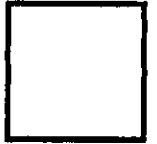




Type



Plans

VBU97-0174
VBU97-0175

Permit Number

14540

Street Number

Canyon 1 Rd

Street Name

Gue

Community Code

070-300-061

APN



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT Code Enforcement Division

VIOLATION COMPLAINT FORM

Date Received _____ Staff _____ Complainant _____ Phone # _____

1. PROPERTY ADDRESS? 14540 Canyon 1 Rd.
 City GU Rio Assessor's Parcel #: 070-300-008
 Zoning _____ Parcel Size _____
 Property Owner's Name _____ Phone # _____
 Owner Mailing Address _____

2. WHAT IS THE NATURE OF THE COMPLAINT? (Check Box(es) and describe)

Zoning Code Violation(s)

Health Code Violation(s)

Septic Installation without permit

Building Code Violation(s)

Repair

Construction without Permit(s)

Grading / Fill without Permit(s)

Hazardous / Substandard (Specify)

Conversion / Change of Occupancy from _____ to _____

DO NOT WRITE BELOW THIS LINE

3. REPORT OF INVESTIGATION

DATE	

VIOLATION NO. VB97-0175
VB97-0174

FOR OFFICE USE ONLY

Itr _____ Itr _____ Itr _____ Itr _____ Tracking _____ Mainframe _____
 Date Violation Closed _____ Permit # _____
 Close Pendaflex/file _____ Close Tracking _____ Close Mainframe _____

Violations Resolved DEM 05-0181 finalized

Lo960
2-9-06
mz

RECEIVED
FEB 08 2006
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

February 7, 2006

To: Sonoma County PRMD
Attn: Nancy Atwell
2550 Ventura Avenue
Santa Rosa CA 95403

From: Vincent and Dorothy Walsh
1327 11th Avenue
San Francisco, CA 94122

Re: 14550 Canyon 2 Road, Guerneville (Rio Nido)
APN: 070-300-014

Please remove the "Notice of Abatement Proceedings" on this property.

Please let me know the amount of the fee for having this recorded document removed.
We will send it as soon as possible.

Thank you very much,

Donna Walsh
Vincent P. Walsh
Vincent and Dorothy Walsh

no plan

APPLICANT: **ENTERPRIZES**

OWNER: **Rio Nido**
 ADDRESS: **1299 4th Street**
 CITY: **San Rafael**
 GENERAL CONTRACTOR: **Blue Haven Pools**

FOR ADDRESS: **15553 Canyon Two Road**
 RIVER ROAD AT RIO NIDO
 SUBDIVISION: **Rio Nido**
 PREVIOUS SYSTEM: **Septic**
 TYPE OF SYSTEM: **NEW**
 ADVANCE:

WATER SUPPLY: PRIVATE PUBLIC
 LOT SIZE: X

APPLICATION AND INSPECTION PROCEDURES

1. Application is made by private sewage disposal permit...
2. Request is made for an inspection by a technician for disposal of leachate...
3. Permit is issued in accordance with specifications on application.
4. Inspection of system is made with:
 - a) Test and clear leachate has uncovered.
 - b) Grade stakes in place and gravel in trench.
 - c) Construction is completed.

OWNER: **Blue Haven Pools**
 ENGINEER: **Blue Haven Pools**

COUNTY OF SONOMA
 DEPARTMENT OF HEALTH SERVICES
 PUBLIC HEALTH SERVICE
 3013 CHANAYE RD. - PHONE 545-3031
 MOD 219A SANRA ROSA, CALIFORNIA

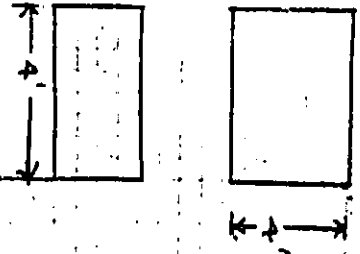
APPLICATION FOR PRIVATE
 SEWAGE DISPOSAL PERMIT
 WHEN VALIDATED THIS IS YOUR PERMIT

RECEIVED BY	DATE ISSUED	PERMIT NO.	NO. OF PAGES	FEE
<i>[Signature]</i>	12/10/85	6040	1	\$10.00

SEWERAGE SYSTEM LAYOUT PLAN

INCLUDE SYSTEM LOCATION, SHOWING RELATION TO BUILDING LINES, PROPERTY LINES, WELLS, STREAMS, ETC. ALSO INDICATE SLOPE OF TERRAIN FACTORS.

BACKWASH PIT OR DRY WELL (Detail)



IMPORTANT: This application is subject to the provisions of the Sonoma County Ordinance No. 798 and Sec. 7012, Business and Professional Code.

