup truck is running once again. We will keep you informed with our progress so you can come out and do an inspection after we make more progress. Thank you.
Sincerely, Teri Aparicio

Teri Aparicio
18701 Shafer Ranch Road
Willits, Calif. 95490

Home Phone # 707 459 5750
Home Fax #707 459 3470

Re: Clif Williams
775 Du Franc Road
Sebastopol, Calif. 95472

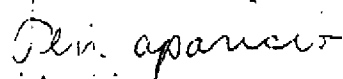
Hello Mark,

I am writing you this letter to express my intentions to move forward on a stipulation agreement regarding the property at 775 Du Franc Road in Sebastopol, Calif.

Clif Williams is my father, and I am his durable power of attorney; therefore I have the authority to reach an agreement with your agency regarding this situation at hand.

Please phone me or fax any paperwork to the contact numbers above.

Sincerely,


Teri Aparicio



FAX COVER LETTER

TO: Mark Franceschi

OF _____

DATE: 6/29/05TIME: 2:15 PMRECEIVING FAX #: 565-3765TOTAL # OF PAGES: 1

MESSAGE: Hello Mark - I hope this
is satisfactory per our phone
conversation this afternoon.

Thank You, Teri Aparicio

If you have any questions or difficulties with this transmission
please contact:

At 707-964-7000 as soon as possible. Thank you.

459-5750 home

PhoneTools



18701 Shafer Ranch Road
Willits, California 95490

Phone: 707-459-5750

Fax: 707-459-3470

Message :

Dear Mark, I am following up on our conversation from yesterday morning. I want to know if you received my fax regarding a stipulation agreement on my fathers property at 775 Du Franc Road; Sebastopol. Please respond. Thank you. Teri Aparicio

From: TNT RANCH
Teri Aparicio

To: Sonoma County Code Enforcemen
Mark Franceschi

Date: 6/30/2005

Page(s): 1

Date

SUPPLEMENTAL ACTIVITY LOG

6-16-04

Hi Linda,

Sorry, I missed you this afternoon - I will try to get back here on one of your Thursdays.

I have been able to become my father's Power of Attorney - Hopefully this will help us to achieve our goals of cleaning up my Dad's property.

Thank you for your understanding.

Still working at our deadline of 7/15/04.

633

Sincerely,

Susan Kearne

DURABLE POWER OF ATTORNEY

CLIFFORD E. WILLIAMS, Principal, to SUSAN KEARNS, Agent:

NOTICE TO PERSON EXECUTING THIS DOCUMENT:

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS.

1. THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT (AGENT) WITH BROAD POWERS TO MANAGE YOUR FINANCIAL AFFAIRS, INCLUDING THE AUTHORITY TO MANAGE, DISPOSE OF, SELL, CONVEY AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY, TO USE YOUR PROPERTY AS SECURITY IF YOUR AGENT BORROWS MONEY ON YOUR BEHALF, AND TO TAKE ACTIONS TO CARRY OUT YOUR ESTATE PLAN.

2. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU.

3. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT INCAPACITY.

4. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.

5. YOUR AGENT HAS NO DUTY TO ACT UNLESS YOU AND YOUR AGENT AGREE OTHERWISE IN WRITING.

TO WHOM IT MAY CONCERN:

CLIFFORD E. WILLIAMS (the principal), who currently resides in Sonoma County, California, hereby appoints SUSAN KEARNS, as the principal's true and lawful attorney-in-fact (agent) for the principal. If for any reason the original agent under this Durable Power of Attorney is unwilling or unable to continue to serve, principal's daughter, TERI APARICIO, shall instead serve as successor agent. In such case, one of

the following documents shall be attached to this Durable Power of Attorney: a resignation or declination to serve signed by the original agent; a written and signed opinion (or declaration under penalty of perjury) from a licensed physician that the original agent is physically or mentally incapable of serving; a certified court order as to the incapacity or inability of the original agent to serve; or a certified death certificate of the original agent. Third parties who deal with the successor agent shall be entitled to rely on the original power of attorney instrument with any such document attached.

My agent is authorized to take the following actions for me, the principal, and in my name, place and stead:

1. To manage, control, lease, sublease and otherwise act concerning the principal's interest in the real property; to collect and receive rents or income therefrom; pay taxes, charges and assessments on the same; repair, maintain, protect, preserve, alter and improve the same; commit the principal's resources and contract on the principal's behalf regarding the same; and do all things necessary or expedient to be done in the agent's judgment in connection with the property.

2. To grant, sell, transfer, mortgage, deed in trust, convey, pledge and otherwise encumber and deal in principal's real property and to execute such instruments as the agent considers proper, specifically including, but not limited to, the power to:

(a) Represent the principal in negotiations for sale of principal's real property, including, but not limited to, entering into listing agreements with brokers or other agents regarding such sale.

(b) Execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, covenants, agreements, assignments of agreements and all other documents needed with respect to the sale of real property.

3. To purchase real property on the principal's behalf; to mortgage, pledge or otherwise encumber such newly acquired property; to commit the resources of the principal with respect to purchase of such property; to do all acts and execute all documents necessary for the purchase of such property; and to otherwise generally deal in all respects and have all powers described in this power of attorney with respect to such property.

4. To deposit in and draw on any checking, savings, agency or other accounts that the principal may have in any banks or financial institutions, and any account with securities brokers or other commercial institutions, and to establish and terminate all such accounts.

5. To have access to all safe deposit boxes in the principal's name or to which the principal is an authorized signatory; to contract with financial institutions for the maintenance and continuation of safe deposit boxes in the principal's name; to add to and remove the contents of all such safe deposit boxes; and to terminate contracts for all such safe deposit boxes.

6. To use any credit cards in the principal's name, to make purchases and to sign charge slips on behalf of the principal as may be required to use such credit cards; and to close the principal's charge accounts and terminate the principal's credit cards when the agent considers such acts to be in the principal's best interest.

7. To invest and reinvest the principal's funds in every kind of property, real, personal or mixed, and every kind of investment, specifically including, but not limited to, corporate obligations of every kind; preferred or common stocks; shares of investment trust, investment companies and mutual funds; and mortgage participations.

8. To manage and control all partnership interests owned by the principal and to make all decisions the principal could make as a general partner, limited partner or both; and to execute all documents required of the principal as such partner, all to the extent that the agent's designation for such purposes is allowed by law and is not in contravention of any partnership or other agreement.

9. To collect and deposit for the benefit of the principal all debts, interest, dividends or other assets that may be due or belong to the principal and to execute and deliver receipts and other discharges therefor; to demand, arbitrate and pursue litigation on the principal's behalf concerning all rights and benefits to which the principal may be entitled; and to compromise, settle and discharge all such matters as the agent considers appropriate under the circumstances.

10. To pay any sums of money that may at any time be or become owing from the principal, to settle and to adjust and compromise any claims that may be made against the principal as the agent considers appropriate under the circumstances.

11. To borrow such sums as the agent determines to be necessary for the property management of the principal's property, including, but not limited to, tax and estate planning matters; and to mortgage, convey by deed of trust, grant security interests in or otherwise encumber, any real or personal property now or hereafter owned by the principal, whether acquired by the principal or the agent.

12. To apply for and make any elections required for payment of governmental benefits to which the principal may be entitled, to take possession of all such benefits and to distribute such benefits to or for the principal's benefit.

13. To establish and contribute to IRA accounts and other employee benefits plans on the principal's behalf; to select or change payment options and make elections under any IRA or employee benefit plan in which the principal is a participant; and to make "rollovers" of plan benefits into other retirement plans or IRA accounts.

The agent is authorized to apply for and make any elections required for payment of any and all types of employee benefits to which the principal may be entitled to take possession of all such benefits, and to distribute such benefits to or for the principal's benefit.

14. To prepare and file all income and other federal and state tax returns that the principal is required to file; to sign the principal's name on tax returns; to hire preparers and advisers and pay for their services; and to do whatever is necessary to protect the principal's assets from assessments for income taxes and other taxes. The agent is specifically authorized to receive confidential information; to receive checks in payment of any refund of taxes, penalties or interest; to execute waivers (including offers of waivers) or restrictions on assessment or collection of tax deficiencies and waivers of notice of disallowance of claims for credit or refund; to execute consents extending the statutory period for assessment or collection of taxes; to execute closing agreements under Internal Revenue Code §7121 or any successor statute; and to delegate authority or substitute another representative concerning all the above matters.

15. To make gifts on the principal's behalf to a class composed of the principal's children, any of their issue, or both, to the full extent of the federal annual gift tax exclusion under Internal Revenue Code §2503(b) or any successor statute and, for such purposes, to remove the principal's assets from any grantor revocable trust of which the principal is a grantor.

16. To transfer assets to and remove assets from any and all revocable living trusts of which the principal is or becomes a settlor.

17. To make direct payments to the provider for tuition and medical care for persons in the class composed of the principal's issue under Internal Revenue Code §2503(e) or any successor statute that excludes such payments from gift tax liability.

18. To execute and deliver disclaimers under Internal Revenue Code §2518 and California Probate Code §§260 through 295 or any successor statute.

19. To do, execute and perform any other act, deed, matter or thing, that in the opinion of the agent ought to be done, executed or performed in conjunction with this power of attorney, of every kind and nature, as fully and effectively as the principal could do if personally present. The enumeration of specific items, acts, rights or powers

in this instrument does not limit or restrict, and is not to be constructed or interpreted as limited or restricting, the general powers granted to the agent except where powers are expressly restricted.

The agent is authorized to commence enforcement proceedings, at the principal's expense, against any bank, financial institution or other person or entity that fails or refuses to honor this Durable Power of Attorney.

20. Regardless of any other possible language to the contrary in this document, the agent is specifically NOT granted the following powers:

(a) To use the principal's assets for the agent's own legal obligations, including, but not limited to, support of the agent's dependents;

(b) To exercise any trustee powers under an irrevocable trust of which the agent is a settlor and the principal is a trustee; or

(c) To exercise incidents of ownership over any life insurance policies that the principal owns on the agent's life.

21. The agent's signature under the authority granted in this power of attorney may be accepted by any third party or organization with the same force and effect as if the principal were personally present and acting on the principal's behalf. No person or organization that relies on the agent's authority shall incur any liability to the principal, the principal's estate, heirs, successors or assigns, because of reliance on this instrument. The principal's estate, heirs, successors and assigns shall be bound by the agent's acts under this power of attorney.

22. No successor agent shall be liable for any act, omission or default of a prior agent. Unless requested in writing within sixty (60) days after appointment by the principal or an adult beneficiary of the principal, no successor agent shall have any duty to investigate or review any action of a prior agent. The successor agent may accept the accounting records of the prior agent showing assets on hand without further investigation and without incurring any liability to any person claiming or having an interest in the principal's assets.

23. Any third party from whom the agent under this power of attorney may request information, records or other documents regarding the principal's personal affairs may release and deliver all such information, records or documents to the agent without liability to the principal, the principal's estate, heirs, successors or assigns for release or deliver of such information, records or other documents to the agent. The principal hereby waives any privilege that may apply to release of such information, records or

other documents, but only to the extent necessary to authorize such release.

24. This power of attorney shall not be affected by the principal's subsequent incapacity. The principal declares that the principal understands the importance of this Durable Power of Attorney, recognizes that the agent is granted broad power to hold, administer and control the principal's assets, and recognizes that this Durable Power of Attorney will become effective immediately on execution and will continue indefinitely until specifically revoked or terminated by death, even if the principal later becomes incapacitated.

25. If a conservatorship of the principal's person or estate or both is deemed necessary, the principal hereby nominates SUSAN KEARNS as conservator of the principal's person and estate.

On the appointment of a conservator of the principal's estate, this power of attorney shall terminate and the agent shall deliver the assets of the principal under the agent's control as directed by the conservator of the principal's estate.

26. The agent is authorized to make photocopies of this instrument and any attached document as frequently and in such quantity as the agent deems appropriate. Each photocopy shall have the same force and effect as the original.

IN WITNESS WHEREOF, the principal has signed this Durable Power of Attorney on June 16, 2004.


CLIFFORD E. WILLIAMS

STATE OF CALIFORNIA)
 : ss.
COUNTY OF SONOMA)

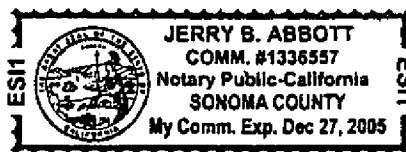
On June 16, 2004, before me, a Notary Public in and for the State of California, personally appeared CLIFFORD E. WILLIAMS, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized

capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public



James Furuli Investment Co, Inc.

dba Environmental Dynamics
dba Total Building Maintenance
1320 Commerce St., Suite T
Petaluma, CA 94954
CA Lic. #496526

Telephone (707) 762-9224

Fax (707) 762-1964

Date: July 1, 2004

To: Susan Kearns - (408) 370-1033 cell
1350 Abbott Avenue
Campbell, CA 95008

Location: 775 Dufranc Avenue
Sebastopol, CA 95472

Re: **Bid Proposal/Contract Agreement**

The undersigned agrees to furnish a three person crew Friday, 7/9/04 from 8:30 a.m. to 4:30 p.m. & Saturday, 7/10/04 from 7:45 a.m. to 3:45 p.m. to complete all of the following:

Duties to be Performed

Sort through boxes, containers, etc. Place valuables in assigned containers and designated areas. Dispose of refuse in to a dumpster supplied by customer. Assist in grounds clean up.