DATE: 12-10-85

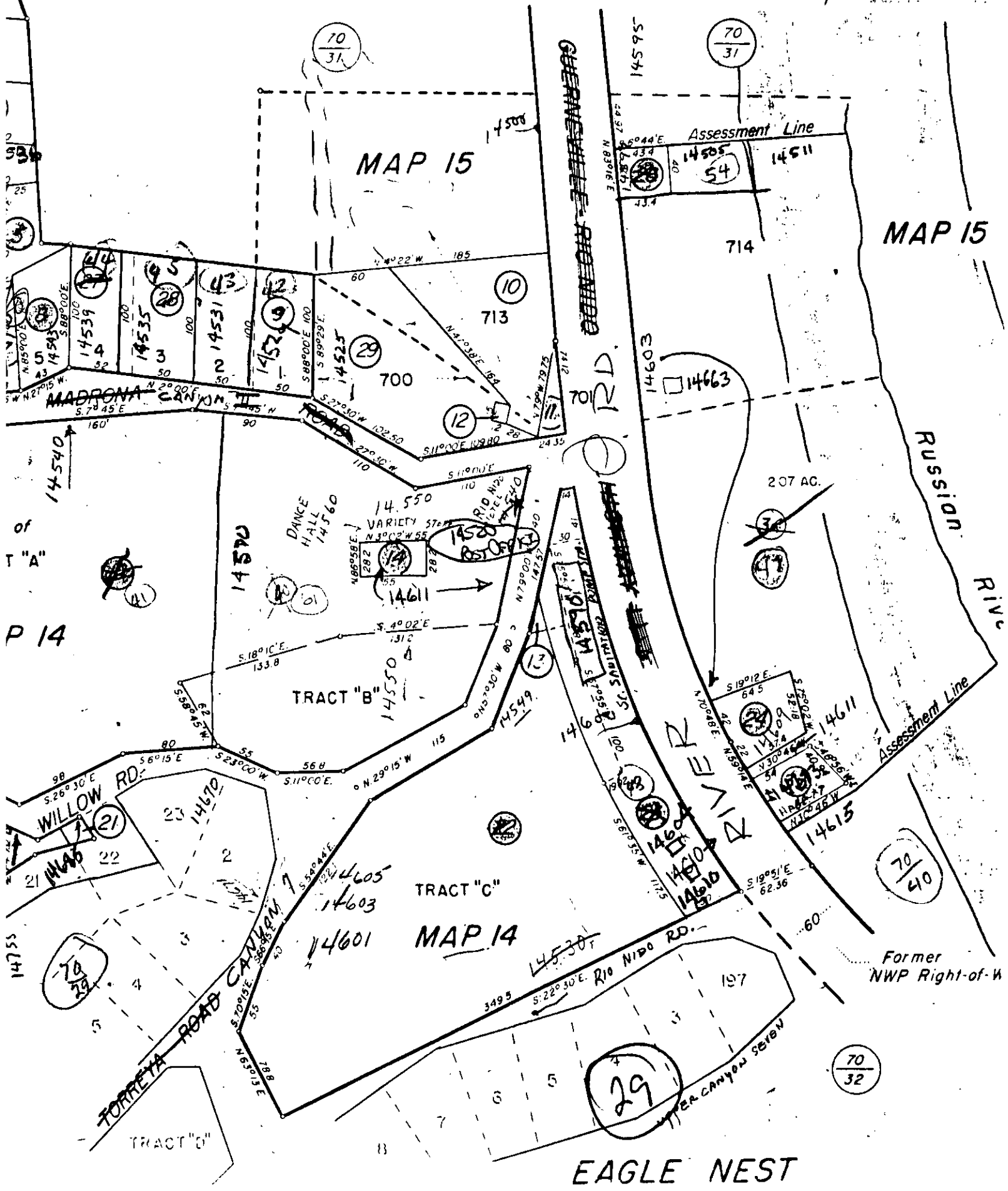
DATE COMPILED, APPROVED: *[Signature]*

DEC 10 65 PM 157S
 DEC 10 65 PM 157S

WHEN VALIDATED THIS IS YOUR PERMIT

COUNTY ASSESSOR'S PARCEL MAP

TAX 9





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

May 11, 1998

Mr. Steve Pantazes
CDC Flood Elevation Program
1440 Guerneville Road
Santa Rosa, CA 95403

Subject: Floodzone location at 14550 Canyon Two, RIO
APN 070-300-014
File # SEV98-0070

Dear Sir:

A site evaluation has been completed at the above address as part of the CDC Flood Elevation Program. The enclosed information sheets outline the necessary procedure. The purpose of the Elevation Certificate is to verify that all enclosed space within the building is one foot above the base flood elevation. In this case the Base Flood Elevation is **61** feet N.G.V.D. The reference level floor must be at least **62** feet N.G.V.D. The completed certificate will be a condition of the final inspection of the building permit.

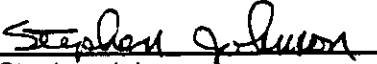
During the process of plan check and inspections, the flood ordinance requirements will be applied. Briefly, these include restrictions on the use of any space below the flood water level, open vents in the walls to allow water to flow into and out of the building, the prohibition of electrical, plumbing, and mechanical equipment, etc. These restrictions apply for the life of the building.

We recommend that the bracing be designed for Wind Exposure "C". However, because most flood zones are in protected valleys the less severe Wind Exposure "B" is also acceptable.

Please note that a nearby water velocity will affect proper bracing. I believe this is a relatively protected location with no data available on water velocity.

If you have any questions, please feel free to call me between 7:30 a.m. and 9:00 a.m. at (707) 527-3719.

Sincerely,


Stephen Johnson
Building Inspector III

SJ:sg

enclosures: CIS-014, CIS-015, FEMA Form 81-31

cc: D. DiRicco
Well & Septic Division
I:\HOME\IJOHNSON\WPDOCSI-LTR#21.SEV

RETAIN

SITE EVALUATION CHECKLIST

JOB ADDRESS: 14550 CANYON 2 ROAD

F# B-SEV 98-0070

Inspector: SJ

Date: 5/8/98

The proposed construction appears to be located in:

Flood Hazard:	<input checked="" type="checkbox"/> FIRM Flood Zone (A.S.F.H.) BFE = <u>61</u> ft. NGVD. <input type="checkbox"/> FIRM Floodway Lowest finish floor at 12" above BFE at <u>62</u> ft. <input type="checkbox"/> Design for moving water is recommended Section _____ is _____ Ft/sec } Section _____ is _____ Ft/sec } PROTECTED LOCATION <input type="checkbox"/> Area subject to flooding (not on adopted FIRM). <input type="checkbox"/> Project is on flood zone major damage list. <input type="checkbox"/> Flood prone urban area defined by Ordinance #4467.	<input type="checkbox"/> Portions of property in flood zone but project site not in flood zone. <input type="checkbox"/> Appears to be a "substantial improvement" therefore flood regulations apply. <input type="checkbox"/> Located inside the <i>Laguna de Santa Rosa</i> below elevation of 75 ft (Ord. #4467). <input type="checkbox"/> Sensitive drainage area, review by drainage section recommended.
Geo-technical:	<input type="checkbox"/> Area of suspected slides, slumps, earth flow, or soil creep. <input type="checkbox"/> Area of previous fill placement. <input type="checkbox"/> Area of highly expansive soil. <input type="checkbox"/> Area without sufficient slope setback as set forth in UBC Section 1806. <input type="checkbox"/> Area subject to possible liquefaction. <input type="checkbox"/> Area of suspected soft, compressible, or organic soil with low bearing capacity.	
Geologic:	Soils Report: Required <input type="checkbox"/> Available <input type="checkbox"/> <input type="checkbox"/> Located in the Alquist-Prilo Special Studies Zone. <input type="checkbox"/> Geologic report required (see DMG Publication 42).	
General:	<input type="checkbox"/> Building addition will affect the required light and ventilation in an existing room. <input type="checkbox"/> Existing electric meter must be replaced. <input type="checkbox"/> Existing gas meter must be replaced. Slope is <u>0-2%</u>	
Wind:	Exposure "B" <input checked="" type="checkbox"/> Exposure "C" <input type="checkbox"/> Exposure "D" <input type="checkbox"/> Northern Sonoma County Air Pollution Control District <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

- Canyon 2 is not a very logical address
- Vacant and substandard under V.A.T. Act
- Stucco w/o weep screed
- Severely built as a commercial building! Don't think used as commercial storage and upstairs is empty w/ no sign of residential

Site Sketch: use

- Roof sags
- Foundation at rear is rotting and failing!
- Hole in roof from tree (small)

SUPPLEMENTAL ACTIVITY LOG

Site Address: 14550 Canyon 2 Rd

Inspector: _____

Page of

File #: _____

10/10/05 - QREQ'd file to MJ for review.

Date:

10/12/05 See letter in file this date.

QREQ 15 days then record & collections. f
unpaid &/or not fincd.

11/10/05 S/T w/ Mcneiders. Very small (<100[¢]) of
broken shuco pieces remain on site. Worker in
process of removing this last bit was observed.

QREQ ~~2~~^{30 days} to see if P/O calls for
final inspection.

12/7/05 Met P/O @ P/MD. Says tried to call for final
but system said permit expired. Permit extended
30 days to expire 12/24/05 to call for final.

QREQ 30 days.

1/18/06 File review. DEMOS-0181 finalized 1/12/06

Sent letter re: having recordation removed.

Close UBU97-0174 & UBU97-0175. Retain file
pending loan release request. - MJ.