All of the above work to be completed in a substantial and workmanlike manner, according to standard practice.

For the sum of: One hundred thirty-four and 00/100 dollars (\$134.00) per person per day; due and payable upon receipt of invoice. *Note: Price may decrease depending upon how much labor is utilized. Customer to purchase one case of 40x48 liners, 1.3 mil, 250 ct. from Environmental Dynamics at a cost of \$47.76.

PROPOSAL FOR 775 DUFRANC

Any alterations or devaluations from the above specifications involving extra cost of materials or labor will only be executed upon orders for same and will become an extra cost over the sum mentioned in this contract and all agreements.

ENVIRONMENTAL DYNAMICS

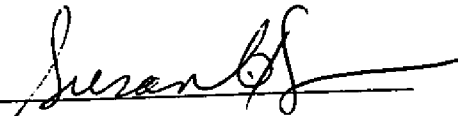
By: _____
Jim C. Furuli, President

Acceptance:

You are hereby authorized to furnish all materials and labor required to complete all work mentioned in the preceding agreement, for which the undersigned agrees to pay according to the terms thereof.

The undersigned agrees to be responsible for all legal, court or other costs or fees arising from any dispute over their terms of details of this proposal.

Date: 7-7-04

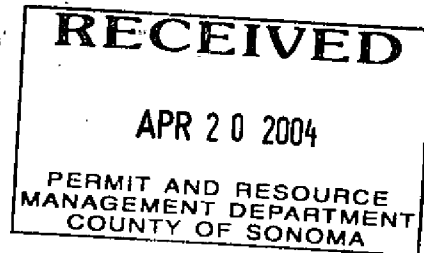
*By: 

*Authorized representative.

Cheryl and Jim Levie
695 DuFranc Ave.
Sebastopol, Ca. 95472

April 15, 2004

RE: Cliff Williams
775 DuFranc Avenue
Sebastopol, Ca. 95472



TO WHOM IT MAY CONCERN:

I am writing this letter as a concerned neighbor and as a medical professional regarding Cliff Williams whose property is adjacent to mine at 695 DuFranc Ave. We have lived next to Cliff for seven years. When we built our home, Cliff's mother was alive and living in the house with Cliff. She passed away about two years ago, and since then Cliff has been obsessively collecting things. The entire property is covered with "stuff". Over the past year the neighbors at 777 DuFranc Ave., Karin and Raoul Guzman, have been continually pressuring Cliff, trying to work with his family, and contacting public agencies regarding the mess and unsafe conditions. No real progress has been made during this time except two abandoned vehicles have been removed. Last March the Sebastopol Fire and Police Depts. came to Cliff's home per request of his doctor because he was supposed to be in the hospital for a procedure and had not shown up. At that time his house had only narrow areas to walk and the bathroom could not be accessed. John Zanzi, the fire chief, can be contacted regarding the incident.

My main concern now is the Cliff is camping in his front yard in a tent, building open fires every night, and playing his radio so loudly that we can hear it through our bedroom walls. Last night after several attempts calling out to Cliff to turn his radio down I had to phone the sheriff at 1:50 am to come and tell him to turn his radio off. The fire season is near and Cliff also collects and grows plants so there is an abundance of foliage as well as garbage and all sorts of things he buys all over the property that would easily ignite. My property next door is currently worth well over a million dollars and is at stake if fire breaks out. I also believe he must be toileting outside somewhere also, since a year ago his bathroom was inhabitable.

I feel the situation is getting out of control. As an emergency room RN for twenty-seven years I am very capable of assessing mental illness. Cliff shows severe signs of obsessive-compulsive disorder and it is to the point he cannot care for himself. I feel it is more an issue of him not being able to clean up things rather than his desire to comply. When talking to Cliff he seems appropriate and compliant when in reality he is unable to control his impulses. I feel he needs a psychiatric evaluation, perhaps medication, as well as to be under constant supervision to address his dangerous lifestyle. I really do not care to be involved in this matter but it is potentially endangering my family and everything we have worked and saved for. This issue needs to be addressed immediately for Cliff's safety as well as everyone in the neighborhood.

Thank you for your rapid attention to this matter. I can be reached at 707-322-3352 or 707-829-1842. Please acknowledge receipt of this letter as well as of intended follow-up.

Sincerely,
Cheryl A. Levie, RN

CC: Sebastopol Fire Dept, Linda Worsley of Sonoma County, Adult Protective Services, Sue Kearns (daughter of Cliff), Karin and Raoul Guzman (neighbor), Charlotte Denby (neighbor)

Wednesday, April 14, 2004

9

Should we throw away Mom's things?

By GABRIELLE GURLEY
ARLINGTON, MASS.

NEWSPAPERS and magazines fascinated my mother. She clipped articles and photos with abandon: news stories, travelogues, recipes, and women's fashions. During my pre-Internet college days, she was an indispensable one-woman clipping service. What more could a student ask for? Even after my graduation and her retirement, large manila envelopes arrived once a week, crammed with coupons, product samples, and, of course, week-old news items.

Yet over the years, my mother saved more paper than she mailed. One daily newspaper wasn't enough. She collected multiple copies to deliver to friends. I explained that I didn't need clips anymore. Even so, a Mount Everest of reading material grew in her bedroom. She couldn't part with greeting cards, supermarket circulars, or mail solicitations either. Purchases also piled up: clothing, house-hold items, and more.

clear-outs upset her and failed to make any headway. Mom's things tumbled out of her bedroom into an adjoining bedroom, and spilled downstairs to the kitchen and dining rooms. I dreaded a phone call from the fire department.

The call came before Christmas a year ago, but the voice at the other end was my brother's. Hearing a noise downstairs late one night, he got out of bed to investigate. Perched on a small pile of newspapers while writing cards, Mom had dozed off at the kitchen table and fallen to the floor. He found her sprawled in pain. She'd broken her left arm.

Moral Dilemmas

An occasional series dealing with the conflicts we face in daily life. To discuss this and other Moral Dilemmas with fellow readers go to

www.csmonitor.com/moral

was on sale, was the response to curious, then anxious, inquiries about bulging shopping bags. A double-sized bed morphed into a twin; a bedroom became a warehouse.

Mom hoarded far too many of her favorite things. My brother, sister, and I debated solutions. Should we throw away her possessions - junk to us, yet precious to her - and risk her anger? Let the stuff accumulate and risk a fire?

Living at home, my brother maintained a fragile peace with Mom. Farther removed from our mother's routines in her Philadelphia rowhouse, my sister and I argued for intervention.

Family conferences deadlocked. Alternating between jokes and scare tactics, we attempted to prod Mom into action. When we were children, would she have tolerated our rooms looking like hers? And what about the neighbors? Her belongings threatened not only her quality of life, but public safety as well. Neither approach worked.

Mom downplayed our concerns. "I'll get to it," she'd say. "I'm so busy!" An active senior, she was quite involved in community activities. She refused our offers of help, however, and warned us not to interfere.

Instead, we settled for incremental measures, tossing out stuff Mom wouldn't miss. During weekend visits, I launched preemptive strikes on the newspaper "collection." But those periodic

This time, our response was swift. Despite her protests, I cleaned her kitchen and dining rooms before bringing her to my home to recuperate. Over four months, my brother cleared out her bedroom, throwing out countless bags of trash. Never-opened, still usable purchases went to charity. Personal mementos ended up in plastic storage containers. He scrubbed floors, painted walls, replaced curtains, and rearranged furniture.

We dreaded Mom's reaction to my brother's - unsanctioned, but heroic - efforts.

Mom returned home in the spring. Opening her bedroom door, she cried - in relief. Stymied by attempts to sort through mounds of paper and purchases, she confessed she hadn't known where to start.

Perhaps we waited too long. But overruling an elderly parent's wishes is one of the most difficult situations an adult child faces, a quandary few of us anticipate. Now we children have adopted the vigilant posture our mother once assumed. Confronting hoarding is an ongoing battle whose victories are bittersweet and, sometimes, short-lived. Recently, after receiving an "amazing" discount offer by mail, Mom subscribed to a number of magazines. I'm planning a trip home to recycle them.

■ Gabrielle Gurley is a Boston-area journalist.

CODE ENFORCEMENT INSPECTION REPORT

Site Address: 775 DU FRANC 060-281-038

Inspector: _____ Date: _____

File Number: _____ Page _____ of _____

11-6-03

I AM REQUESTING A 90 DAY
EXTENSION TO CLEAN UP AND
PUT MY PROPERTY IN COMPLIANCE

Cy William

823-2469

TO: Linda Worsley, Code Enforcement Division

DATE: Nov. 6, 2003

FROM: Karin and Raoul Guzman

SUBJECT: Condition of our neighbor Cliff William's property at 775 Du Franc Ave., Sebastopol

This is a follow-up to our voice mail messages of today and yesterday. We want to let you know how pleased we are that you are following up on the situation at 775 Du Franc Ave. Both the neighbors and family members have tried over time to get Cliff to understand how unacceptable the condition of his property is, and the kind of hazards it presents to himself as well as to the neighborhood. He has so far been unwilling to cooperate. Enclosed you will find a memo we presented to Cliff, his daughter Sue and her husband in August. We all talked about the details in the memo, and Cliff agreed by nodding that he understood what needed to be done, and yet, up until now, his behavior has not changed. Since his family has owned the property for over 65 years, he feels "entitled" to do as he pleases. It is very surprising to him that this is not the case.

As the "County Authority" you now have the power to convince Cliff otherwise. Timelines have not meant anything to him in the past, but we are encouraged by the fact that one of the abandoned vehicles was removed from the property today. It looks like he is taking your directives to heart, and we can only hope that this continues.

The serious concerns we have regarding the property are addressed in the enclosed memo. We will remain concerned until we see the removal of all the junk/debris/garbage that clutters the property. Additionally, we are fairly certain that the septic system is failing and this could cause a health hazard for all of us who depend on the surrounding ground water for our wells. There are many issues that Cliff needs to address and correct and, judging from past behavior, nothing will change unless you give him very strict timelines and follow up as promised.

Thank you for your attention to this grave matter and please do not hesitate to call on us if you have any questions.

Raoul and Karin Guzman, 823-2379 (home) or 527-4882 (work)

Karin Guzman
Raoul Guzman

To: Cliff Williams

From: Raoul and Karin Guzman

Subject: Concerns regarding conditions of property and right-of-way

Date: August 16, 2003

Over a year ago, we talked with you regarding the need to keep the 20 foot right-of way clear and accessible. Over time you had placed a number of items and plants on the sides of the right-of-way, thus reducing the size of the road bed and making it difficult for vehicles, especially larger ones, to pass through. We also gave you copies of the official documents that give the dimensions (20 feet) of this access, since you said you believed the right-of-way was 12 feet.

For a while, you moved some items back, but increasingly, you have again made this access narrower than it needs to be by planting additional shrubs and trees as well as placing all kinds of items, lawn chairs, pots of plants etc... on the right-of-way itself. We feel that the time has come to correct this situation and also to address the issue of financial responsibility for the upkeep of the right-of-way. For quite a while now, you have been using this as your own driveway and access to your property and we think you should participate in the needed repairs.

Additionally, over time, the condition of your property has deteriorated to the point of causing serious concern and possible hazards for the neighborhood. It is our understanding that the county authorities have put you on notice that you are in fact creating an illegal dump on your property and that this is not acceptable. The fact that we are all on well water and on the same aquifer adds immensely to the health and environmental hazards that the abandoned vehicles, deteriorating septic tank and accumulation of garbage may cause.

We have lived next to you for a long time now (we bought our adjoining property in 1993) and we have always tried to be good neighbors and not interfere with your lifestyle. Lately, however, the conditions have become so bad that we can no longer ignore the situation. In late March, we talked to members of your family and to you about the need to clean up the property. You seemed to agree that this would happen, but shortly afterwards, you were hospitalized and in no condition to tackle these problems.

During this summertime, you seem to have regained your physical health and are active again. Several conversations have taken place with your family when promises have been made that things will change and the clean-up process will commence. We are encouraged to hear these words but we now believe it is time to establish some timelines and translate those words into action.

The following actions need to take place within a reasonable time, i.e. within a month:

1. Removal of vehicles that have been abandoned on the property
2. Removal of items and plants currently on the right-of-way itself
3. General clean-up of property to reduce fire, environmental and health hazards
4. Participation in the needed repair and upkeep of right-of-way

**ADMINISTRATIVE ABATEMENT HEARING
SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

In the Matter Of:

STIPULATION FOR ENTRY OF
ADMINISTRATIVE ABATEMENT
ORDER

Clifford Williams
775 Dufranc Ave
Sebastopol, CA 95472
VPL03-0108

WHEREAS, Clifford Williams (the "Property Owner") is the owner of record of the real property located in the unincorporated area of the County of Sonoma at 775 Dufranc Ave, Sebastopol, California, Assessor's Parcel No. 060-281-038, (the "Property"); and

WHEREAS, the Code Enforcement Division of the Sonoma County Permit and Resource Management Department (the "Department") has initiated administrative proceedings alleging that the Property Owners are maintaining a non-operative motor vehicle storage yard and junkyard in violation of Chapter 26 of the Sonoma County Code; and

WHEREAS, the Department seeks to abate the above-alleged violation and to secure the Property's compliance with the Sonoma County Code; and

WHEREAS, the Department and the Property Owner desire to avoid the cost and delay of further proceedings in this matter;

NOW THEREFORE, IT IS HEREBY STIPULATED by the Department and the Property Owner that the Stipulated Administrative Abatement Order attached hereto as Exhibit A and incorporated herein by this reference may immediately be entered by the Sonoma County Hearing Officer in this administrative proceeding.