2-20-07 Reprocessed demand & sent to P/O (MJ)

SUPPLEMENTAL ACTIVITY LOG

Site Address: 14550 Canyon 2 Rd

Inspector: _____

Page _____ of _____

File #: _____

Date:			
3/19/05	Assessors - HAS PHOTO of Structure!		
	- verified - 070-320-014 - per field notes		
	1 st 1956 - 1 st story store - 840 Φ		
	1959 - 2 nd - res - 840 Φ - noted as restored		
	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td data-bbox="651 910 1068 1087"> Gen. MOSE store 12 </td> <td data-bbox="1068 910 1549 1087" style="vertical-align: middle;">20</td> </tr> </table>	Gen. MOSE store 12	20
Gen. MOSE store 12	20		
	11-73 - store noted as vacant w/ flood damage... 2 nd floor rented apt. "doubtful if will ever again be used as store."		
	10/86 - no repairs noted		
	9/97 - flood damage, board up. not occupied.		
4/22/05	Hearing this date		
4/25/05	QLEQ 45 days for N.O. decision Φ		
6/30/05	QLEQ to 8/16/05 for final of DEMOS-0181 Demo permit issued 30 days after time frame allowed in N.O. decision. See comments under "code enforcement" on "Approvals" screen.		

Abatement Costs for Code Enforcement Staff *

Hearing Date: April 22, 2005

File Number: VB097-0175 Site: 14550 C

Length of Hearing: 30 min [closest quarter hour]

Investigative Staff: \$ 57.00

Secretarial Staff: \$ 31.50

Total: \$ 88.50

*Additional abatement costs include actual staff time at the hearing at the rate of \$114.00/hour for investigative staff and \$63.00/hour for clerical staff (per Ordinance Number 5476 adopted by the Sonoma County Board of Supervisors effective on July 1, 2004)

SUPPLEMENTAL ACTIVITY COST CALCULATIONS

UB497-0174

Site Address: 14550 Canyon 2 Rd

File number(s): UB497-0175

District Inspector: _____

Accrued abatement costs:

Date(s)	Description	Inspector Hours	Clerical Hours
	Initial Complaint: research, 1 st noticing-NOV, QREC		
	Initial site inspection [including photos]		
	Courtesy Notice		
	2 nd NOV		
	N&O: post, notes		
	Expired Permit Notice		
	On-site appointments		
	Communication [via phone or at office]: P.O., P.O. atty, neighbors, staff, status updates with complainant, other		
	Consult with department staff		
	Correspondence: custom Letter & other than noticing		
	Lab samples: drive to site, take sample, lab drop off, interpret results		
	Reinspection: standard fee		
	Stop work, tape off, stop utilities, etc		
	Photos: additional site visits		
	Recordation: research, file review, process		
	Research/Assessor records reviewed		
	File review [QREC] <i>(4X) X (.15/hr) - since hearing on 4/22/05</i>	1	1
	Abatement hearing		
	Stipulated agreement: Hearing process		
	Partial abatement lien		
	Collections: tracking, distribute		
	CC&R: release of lien		
<i>1/13/06</i>	Close Violation / <i>sent letter</i>	1	
<i>3/1/06</i>	Release of Recordation: standard 2 hour charge + costs & penalties [includes: file review, research, documents, limited p.o. contact and/or title co. contact]	2	

Date: 3/1/06
 Completed by: *M.F.*

$$\begin{array}{r}
 4 \text{ hours} \times \$114.00 = \$ 456 \\
 1 \text{ hour} \times \$ 65.00 = \$ 65 \\
 \hline
 \text{TOTAL} = \$ 521
 \end{array}$$

14550 Canyon 2 Rd.
Code Enforcement

WALSH CONSTRUCTION CO 1327 11TH AVE (415) 753-3858 SAN FRANCISCO, CA 94122-2204	Date <u>10/21/05</u>	1702 11-35/1210 258
Pay to the Order of <u>P. R. M. D.</u>	\$ <u>1657.91</u>	
<u>Sixteen Hundred Fifty Seven ⁹¹/₁₀₀ Dollars</u>		
Bank of America Parkside 1007 Taraval St. San Francisco CA 650.615.4200	VALUED Customer Since 1984	Security features are included. Details on back.
For <u>Payment in full for DE NO</u> <u>14550 Canyon 2 Rd.</u>	<u>D. Ward</u>	MP
⑆ 210003581 1702002582007244 ⑈		

© Charles American GUARDIAN® SAFETY BLUE CHECK

Hearing officers decision. \$ 1,657.91
Received ck # 1702 for the amount of \$ 1,657.91
from Walsh Construction.
Will be mailing formal receipt. D Ward
10-21-2005

**COUNTY OF SONOMA
DECISION AND ADMINISTRATIVE ORDER**

**DECISION AND ADMINISTRATIVE ORDER OF HEARING OFFICER REGARDING THE
ABATEMENT OF CONTINUING VIOLATION(S) OF SONOMA COUNTY CODE (SCC) CHAPTER 7
AND THE UNIFORM CODES ADOPTED THEREIN, AS TO A DANGEROUS BUILDING ON THE
REAL PROPERTY LOCATED AT 14550 CANYON 2 ROAD, GUERNEVILLE, CALIFORNIA
95446**

A duly noticed Public Hearing was held on April 22, 2005, before Vanessa Aching Davenport, a Hearing Officer appointed by the Board of Supervisors of the County of Sonoma, to consider the abatement of County determinations of violations of Chapter 7 of the Sonoma County Code (SCC) and the Uniform Code for the Abatement of Dangerous Buildings as to that certain real property located within the unincorporated area of the County, generally referred to as 14550 Canyon 2, Guerneville, California, and more particularly described as Assessor's Parcel No. 070-300-014 ("the property").

All interested parties were provided an opportunity to be heard. All oral testimony including that of the Code Enforcement Inspectors Mark Franceschi and Director of Permit and Resource Management Department (PRMD) Ben Neuman were taken under oath. Property owner Vincent P. Walsh appeared and testified.

HAVING CONSIDERED all the evidence presented, both oral and documentary, the Hearing Officer makes the following Findings of Fact and Conclusions of Law:

1. **Property Owners and Notices:** Vincent P. & Dorothy C. Walsh are the property owners of record of the subject property.
2. As part of a safety inspection following a flood in 1995, it was noted that a building structure located on the subject property had sustained significant structural damage.
3. On February 4, 1997, a Notice of Violation (**Exhibit A to Staff Report Exhibit 1**) was sent to the property owner regarding the hazardous conditions by Sonoma County Permit & Resource Department (PRMD) Building Inspection. This notice informed the property owners that the structure was determined to be a public nuisance and the property owners were required to obtain permits to rehabilitate, repair, or demolish the building within thirty (30) days. This notice further provided that permits submitted to legalize the hazardous conditions would be subject to investigation fees and mandatory civil penalties.
4. On July 9, 1999, a Notice & Order (**Exhibit D, Exhibit E to Staff Report Exhibit 1**), was sent to the address of the property owners of record, regarding the dangerous conditions and mailed via certified mail with a return receipt requested. (**Exhibit F to Staff Report Exhibit 1**). The Notice and Order was posted on the property on July 27, 1999 (**Exhibit G to Staff Report Exhibit 1**).
5. The Notice and Order further provided the property owners an opportunity to appeal the Department's determination to a hearing officer. No appeal was made. The property owners were also notified that the dangerous conditions of the property subjected them to civil penalties and the assessment of abatement cost pursuant to Sonoma County Code Sections 1-7 and 1-7.1.