SONOMA COUNTY PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Dated: 7-22-05

By 
Ben Neuman, Code Enforcement Manager

Dated: 7-22-05


Clifford Williams, Property Owner

Dated: _____

Susan Kearns, Agent for Property Owner

Dated: _____

Teri Aparicio, Agent for Property Owner

**ADMINISTRATIVE ABATEMENT HEARING
SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

In the Matter Of:

**STIPULATED ADMINISTRATIVE
ABATEMENT ORDER**

Clifford Williams
775 Dufranc Ave
Sebastopol, CA 95472
VPL03-0108

Pursuant to the Stipulation for Entry of Administrative Abatement Order executed by the Sonoma County Permit and Resource Management Department (the "Department") and Clifford Williams (the "Property Owner"), and filed with this Hearing Officer on July 22, 2005;

IT IS FOUND, ORDERED AND ADJUDGED that:

1. Since about May 2, 2003, the Property Owner has maintained and continues to maintain a non-operative motor vehicle storage yard and junkyard (the "Violations") on the real property located in the unincorporated area of the County of Sonoma at 775 Dufranc Ave, Sebastopol, California, Assessor's Parcel No. 060-281-038 (the "Property"), in violation of Chapter 26 of the Sonoma County Code.

2. Within one hundred eighty (180) days of the date of this Order, the Property Owner shall remove from the Property the junkyard conditions and non-operative motor vehicles to a legal disposal site.

3. Within ninety (90) days of issuance of this Order, the Property Owners shall pay to the Department a total of \$4,870.00, consisting of \$810.00 in abatement costs and \$4,060.00 in penalties, pursuant to Section 1-7 and 1-7.1 of the Sonoma County Code. Payment shall be made payable to the "PRMD" and delivered to the Department at 2550 Ventura Avenue, Santa Rosa, California, 95403. If the amount specified in this paragraph is not fully paid within ninety (90) days of the date of this Order, any unpaid amount may be assessed against the Property, and may be collected in the same manner as taxes, as provided by Government Code section 25845 and Sonoma County Code section 1-7(b).

4. The Property Owner is hereby permanently enjoined from maintaining or allowing others to maintain the Violations on the Property.

5. If the Property Owner fails to meet any deadlines set forth in Paragraphs 2 and 3 of this Order, then accrued abatement costs in the amount of \$810.00 and penalties in the amount of \$8,120.00 calculated through July 22, 2005, shall be due and payable, with credit for any payments already made to the County. In addition to the reinstatement of accrued abatement costs and penalties, additional penalties at the rate of thirty dollars (\$30) per day per violation shall be imposed. Such additional penalties shall be deemed to have begun accruing as of July 23, 2005, and shall continue to accrue until such time as the Violations of the Sonoma County Code are removed from the Property.

6. Nothing in Paragraph 5 shall affect the Department's right to recover its abatement costs, including its abatement costs incurred prior to issuance of this Order, in any action initiated by the Department to enforce this Order. In any such action, the Department shall be entitled to recover its court costs, including reasonable attorneys fees.

7. If the Property Owner fails to meet any deadlines set forth in Paragraph 2 of this Order, the County, upon five (5) days' written notice, may enter the Property and undertake the removal and disposal of the Violation on the Property, when and as the Director of the Department in his or her sole discretion determines it to be appropriate. The Sonoma County Sheriff is hereby authorized to send such deputies as the Director deems appropriate to assist in the enforcement of this Paragraph.

8. If the County exercises its rights under Paragraph 7 of this Order, all costs incurred by the County in removing and disposing of any Code violations from the Property may be assessed against the Property and may be collected in the same manner as taxes, as provided by Government Code section 25845 and Sonoma County Code section 1-7(b).

9. The rights and remedies provided in Paragraphs 7 and 8 of this Order are in addition to, and shall not in any way affect or restrict, the rights and remedies available to the County under California Code of Civil Procedure sections 1209 *et seq.*, or any other provision of law.

10. The Property Owner shall indemnify, hold harmless and defend the County, its agents and employees, from and against any and all claims, demands, liabilities, costs, expenses, actions, and causes of action that may be asserted by any person or entity, including the Property Owners, arising out of or in connection with the performance of the terms of this Order.

DATED: 7-22-05



Ira Leslie Lowenthal
Sonoma County Hearing Officer

ABATEMENT HEARING INVOICE

Ira Leslie Lowenthal
1400 North Dutton Avenue, Suite 21
Santa Rosa, CA 95401
707-544-4676
707-544-0668 fax

Invoice # 104

Hearing Date: July 22, 2004
Site Address: 775 Dufranc Avenue, Sebastopol
Owner Name: Clifford E. Willimas
File Number: VPL03-0108

| Date of Service | Description of service | Hrs. | Total Cost for Time |
|-----------------|------------------------|------|---------------------|
| 07-20-05 | Review staff Report | .5 | \$75.00 |
| 07-22-05 | Conduct hearing | .25 | 37.50 |

Time Cost Subtotal: \$112.50

Postage Charges \$-0-

Copying Charges \$-0-

Expenses Subtotal \$-0-

Total Balance Due \$112.50

OK For Payment
2003
B/W



Code Enforcement Division Abatement Hearing Report

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: VPL03-0108
DATE: July 22, 2005
TIME: 9:00 a.m.
STAFF: Mark Franceschi

SUMMARY

Property Owner: Clifford Williams

Location: 775 Dufranc Ave, Sebastopol
APN: 060-281-038 Supervisorial District No. 5

Subject: To consider abatement of a junkyard and non-operative motor vehicle storage yard in violation of Chapter 26 of the Sonoma County Code located on the subject property.

Zoning: RR (Rural Residential) B6 2 AC

County Code Reference: Sonoma County Code, Sections 26-18-010, 26-18-020, 26-18-030 and 26-92-200

RECOMMENDATION: Find the current use of the property to be a continuing violation of Chapter 26 of the Sonoma County Code and order abatement within sixty (60) days.

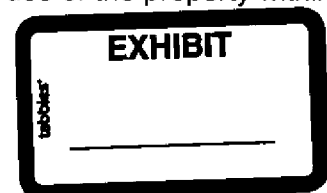
ANALYSIS

Background:

On April 1, 2003, the Sonoma County Permit and Resource Management Department (PRMD) Code Enforcement Division received a complaint about a junkyard and non-operative motor vehicle storage yard on the subject property.

On April 23, 2003, a site inspection by Code Enforcement Inspector Lynda Worsley revealed three non-operative motor vehicles and junkyard conditions in excess of 100 square feet.