6. On July 28, 1999, a revised Notice & Order (**Exhibit H, Exhibit I to Staff Report Exhibit 1**) was sent to the property owner of the subject property via certified mail return receipt requested (**Exhibit J to Staff Report Exhibit 1**). Although the property owners mailing address information had been correct, the address and parcel number of the hazardous building was incorrect on the previous mailing. This Notice & Order was posted (**Exhibit K to Staff Report Exhibit 1**) on the property August 11, 1999.

7. On January 26, 2000, a Notice of Abatement (**Exhibit L to Staff Report Exhibit 1**) was sent to the property owners informing them that a Notice of Abatement Proceedings would be recorded and which notice was officially recorded on February 4, 2000. (**Exhibit M to Staff Report Exhibit 1**)

8. On March 17, 2005, a site inspection by Sonoma County Code Enforcement verified that the hazardous conditions were still present and the structure remained vacant. Additionally, the property was unsecured and had recently suffered vehicle damage at one corner of the building. There was significant structural damage including a failing foundation and indications that the building was "rotating." (**Exhibit 2**)

9. On April 11, 2005, a site inspection by Sonoma County Code Enforcement verified that the hazardous conditions of structural damage had worsened at the corner of the building that had been the site of the vehicular impact. (**Exhibit 3**)

10. The property owner a building contractor, did not dispute proper service of all required notices regarding the subject property pursuant to the Sonoma County Code. Neither did the property owner dispute the determinations of the substandard condition of the building. The property owner delayed in stabilizing the building while he sought a lot line adjustment from the County Tax department as part of a development plan for the property and an adjacent lot also owned by the property owner.

11. ***Violations of Code:*** This structure continues to be maintained in a manner that is deemed to be a dangerous building under Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB), which has been adopted by Sonoma County Code Section 7-13. Based on the above facts, this Hearing Officer finds the current use of the property to be a continuing violation of Chapter 7 of the Sonoma County Code and hereby orders abatement within thirty (30) days of the date of this decision.

12. ***Abatement costs:*** The Permit and Resource Management Department, Code Enforcement Division costs incurred as of April 22, 2005, include six and a half (6.5) hours of investigative time at \$114.00 per hour and three and a half (3.5) hours of secretarial time at \$63.00 per hour for a total of \$961.50. In addition the Hearing Officer costs incurred as the result of this hearing are in the amount of \$654.75 and court reporter fees in the amount of \$41.66, for a total of \$1,657.91 which the property owners must pay to the County of Sonoma within twelve (12) days of the date of this decision.

13. ***Civil penalties:*** Sonoma County Code Section 1-7.1 provides for mandatory civil penalties for violations of Chapter 7 of the Sonoma County Code. Failure to comply with the abatement order decreed below, shall result in a total civil penalty from July 28, 1999 through the date of the hearing on April 22, 2005 in the amount of \$ 10,475.00. This penalty shall continue to accrue at the rate of thirty-five dollars (\$ 35.00) per day after the date of the hearing, until the violations are abated.¹

¹ Ordinance No. 5468 which amends Section 1-7.1 of the Sonoma County Code regarding the imposition of civil penalties for violations of Chapter 7 came into effect on April 9, 2004. Therefore, from this date through the date of the hearing on April 22, 2005, the County was entitled to calculate that portion of the civil penalty in the amount of

$$\frac{2,095 \text{ days}}{\text{Period of Time Elapsed}} \times \frac{\$ 5.00}{\text{Per Day cost}} = \frac{\$ 10,475.00}{\text{TOTAL PENALTY}}$$

ORDER

BASED UPON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, IT IS HEREBY ADJUDGED AND DECREED THAT:

1. The property owners Vincent P. Walsh and Dorothy C. Walsh are hereby ordered to abate the violation as follows:

A. If the property owners submit construction drawings to stabilize and secure the structure, or elect to demolish and remove from the property the dangerous building within thirty (30) days of the date of this decision, the civil penalty assessed against the property owners for violation of the Sonoma County Code pertaining to the substandard and dangerous condition of the building structure on the property constituting a public nuisance, pursuant to Sonoma County Code Section 1-7.1, shall be calculated at four times (4x) the building permit fee, to be collected at the time of permit issuance. The property owners shall diligently pursue the plan check review by responding within fifteen (15) days to any request by the County for corrections or modifications to the plans. Within fifteen (15) days after being notified of approved plans, the property owners shall pay all required fees and shall obtain the permit necessary to legalize the structures. Furthermore all permitted work shall be inspected and finalized within sixty (60) days after the issuance of a permit.

B. However, if the property owners fail to apply or obtain all necessary permits or complete necessary work in the time frames specified above, the property owners are ordered to pay civil penalties to the County of Sonoma in the amount of \$ 10,475.00 as of the hearing date on April 22, 2005, and continuing to accrue at the rate of \$ 35.00 per day until the violation is abated.

2. The property owner is hereby ordered to pay the sum of \$ 1,657.91 as and for all administrative abatement costs to the County within twelve (12) days of the date of this decision.

3. This decision is a final decision, subject to judicial review in accordance with California Code of Civil Procedure Sections 1094.5 and 1094.6 and Government Code Section 53069.4.

DATED: May 19, 2005



VANESSA ACHING DAVENPORT
Hearing Officer

thirty five dollars (\$35.00) per day for each day that the hazardous conditions have existed on the subject property from April 9, 2004 through the April 22, 2005 date of hearing. However, the County has specifically requested an assessment and imposition of the lesser \$5.00 per day penalty through the date of the hearing. This request is granted.

PROOF OF SERVICE BY MAIL - CCP §1013a, §2015.5

I, the undersigned, declare and state:

I am employed in the county of Sonoma, California. I am over the age of eighteen years and not a party to the within entitled cause; my business address is: Veritas Conflict Resolutions, P.O. Box 1437 Santa Rosa, CA 95402

On **May 19, 2005** I served the attached:

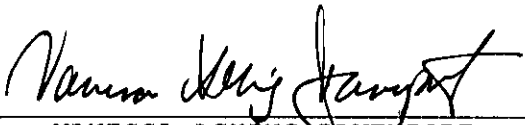
DECISION AND ADMINISTRATIVE ORDER OF HEARING OFFICER REGARDING THE ABATEMENT OF CONTINUING VIOLATION(S) OF SONOMA COUNTY CODE (SCC) CHAPTER 7, AND THE UNIFORM CODES ADOPTED THEREIN, ON REAL PROPERTY LOCATED AT 14550 CANYON 2 ROAD, GUERNEVILLE CALIFORNIA, 95446

on the parties herein in said cause, by placing a true and correct copy thereof enclosed in a sealed envelope with first class (** certified) mail postage thereon fully prepaid, in the United States mail at Santa Rosa, California addressed as follows:

**Ben Neuman
Sonoma County
Code Enforcement Manager, PRMD
2550 Ventura Avenue
Santa Rosa CA, 95403**

**Vincent P. Walsh
Dorothy C. Walsh **
1327 11th Avenue
San Francisco, CA 94122**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and this declaration was executed on **May 19, 2005**.