The property owner was notified by letter on May 2, 2003 (**Exhibit A**), that the use of their property for a junkyard and non-operative motor vehicle storage yard is a violation of Chapter 26, Sonoma County Code (SCC) and that in order to bring the property into compliance they were required to remove the unlawful use. The property owner was also notified that if they removed the unlawful use of the property within



thirty (30) days, they may avoid substantial penalties. This notice also provided the property owners the opportunity to appeal the determination of violation. No appeal was submitted.

On June 24, 2003, the property owner was again notified by letter (**Exhibit B**) of the violations and that an abatement hearing would be scheduled. They were also notified that the unlawful use of the property subjected them to civil penalties and the assessment of the cost of abatement pursuant to Sonoma County Code Sections 1-7 and 1-7.1.

On September 29, 2003, the property owner, Cliff Williams, came to PRMD, to discuss his violation with Code Enforcement Inspector Mark Franceschi. He stated that his property was 30% cleaned up and he was working on removing the non-operative motor vehicles.

On October 28, 2003, a site inspection by Code Enforcement Inspector Worsley confirmed the non-operative motor vehicle storage yard and junkyard conditions remained on the subject property.

On October 30, 2003, the property owner, Cliff Williams, again came to PRMD to discuss the status of the violations on his property with Code Enforcement Inspector Worsley.

PRMD received a letter (**Exhibit C**) from Cliff Williams dated November 6, 2003, requesting an additional 90 days to bring his property into compliance.

On January 22, 2004, the property owner, Cliff Williams, again came to PRMD, to discuss his violation with Code Enforcement Inspector Worsley. He stated that due to an injury, an additional one-hundred twenty (120) days was needed to remove the junk and non-operative motor vehicles. This request was granted.¹

On June 16, 2004, the daughter of the property owner, Susan Kearns, came to PRMD and provided a letter (**Exhibit D**) which stated that she had obtained a power of attorney to help in the cleanup of her fathers property.

A follow up site inspection on May 23, 2005, by Code Enforcement Inspector Franceschi and Senior Code Enforcement Inspector Michael Lueders, revealed that the violations for a non-operative motor vehicle storage yard and junkyard remained on the property.

All attempts to gain voluntary compliance from the property owners have been unsuccessful. This matter was therefore set for hearing.

On June 23, 2005, a letter (**Exhibit E**) was mailed to the property owners to advise them of the names of potential hearing officers and to provide them an opportunity to file an objection stating why any of the individuals named could not impartially hear this matter. No objection was filed.

On July 12, 2005, a certified letter (**Exhibit F, Exhibit G**) was mailed to the property owner to advise him of the date and time of this hearing and to provide them a copy of the abatement ordinance and hearing procedures pursuant to Section 1-7.3. On July 11, 2005, the subject property and surrounding properties were posted with a similar notice of this hearing (**Exhibit H**).

¹On March 30, 2004, title of the property was transferred to Clifford E. Williams.

ZONING HISTORY

| <u>Ordinance Number</u> | <u>Effective Date</u> | <u>Zoning</u> |
|-------------------------|-----------------------|----------------------------|
| 429 | April 27, 1956 | A (Agriculture District) |
| 1928 | August 22, 1975 | A-1 (Agriculture District) |
| 4225 | August 10, 1990 | RR (Rural Residential) |

The use of the subject property for a junkyard and non-operative motor vehicle storage yard has not been an allowed use since April 27, 1956.

DISCUSSION OF ISSUES

Issue #1:

A junkyard and non-operative motor vehicle storage yard, as defined in Sonoma County Code, Section 26-02-140 (**Exhibit I**), are not permitted uses and are violations of Sonoma County Code Sections 26-18-010, 26-18-020, and 26-18-030.

Issue #2: Section 26-92-200, Sonoma County Code

Except as otherwise provided in this chapter, no building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designated or intended to be used for any purpose or in any manner other than one that is included among the uses listed in this chapter as permitted in the district in which such building, land or premises is located.

ABATEMENT COSTS

PRMD, Code Enforcement Division costs incurred as of July 22, 2005, include six (6) hours of investigative time and two (2) hours of secretarial time for a total of \$810.00.

PRMD anticipates that additional costs will be incurred as the result of this hearing. These costs include: hearing officer fees, court reporter fees, transcript costs, and staff time. PRMD requests that the property owner be ordered to pay these costs within twelve (12) days of the date of this hearing per SCC Section 1-7.3 (f) (3).

CIVIL PENALTIES

Sonoma County Code Section 1-7.1 provides for mandatory civil penalties for violations Chapter 26 of the Sonoma County Code. Civil penalties have been calculated in the amount of five dollars (\$5.00) per day for each day that each violation has existed on the subject property since the date of the notice of a violation on May 2, 2003, through July 22, 2005.

$$\frac{812 \text{ days}}{\text{Period of Time Elapsed}} \times \frac{\$ 5.00}{\text{Per Day cost}} \times 2 \text{ violations} = \frac{\$ 8,120.00}{\text{Civil Penalty}}$$

Civil penalties as of July 22, 2005, in the amount of \$8,120.00 shall be imposed.

Ordinance No. 5468 which amends Section 1-7.1 of the SCC regarding the imposition of civil penalties for violations of SCC Sections 7-5 went into effect on April 9, 2004. From the date of this hearing on July 22, 2005, civil penalties will be calculated in the amount of thirty dollars (\$30.00) (**Exhibit J**) per day per violation for each day that the violations continue to exist on the subject property.

Total civil penalties in the amount of \$8,120.00 shall be imposed and shall continue to accrue at the rate of thirty dollars (\$30.00) per day per violation until the violations are abated.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer find and declare that the use of the property for a junkyard and non-operative motor vehicle storage yard are violations of Chapter 26 of the Sonoma County Code and order that the use be abated within sixty (60) days.

The property owner is responsible to notify this department for reinspection as needed to verify the removal of the non-operative vehicles and the junkyard conditions. If a reinspection is requested to clear a violation and the violation has not been removed, a reinspection fee in the amount of \$146.00 shall be charged to the property owner for each visit requested.

It is further recommended that all costs incurred by the County in abating the violation, including the cost of the Hearing Officer, be charged to the property owners and that an abatement lien be recorded against the title of the property. Abatement costs incurred as of July 22, 2005, total \$810.00. Additional abatement costs include actual staff time at the hearing at the rate of \$114.00/hour for investigative staff and \$65.00/hour for secretarial staff (per Ordinance Number 5553 adopted by the Sonoma County Board of Supervisors on July 1, 2005).