VANESSA ACHING DAVENPORT

Vanessa Aching Davenport, Esq.
Hearing Officer
P.O. Box 1437
Santa Rosa, CA 95402
(800)735-0474

**SUMMARY OF DECISION
SONOMA COUNTY CODE ENFORCEMENT ABATEMENT ACTION**

1. Address of Property: 14550 Canyon 2 Road, Guerneville CA 95446
2. Owners or Occupants of Property: Vincent P. and Dorothy C. Walsh.
3. Date of Hearing: April 22, 2005
4. Alleged Building Code Violations: (1) failure to repair or demolish dangerous and unsafe building on the property in violation of Sonoma County Code Chapter 7 and the Uniform Codes adopted therein.
5. The violations set forth in Sonoma County Code Section 7-5 and 7-13 and the Uniform Codes Adopted therein were found to exist.
6. Date of Hearing Officer's Decision: May 19, 2005.



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: VBU97-0175
DATE: April 22, 2005
TIME: 9:45 a.m.
STAFF: Mark Franceschi

SUMMARY

Property Owners: Vincent P. & Dorothy C. Walsh

Location: 14550 Canyon 2, Guerneville
APN 070-300-014 Supervisorial District No. 5

Subject: To consider the abatement of a dangerous building located on the subject property in violation of Chapter 7 of the Sonoma County Code and the Uniform Codes adopted therein.

County Code Reference: Sonoma County Code Chapter 7 and the Uniform Code for the Abatement of Dangerous Buildings

Recommendation: Find the current use of the property to be a continuing violation of Chapter 7 of the Sonoma County Code and order abatement within thirty (30) days.

ANALYSIS

Background:

As part of a safety inspection following a flood in 1995, it was noted that this structure located on the subject property had sustained significant damage.

On February 4, 1997, a Notice of Violation (**Exhibit A**) was sent to the property owner by Sonoma County Permit & Resource Department (PRMD) Building Inspector, Dan Cahill, regarding the hazardous conditions. This notice informed the property owners that the structure was determined to be a public nuisance and the property owners were required to obtain permits to rehabilitate, repair, or demolish the building within thirty (30) days. This notice further provided that permits submitted to legalize the hazardous conditions would be subject to investigation fees and mandatory civil penalties.

On May 11, 1998, a letter (**Exhibit B**) was sent to the property owners following a Site Review (SEV98-0070) inspection conducted by PRMD Building Inspector, Steve Johnson. This letter established that the property was in the Flood Zone and there was an issue with the height of the

EXHIBIT

tabbles

1

Base Flood Elevation. The field notes from this inspection (**Exhibit C**) indicate the structure was vacant and that the substandard conditions remained.

On July 9, 1999, a Notice & Order (**Exhibit D, Exhibit E**), was sent regarding the dangerous conditions and mailed via certified mail with a return receipt requested (**Exhibit F**) to the address of the property owner of record. The Notice and Order was posted on the property on July 27, 1999 (**Exhibit G**). The Notice and Order further provided the property owners an opportunity to appeal the Department's determination to the hearing officer. No appeal was made. The property owner was also notified that the dangerous conditions of the property subjected them to civil penalties and the assessment of abatement cost pursuant to Sonoma County Code Sections 1-7 and 1-7.1.

On July 28, 1999, a revised Notice & Order (**Exhibit H, Exhibit I**) was resent to the property owner of the subject property via certified mail return receipt requested (**Exhibit J**). Although the property owners mailing address information was correct, the address and parcel number of the hazardous building was incorrect on the previous mailing. This Notice & Order was posted (**Exhibit K**) on the property August 11, 1999.

On January 26, 2000, a Notice of Abatement (**Exhibit L**) was sent to the property owner of record informing them that a Notice of Abatement Proceedings had been recorded. This Notice of Abatement Proceedings (**Exhibit M**) was officially recorded on February 4, 2000.

On March 17, 2005, a site inspection by Sonoma County Code Enforcement Inspector, Mark Franceschi, and Senior Code Enforcement Inspector, Michael Lueders, verified that the hazardous conditions were still present and the structure was not occupied. In addition, the property was unsecured and had recently suffered vehicle damage at one corner of the building. Significant structural damage was noted including a failing foundation and indications that the building was "rotating."

Due to hazardous nature of the unsecured and dangerous structure this matter was set for an abatement hearing on April 22, 2005.

On March 22, 2005, a Notice of Hearing/Recusal letter (**Exhibit N**) was mailed to the property owners to advise them of the names of potential Hearing Officers and to provide him an opportunity to file an objection stating why any of the individuals named could not impartially hear this matter. No objection was filed. On April 12, 2005, a certified Notice to Abate Nuisance (**Exhibit O, Exhibit P**) was mailed to the property owners to advise them of the date and time of this hearing and to provide them with a copy of the abatement ordinance and hearing procedures pursuant to Section 1-7.3. They were also notified that the unlawful use of the property subjected them to civil penalties and the assessment of abatement costs pursuant to Sonoma County Code Sections 1-7 and 1-7.1. On April 11, 2005, the subject property and surrounding properties were posted with a similar notice of this hearing (**Exhibit Q**).

DISCUSSION OF ISSUES

Issue #1: Building/Demolition permits required.

Section 7-5(a) Sonoma County Code states: "No person, firm, or a corporation shall erect, construct, enlarge, alter, repair or move, convert or demolish any building or structure in the unincorporated area of this county, or cause the same to be done, without first obtaining a

separate building permit for each building or structure." On July 28, 1999, the property owner of record was notified of dangerous conditions on the subject property. The property owners failed to act on a request that the structure be repaired or demolished. The Notice and Order advised the property owners of the violation of Chapter 7 and provided the right to appeal the Departments determination of a violation. A copy of the Notice and Order was also posted on the property. The property owners did not appeal the determination.

No building permits have been issued for rehabilitation or demolition of the structure (**Exhibit R**).

Issue #2: Dangerous Building

The 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB), which has been adopted by Sonoma County Code Section 7-13, defines a Dangerous Building under Section 302 (**Exhibit S**).

This structure continues to be maintained in a manner that is deemed to be a dangerous building.

ABATEMENT COSTS

The Permit and Resource Management Department, Code Enforcement Division costs incurred as of April 22, 2005, include six (6) hours of investigative time and three (3) hours of secretarial time for a total of \$873.00.

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 owner be ordered to pay these costs within sixty (60) days of the date of this hearing.