LIST OF ATTACHMENTS

- EXHIBIT A: Notice of Violation dated May 2, 2003
- EXHIBIT B: Notice of Violation dated June 24, 2003
- EXHIBIT C: Letter from Cliff Williams dated November 6, 2003
- EXHIBIT D: Letter from Susan Kearns dated June 16, 2004
- EXHIBIT E: Notice of abatement hearing / recusal letter dated June 23, 2005
- EXHIBIT F: Certified Notice to Abate Nuisance dated July 12, 2005
- EXHIBIT G: Equalized tax roll inquiry showing property ownership
- EXHIBIT H: Affidavit of Noticing dated July 12, 2005
- EXHIBIT I: Sonoma County Code Chapter 26, selected definitions
- EXHIBIT J: Penalty Calculation Sheet
- EXHIBIT K: Grant Deed of property ownership recordation dated March 30, 2005



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FAX TRANSMITTAL

DATE: July 18, 2005

FAX NUMBER: ~~459-3470~~ 964-2837

TO: Teri Aparicio

FROM: Mark Franceschi

SUBJECT: 775 Dufranc Ave, Sebastopol

NUMBER OF PAGES (Including this sheet): 4

REMARKS:

I am sending you a copy of a revised Stipulated Agreement. As you requested, the time frame for compliance has been changed to 180 days from the original 90. You will also notice, for the purposes of this agreement, we will treat the non-operative motor vehicles as "junk" and include them in the junkyard violation. This will enable us to consider the property to have only one violation on it rather than two. The amount of accrued civil penalties has been changed accordingly.

Because of these changes, 90 days to pay abatement costs and civil penalties seems reasonable and remains included in item #3 of the agreement.

You may wish to consult with an attorney to have this document reviewed.

You, or your representative, will still need to attend the hearing on Friday, July 22, 2005, to present this document with an original signature to the Hearing Officer. I also recommend that you bring a copy of the Power of Attorney document if you intend to sign for your father.

If you have any questions please call me at 565-1922 or e-mail at:

mfrances@sonoma-county.org

I look forward to hearing from you.

IF YOU DO NOT RECEIVE ALL PAGES, CALL MARK FRANCESCHI (707) 565-1922

TRANSMISSION VERIFICATION REPORT

TIME : 07/20/2005 13:27
NAME : SO CO PRMD
FAX : 707-565-3767
TEL :
SER.# : 000K4J178972

| | |
|--------------|-------------|
| DATE, TIME | 07/20 13:25 |
| FAX NO./NAME | 99642837 |
| DURATION | 00:01:59 |
| PAGE(S) | 04 |
| RESULT | OK |
| MODE | STANDARD |
| | ECM |



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

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Because of these changes, 90 days to pay abatement costs and civil penalties seems appropriate and remains included in item #2 of the agreement.



FAX COVER LETTER

TO: Mark Franceschi
OF Sonoma County Permit & Resource Mgmt. Dept
DATE: 7/18/05
TIME: 6:10 AM

RECEIVING FAX #: 707-565-3767

TOTAL # OF PAGES: 2

MESSAGE: Hello Mark. Please let me know when
you have received this. I am at work
phone # 707-964-7000 until 3 pm today
also, my fax is on at home - 459-3470 -

If you have any questions or difficulties with this transmission
please contact:

Teri Aparicio

At 707-964-7000 as soon as poss ble. Thank you.

Thank
You.

July 14, 2005

Sonoma County Permit and Resource Management Dept.

ATTN: MARK FRANCESCHI

RE: Clifford Williams

775 Du Franc Ave.
Sebastopol, CA 95472
VPL03-0108

Dear Mark,

Please see the proposed changes on the draft copy of the "Stipulated Administrative Abatement Order" which I am faxing to you along with this letter.

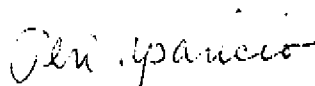
We request that the language be changed from '90 days' to '180 days' in paragraph 2, as well as in paragraph 3.

We also request that the penalties in the amount of \$8,120.00 be reduced in both paragraphs 3 and 5; as noted on the original draft. This penalty amount would create a tremendous hardship on my father in light of the cost he is about to incur for the removal of the items which violate the Sonoma County Code.

You walked the property with us and I think that you will agree this is a large scale cleanup. It will be costly no doubt, however we do intend to clear the property of all materials and vehicles which are in violation.

We thank you for your consideration in this matter.

Sincerely,



Teri Aparicio

Daughter of Clifford Williams



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FAX TRANSMITTAL

DATE:

~~June 30, 2005~~

*hand delivered to p/o
7/11/05 M.F.*

FAX NUMBER: 459-3470

TO: Teri Aparicio

FROM: Mark Franceschi

SUBJECT: 775 Dufranc Ave, Sebastopol

NUMBER OF PAGES (Including this sheet): 4

REMARKS:

Per your request, I am sending you a copy of a proposed Stipulated Agreement. You may wish to consult with an attorney to have this document reviewed. There is some flexibility regarding the time frames that you may need to clean up the property.

If you want to propose any changes, you can include them and fax it back to me. You, or your representative, will still need to attend the hearing on Friday, July 22, 2005, to present this document with an original signature to the Hearing Officer. I also recommend that you bring a copy of the Power of Attorney document if you intend to sign for your father.

If you have any questions please call me at 565-1922 or e-mail at:

mfrances@sonoma-county.org.

I look forward to hearing from you.

IF YOU DO NOT RECEIVE ALL PAGES, CALL MARK FRANCESCHI (707) 565-1922

AFFIDAVIT OF NOTICING

FILE: VP03-0108

SITE ADDRESS:

775 Dufranc Ave

I, Mark Franceschi,
Name of responsible investigator

on

July 11/2005
Date

Posted three (3) copies of the attached poster on or near the subject property at the following locations:

- 1) Telephone pole across from 775 Dufranc
- 2) Street sign across 686 Dufranc
- 3) Telephone pole in front of 527 Dufranc

I declare, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Signature:

Mark Franceschi

I, Nancy Atwell,
Name of responsible secretary

on

July 12, 2005
Date

Mailed the attached notice to each owner of record within 300 feet of the subject property. I declare, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Signature:

Nancy Atwell

AGENDA REQUEST SHEET -- ALL INFORMATION MUST BE FILLED IN

Applicant: _____ File No: VPL03-0108
 Owner: Clifford Williams Date accepted: _____
 Appellant: _____ Staff member: Franceschi
 Mailing Address: 775 Dufranc Ave, Sebastopol ZIP: 95472 Sup. Dist: 5
 APN: 060-281-038 Zoning: RR (Rural Res)

Site Address: 775 Dufranc Ave, Sebastopol, 95472
Agenda Wording: To consider the abatement of the use of the property for a junkyard and non-operative motor vehicle storage yard in violation of Chapter 26, Sonoma County Code.