CIVIL PENALTIES

Sonoma County Code Section 1-7.1 provides for mandatory civil penalties for violations Chapter 7 of the Sonoma County Code. If the property owners submit construction drawings to stabilize and secure the structures or elects to demolish and remove from the property the dangerous building within thirty (30) days, civil penalties will be calculated at four (4) times the building permit fee (**Exhibit T**) and collected at the time of permit issuance. However, if the property owners fail to submit for the required permits, then civil penalties will be calculated at five (\$5.00) per day from the date of the Notice and Order on July 28, 1999, through the date of this hearing on April 22, 2005.

$$\frac{2,095 \text{ Days}}{\text{Period of Time Elapsed}} \quad \times \quad \frac{\$ 5.00}{\text{Per Day Cost}} \quad = \quad \frac{\$ 10,475.00}{\text{TOTAL PENALTY}}$$

Civil penalties as of July 25, 2003, are calculated in the amount of four (4) times the building permit fee, or if the owners fail to submit a permit application as noted above then a penalty of \$10,475.00 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 became in effect on April 9, 2004. If a completed application for stabilization and securing the buildings or demolition and removal from the property is not submitted within the 30 days then civil penalties will continue to accrue at the rate of thirty-five dollars (\$35) per day from the date of this hearing on April 22, 2005, until such violations are abated.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer find and declare that the dangerous conditions are a violation of Chapter 7 of the SCC and the California Building Code incorporated therein and the Uniform Housing Code and order that this violation be abated by removal or legalization in the following manner:

Within thirty (30) days, the property owners shall submit to the Department a completed plan check application with plans prepared by a Licensed Professional addressing the dangerous conditions together with all fees for the review and approval by the Department in order to stabilize and secure the structures.

OR

Within thirty (30) days, the property owners shall submit a completed application package to demolish and remove from the property the substandard and hazardous structures, including any foundations.

The property owners shall diligently pursue the plan check review process by responding within fifteen (15) days to any requests by the Department for corrections or modifications to the plans. Within fifteen (15) days of being notified of approved plans, the property owners shall pay all fees and obtain the permits necessary to rehabilitate or remove the dangerous conditions and shall within one hundred eighty (180) days complete all work necessary under the permits and obtain final approval of said permits. If the property owners fail to obtain final approval within the allowed one hundred eighty (180) days, then civil penalties shall be calculated at the thirty-five dollars (\$35.00) per day rate with credit given for any civil penalties previously paid and the civil penalties shall continue to accrue until final inspection is approved.

It is further recommended that all costs incurred by the County in abating the violation, including the cost of the Hearing Officer and court reporter, be charged to the property owners and that an abatement lien be recorded against the title of the property. Abatement costs incurred as of April 22, 2005, total \$ 873.00. Additional abatement costs include actual staff time at the hearing at the rate of \$114.00/hour for investigative staff and \$63.00/hour for secretarial staff (per Ordinance Number 5476 adopted by the Sonoma County Board of Supervisors on July 1, 2004).

LIST OF ATTACHMENTS

- EXHIBIT A: Notice of Violation dated February 4, 1997
- EXHIBIT B: Site Review inspection field notes dated May 8, 1998
- EXHIBIT C: Site Review letter dated May 11, 1998
- EXHIBIT D: Notice & Order dated July 9, 1999
- EXHIBIT E: Equalized Taxroll Inquiry and property ownership dated July 9, 1999
- EXHIBIT F: Return receipt from certified mailing showing delivery on July 13, 1999
- EXHIBIT G: Declaration of Service of Notice & Order dated July 27, 1999
- EXHIBIT H: Notice & Order dated July 28, 1999
- EXHIBIT I: Equalized Taxroll Inquiry and property ownership dated July 28, 1999
- EXHIBIT J: Return receipt from certified mailing showing delivery on July 30, 1999
- EXHIBIT K: Declaration of Service of Notice & Order dated August 17, 1999
- EXHIBIT L: Notice of Abatement dated January 26, 2000
- EXHIBIT M: Notice of Abatement Proceedings recorded February 4, 2000
- EXHIBIT N: Notice of Abatement Hearing/Recusal letter dated March 22, 2005
- EXHIBIT O: Notice to Abate Nuisance dated April 11, 2005
- EXHIBIT P: Equalized Taxroll Inquiry and property ownership dated March 18, 2005
- EXHIBIT Q: Affidavit of Noticing dated April 12, 2005
- EXHIBIT R: Building permit history dated March 30, 2005
- EXHIBIT S: Uniform Code for the Abatement of Dangerous Buildings Section 302
- EXHIBIT T: Penalty Calculation Sheet and Schedule

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations Code Enforcement Permits Environmental & Comprehensive Planning

NOTICE OF VIOLATION

Feb 04, 1997

WALSH VINCENT P & DOROTHY C
1327 11TH AVE
SAN FRANCISCO CA

94122

NCCRNIS PA

Re: HAZARDOUS/SUBSTANDARD BUILDING at: 14540 CANYON 1 RD RIO

APN# 070-300-061

Due to the storm of 1995, a safety inspection of your property at the above location revealed a building that may exist in a substandard and/or dangerous condition as defined in Chapter 3, Section 302 of the Uniform Housing Code. The conditions observed are briefly described as:

~~STRUCTURE WITH SEVERAL CRACKS IN~~
FLOOD DAMAGE, BUILDING LEANING. NW SIDE OF BUILDING HAS FRACTURE ALONG FOUNDATION TO WALL LINE, FOOTING CRACKED & BRICK VENEER CRACKED ON NW CORNER, ROOF DAMAGED BY FALLING TREE LIMBS. NEEDS REVIEW BY STRUCTURAL ENGINEER.

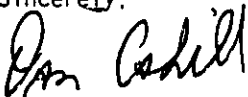
Pursuant to Section 202 of the Uniform Housing Code, buildings or portions thereof which are determined to be substandard and/or dangerous are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal. It is unlawful to use, occupy, or maintain any building or structure which has been determined to be substandard and a public nuisance.

This building must either be repaired or rehabilitated in accordance with the current building codes, demolished or removed with permits. The enclosed "Permit Information Sheet" will assist you with the permit process.

If the building is repaired, removed or demolished under permit and inspection within thirty (30) days, you may avoid civil penalties. If plans are required for permit issuance, you must submit plans for plan check within thirty (30) days to avoid civil penalties.

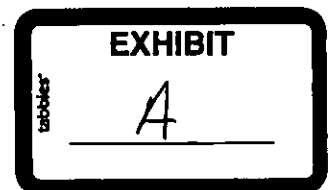
After thirty (30) days, permits submitted to legalize this violation of the Sonoma County Code and the uniform codes incorporated therein, are subject to investigation fees and civil penalties pursuant to Sonoma County Code Sections 1-7 and 1-7.1. Further, a "Notice and Order" may be issued and posted on the property and a "Notice of Abatement Proceedings" recorded. Failure to comply may also result in a lawsuit being filed in Superior Court.

Sincerely,



Dan Cahill
Building Inspector II

cc: Assessor, Fire Services
File No: VBU97-0175
(ABATEFLD)



PERMIT ISSUANCE CHECKLIST

Permits are required. Please present this checklist at the Sonoma County Permit and Resource Management Department and obtain permits for the following as applicable:

Building Plumbing Electrical Mechanical Grading

Approval from the following Divisions will be required prior to permit issuance:

Sonoma County Well & Septic Division and/or Local Public Utility/Sewer District (as applicable)

Sonoma County Zoning Division Sonoma County Fire Marshal

Sonoma County Public Works Department Sonoma County Water Agency

Permits may be issued without plans subject to field inspection.