Project Name: _____ Env. Status: N.D. ____ C.E. ____ EIR ____
 Public Hearing: yes ____ no ____ Continued Hearing: July yes ____ no ____ from ____
Requested date and amount of time: June 24, 2005

Other parties to be notified and mailing addressed: **(i.e.: agent; appellant; owners)**

| | |
|----------------|----------------|
| NAME: _____ | NAME: _____ |
| ADDRESS: _____ | ADDRESS: _____ |
| CITY: _____ | CITY: _____ |
| NAME: _____ | NAME: _____ |
| ADDRESS: _____ | ADDRESS: _____ |
| CITY: _____ | CITY: _____ |

REFERRALS AND NOTICING:

Number of Posters?: _____ Which Newspaper?: _____
 Need B/S time?: _____ Special Ad Size?: _____

| <u>Ref.</u> | <u>Not.</u> | <u>Ref.</u> | <u>Not.</u> |
|-------------------------------------|-------------|--------------------------------------|-------------|
| Public Works-County Surveyor | _____ | Fire Marshal | _____ |
| Environmental Health | _____ | Fire Dist. _____ | _____ |
| Public Works-Sanitation | _____ | School Dist. _____ | _____ |
| Public Works-Land Develop. | _____ | Water Dist. _____ | _____ |
| Ag. Commissioner | _____ | Coastal Commission | _____ |
| Water Agency | _____ | Cal Trans (State) | _____ |
| PRAC Planner | _____ | State Fish & Game | _____ |
| General Plan Staff | _____ | State Dept. of Forestry | _____ |
| Dr. Fredrickson, Archaeologist | _____ | State Dept. of Health | _____ |
| Betty Guggolz, Native Plant Society | _____ | State Parks & Recreation | _____ |
| Public Works (Transit) | _____ | Regional Water Quality Control Board | _____ |
| " " (Traffic) Attn: Dave Wallace | _____ | Regional Air Pollution Control Board | _____ |
| Building Inspection | _____ | Regional Parks Department | _____ |
| Army Corps of Engineers | _____ | City of _____ Dept. _____ | _____ |
| P.G. & E. | _____ | Alcoholic Beverage Control | _____ |
| Pacific Bell | _____ | Treasurer/Special Assessment | _____ |
| Sheriff-Crime Prevention | _____ | Assessor | _____ |
| LAFCO | _____ | Farm/Home Advisor - Rick Bennett | _____ |
| ALUC | _____ | Other: _____ | _____ |
| Other: _____ | _____ | Other: _____ | _____ |

PENALTY CALCULATION SHEET

| | SCORE | WEIGHT | WEIGHTED |
|--|-------|--------|------------|
| Seriousness of Violation = 30% of Total | | | |
| a) Minor violations (1 pt) | | | |
| b) May cause human health/safety or environmental damage (5 pts) | | | |
| c) Has caused human health/safety or environmental damage (10 pts) | | | |
| <u>5</u> | x .30 | = | <u>1.5</u> |
| Length of Time Violation has Existed = 5% of Total | | | |
| a) Less than six (6) months (1 pt) | | | |
| b) Six (6) months to one (1) year (5 pts) | | | |
| c) More than one (1) year (10 pts) | | | |
| <u>10</u> | x .05 | = | <u>.5</u> |
| Diligence/Cooperation of Violator/Owner = 15% of Total | | | |
| a) Violator/Owner quickly responded & acted w/ diligence (1 pt) | | | |
| b) Violator/Owner responded after numerous attempts (5 pts) | | | |
| c) Violator/Owner delayed response (10 pts) | | | |
| <u>10</u> | x .15 | = | <u>1.5</u> |
| Effect on Other Properties = 10% of Total | | | |
| a) Minor effect (1 pt) | | | |
| b) Some effect but not significant (5 pts) | | | |
| c) Significant effect on other properties (10 pts) | | | |
| <u>5</u> | x .10 | = | <u>.5</u> |
| Culpability of Violator/Owner = 20% of Total | | | |
| a) Violator/Owner did not actively create violation (1 pt) | | | |
| b) Violator/Owner created or added to violation (5 pts) | | | |
| c) Violator/Owner had economic incentive/benefit, repeat Violator/Owner or flagrant violation (10 pts) | | | |
| <u>5</u> | x .20 | = | <u>1.0</u> |
| Sophistication of Violator/Owner = 20% of Total | | | |
| a) Unknowing of regulations (1 pt) | | | |
| b) Possible knowledge of regulations (5 pts) | | | |
| c) Regulations were known (10 pts) | | | |
| <u>5</u> | x .20 | = | <u>1.0</u> |
| TOTAL = | | | <u>6.0</u> |

* If significant environmental damage was caused by the violation, add 5 points to the total score, but in no case shall the total score exceed 10.

PENALTY SCHEDULE

| | PERMITS 1-7.1 (a) 2 & 3 | PERMITS 1-7.1 (a) 1 | DAILY 1-7.1 (a) 3 | DAILY 1-7.1 (a) 2 | DAILY 1-7.1 (a) 1 |
|------------|----------------------------|------------------------|----------------------|----------------------|----------------------|
| SCORE | | | | | |
| 0 to 1 | 3 | 3 | 5 | 15 | 25 |
| 1.1 to 1.5 | 3.1 | 3.3 | 6 | 17 | 30 |
| 1.6 to 2.0 | 3.2 | 3.7 | 8 | 20 | 35 |
| 2.0 to 2.5 | 3.3 | 4 | 10 | 25 | 40 |
| 2.6 to 3.0 | 3.4 | 4.5 | 13 | 30 | 45 |
| 3.0 to 3.5 | 3.5 | 5 | 17 | 35 | 50 |
| 3.6 to 4.0 | 3.6 | 5.5 | 20 | 40 | 55 |
| 4.0 to 4.5 | 3.7 | 6 | 23 | 45 | 60 |
| 4.6 to 5.0 | 3.8 | 6.5 | 27 | 50 | 62 |
| 5.0 to 5.5 | 3.9 | 6.7 | 30 | 55 | 67 |
| 5.6 to 6.0 | 4 | 7 | 35 | 60 | 70 |
| 6.0 to 6.5 | 4.1 | 7.5 | 40 | 65 | 75 |
| 6.6 to 7.0 | 4.2 | 8 | 45 | 70 | 80 |
| 7.0 to 7.5 | 4.4 | 8.3 | 50 | 75 | 85 |
| 7.6 to 8.0 | 4.5 | 8.7 | 60 | 80 | 87 |
| 8.0 to 8.5 | 4.7 | 9 | 70 | 85 | 90 |
| 8.6 to 9.0 | 4.8 | 9.3 | 80 | 90 | 95 |
| 9.0 to 9.5 | 4.9 | 9.7 | 90 | 95 | 97 |
| 9.6 to 10 | 5 | 10 | 100 | 100 | 100 |

Notes:

The two PERMITS columns are multipliers of permits or other approvals.
The three DAILY columns are dollars per day.

Multiply the DAILY penalty by 2 if the violation is for a second offense of the same Sonoma County Code Section within a 12 month period.

Multiply the DAILY penalty by 5 if the violation is for a third offense of the same Sonoma County Code Section within a 12 month period.