Three copies of code-complying construction quality plans are required for plan check prior to permit issuance. Energy compliance data is also required if heated or cooled space is being added. Provide AT LEAST the following as applicable:

Plot Plan Foundation Plan Floor Plan(s) Elevations Floor Framing Plan(s) Roof Framing Plan

Cross Section(s) Structural Detail(s) Manufactured/Mobile Home Setup Manual

NOTE: Additional drawings may be required by plan checker or building inspector to fully document/describe scope of work and design. Plans are to reflect corrections needed for Building Code compliance.

Plans (if required) must be stamped and signed by a California licensed professional (Architect or Civil Engineer) due to;

Structural analysis required.

Reason: _____

Not exempted per Chapter 3, Division 1 Business and Professions code.

Reason: _____

The foundation may require footing width and depth and location of reinforcing steel verified.

Federal flood regulations apply.

This report is not intended to be an all inclusive list of requirements. The inspection process after building permits are obtained may reveal additional code violations or hazards requiring correction. This checklist is not a permit to do work nor does this report approve work done without required permits or inspections.

THIS IS NOT A PERMIT

97-0175

SITE EVALUATION CHECKLIST

JOB ADDRESS: 14550 CANYON 2 ROAD

File # B-SEV 98-0070

Inspector: SI

Date: 5/8/98

The proposed construction appears to be located in:

Flood Hazard:	<input checked="" type="checkbox"/> FIRM Flood Zone (A.S.F.H.) BFE = <u>61</u> ft. NGVD. Lowest finish floor at 12" above BFE at <u>62</u> ft.	<input type="checkbox"/> FIRM Floodway
	<input type="checkbox"/> Design for moving water is recommended Section _____ is _____ Ft/sec Section _____ is _____ Ft/sec	<input type="checkbox"/> Portions of property in flood zone but project site not in flood zone.
	<input type="checkbox"/> Area subject to flooding (not on adopted FIRM).	<input type="checkbox"/> Appears to be a "substantial improvement" therefore flood regulations apply.
	<input type="checkbox"/> Project is on flood zone major damage list.	<input type="checkbox"/> Located inside the <i>Laguna de Santa Rosa</i> below elevation of 75 ft (Ord. #4467).
	<input type="checkbox"/> Flood prone urban area defined by Ordinance #4467.	<input type="checkbox"/> Sensitive drainage area, review by drainage section recommended.
Geo-technical:	<input type="checkbox"/> Area of suspected slides, slumps, earth flow, or soil creep. <input type="checkbox"/> Area of previous fill placement. <input type="checkbox"/> Area of highly expansive soil. <input type="checkbox"/> Area without sufficient slope setback as set forth in UBC Section 1806. <input type="checkbox"/> Area subject to possible liquefaction. <input type="checkbox"/> Area of suspected soft, compressible, or organic soil with low bearing capacity.	<input type="checkbox"/> Area without recommended setback from stream (SCWA recommendations). <input type="checkbox"/> Area of high moisture content in soil. <input type="checkbox"/> Area subject to high erosion (water or wind). <input type="checkbox"/> Area of soft soil due to past deep ripping or cultivation below minimum foundation depth. <input type="checkbox"/> Area within 1000 feet of a solid waste disposal site.
	Soils Report: Required <input type="checkbox"/> Available <input type="checkbox"/>	
Geologic:	<input type="checkbox"/> Located in the Alquist-Prilo Special Studies Zone.	<input type="checkbox"/> Geologic report required (see DMG Publication 42).
General:	<input type="checkbox"/> Building addition will affect the required light and ventilation in an existing room. <input type="checkbox"/> Existing electric meter must be replaced. <input type="checkbox"/> Existing gas meter must be replaced. Slope is <u>0-2%</u>	<input type="checkbox"/> Indications of existing substandard conditions that are not addressed by the proposed construction. <input type="checkbox"/> Indications of past work done without a permit. <input type="checkbox"/> Grading permit required for road, driveway, or site preparation. <input checked="" type="checkbox"/> Site is likely to be acceptable for conventional construction methods.
Wind:	Exposure " <u>B</u> " Exposure "C" Exposure "D" Northern Sonoma County Air Pollution Control District	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

- Canyon 2 is not a very logical address
- Vacant and substandard under V.U.C.
- Stucco w/ weep screed.
- Severely built as a commercial building! Don't use as commercial storage and upstairs is empty w/ no sign of residential

Site Sketch: use.

- Roof sags
- Foundation at rear is rotting and failing!
- Hole in roof from tree (small)

EXHIBIT

B



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

May 11, 1998

Mr. Steve Pantazes
CDC Flood Elevation Program
1440 Guerneville Road
Santa Rosa, CA 95403

Subject: Floodzone location at 14550 Canyon Two, RIO
APN 070-300-014
File # SEV98-0070

Dear Sir:

A site evaluation has been completed at the above address as part of the CDC Flood Elevation Program. The enclosed information sheets outline the necessary procedure. The purpose of the Elevation Certificate is to verify that all enclosed space within the building is one foot above the base flood elevation. In this case the Base Flood Elevation is 61 feet N.G.V.D. The reference level floor must be at least 62 feet N.G.V.D. The completed certificate will be a condition of the final inspection of the building permit.

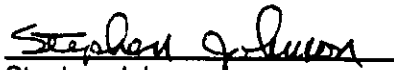
During the process of plan check and inspections, the flood ordinance requirements will be applied. Briefly, these include restrictions on the use of any space below the flood water level, open vents in the walls to allow water to flow into and out of the building, the prohibition of electrical, plumbing, and mechanical equipment, etc. These restrictions apply for the life of the building.

We recommend that the bracing be designed for Wind Exposure "C". However, because most flood zones are in protected valleys the less severe Wind Exposure "B" is also acceptable.

Please note that a nearby water velocity will affect proper bracing. I believe this is a relatively protected location with no data available on water velocity.

If you have any questions, please feel free to call me between 7:30 a.m. and 9:00 a.m. at (707) 527-3719.

Sincerely,



Stephen Johnson
Building Inspector III

SJ:sg

enclosures: CIS-014, CIS-015, FEMA Form 81-31

cc: D. DiRicco
Well & Septic Division
I:\HOME\JOHNSON\WPDOCS\~LTR#21.SEV

RECEIVED





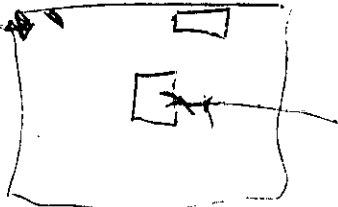
COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS PLEASE READ CAREFULLY

Vincent P and Dorothy C Walsh
1327 11th Avenue
San Francisco, CA 94122



JUL 9 1999

Re: 14540 CANYON 1 ROAD, GUERNEVILLE (aka 14570 RIVER ROAD, GUERNEVILLE)
APN 070-300-061

14 - should be 124

NOTICE & ORDER - DANGEROUS BUILDING.

According to County records, you are the owner of record of the subject property located at 14540 Canyon 1 Road, Guerneville, generally described as Assessor's Parcel Number 070-300-061 and more particularly described as follows: See Exhibit A.

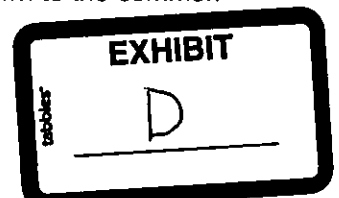
On **December 19, 1997**, an inspection was conducted of your property at the above location. During the inspection, this Department observed conditions that endanger the life, health, property or safety of the public or its occupants. These conditions render the structure or building a dangerous building pursuant to Chapter 7 of the Sonoma County Code and Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings.

The inspection of your property by the Code Enforcement Division revealed the following conditions which render the building or structure a dangerous building pursuant to Chapter 7 of the Sonoma County Code or Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings ("UCADB"):

UCADB Section 302 - Dangerous Building

1. The building or structure has been damaged by flood to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for a new building of similar structure, purpose or location.
2. A portion, member or appurtenance of the structure is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. A portion of the structure has racked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
4. A portion of the building or structure, because of **flood**, is likely to partially or completely collapse.
5. The building or structure has been **so damaged by flood** as to become an attractive nuisance to children, a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

Inspected Party



7. The building or structure has been abandoned for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.)

The building is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, and shall remain vacated, secured and maintained against entry. The building shall be made to comply with one of the following:

- 1) If the vacated building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be kept secured and maintained against further entry; or
- 2) The building shall be repaired in accordance with the current Building code or other current code applicable to the type of substandard conditions requiring repair; or
- 3) The building shall be demolished at the option of the building owner.

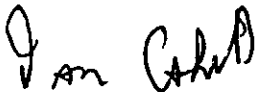
If you choose to rehabilitate, repair or demolish the building, you will be required to obtain all Department clearances necessary for permit issuance. These clearances include, but are not limited to, zoning, well, and septic. If you cannot obtain all Department clearances, permits cannot be issued to repair or rehabilitate the structure. Complete plans may be required with your application for building permits. Plans must be submitted to the Permit and Resource Management Department within sixty (60) days from the date of this letter. Permits to rehabilitate, repair or demolish the structure, where plans are unnecessary, must be obtained within sixty (60) days from the date of this letter.

Failure to vacate this dangerous building and failure to either repair or demolish this building, is a violation of Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein. Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to investigation fees and mandatory civil penalties. Further, a "Notice of Abatement Proceedings" may be recorded with the Office of the Sonoma County Recorder which could adversely affect the title to your property. Failure to resolve a violation could also result in a lawsuit being filed against you in Superior Court.

This constitutes final notice unless any persons having record title or legal interest in the premises files an appeal from this action in writing within thirty (30) days and in the manner prescribed by law. Sonoma County Code Section 7-4 sets forth the appeal process which includes an appeals hearing to the Board of Building Appeals. Copies are available upon request. The fee for an appeals hearing is \$287.00. You may also request an extension of sixty (60) days to bring the property into compliance in lieu of an appeals hearing. Failure to appeal this action, constitutes a waiver of all rights to an administrative hearing and determination of this matter.

If you have any questions, please contact this Department.

Sincerely,



Dan Cahill
Code Enforcement Division

SONOMA COUNTY, CA.

1991 0076813



OFFICIAL RECORDS OF SONOMA COUNTY BERNICE A. PETERSON

RECORDING REQUESTED BY: COUNTY OF SONOMA AFTER RECORDING RETURN TO: COUNTY OF SONOMA PUBLIC WORKS DEPARTMENT

attn: Mary Hayes

AT REQUEST OF: 08/05/1991 10:14:41 FEE: \$ 8.00 PGS: 2 TT: \$.00

QUITCLAIM DEED

2

The County of Sonoma, a political subdivision of the State of California, for valuable consideration, the receipt whereof is hereby acknowledged, does hereby release and forever Quitclaim to

VINCENT P. WALSH AND DOROTHY C. WALSH

all that lot, piece or parcel of land situated in the County of Sonoma bounded and described as follows:

Being a portion of the lands delineated as Madrona Road on Map No. 14 being Redwood Valley Subdivision, Rio Nido, formerly Eagle Nest, recorded in Book 27, of Maps, Page 15 and as shown on a Record of Survey recorded in Book 153, of Maps, Page 12 on file in the office of the Sonoma County Recorder, and being more particularly described as follows:

Commencing at the most southerly corner of the lands of Vincent P. Walsh and Dorothy C. Walsh as recorded in Document No. 80-013516, Parcel "A" and delineated as Tract "A" as shown on said Record of Survey marked by a found 1-inch outside diameter iron pipe; also from said point of commencement a found 1-inch outside diameter iron pipe marking the northwest corner of Lot 700 as shown on said Record of Survey bears N 22°20'46" E, 193.36 feet; thence along the easterly line of the said lands of Walsh N 7°54'05" W, 33.42 feet to the point of beginning of the hereinafter described parcel of land; thence from said point of beginning and continuing along said easterly line N 7°54'05" W, 68.87 feet to a found 1-inch outside diameter iron pipe; thence continuing along said westerly line N 30°41'19" E, 91.44 feet to a point from which a found 1-inch outside diameter iron pipe found on said easterly line bears N 30°41'19" E, 17.84 feet; thence leaving said easterly line S 14°12'55" W, 151.50 feet to the point of beginning.

Containing 1,965 feet, more or less, all of which is now owned by the County of Sonoma.

Basis of Bearing: N 53°32'19" E between a found 1-inch outside diameter iron pipe marking the northwest corner of said Lot 700 and a found 1-inch outside diameter iron pipe tagged RCE 8720 marking the southwest corner of the building exception in Tract "A" as shown on a Record of Survey dated January 4, 1971, recorded in Book 153, of Maps, Page 12, and on file in the office of the County of Sonoma Recorder.

Road Name: Canyon Two Road Road Number: 80042 Post Mile: 19.00/10.04 Lt.

Witness Patricia Olson

Handwritten signature of Vincent P. Walsh

Dated July 15 1991

(Continued on Reverse)

AUG 5 1991

EXHIBIT A

SONOMA COUNTY, CALIF.

AUG 5 1991

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

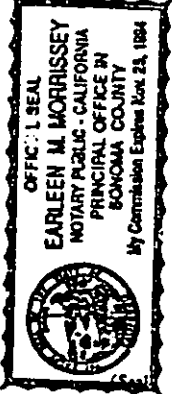
On this _____ day of _____, 19____, before me, _____
_____, a Notary Public, State of California, duly commissioned and
sworn, personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose
name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my official seal in the said
County of _____ the day and year in this certificate first above written.

(Seal)

Notary Public, State of California

STATE OF CALIFORNIA)
COUNTY OF SONOMA)



On this 15th day of July, 19 91, before me, _____
Earleen M. Morrissey, a Notary Public, State of California, duly commissioned and
sworn, personally appeared Patricia Olson
personally known to me to be the same person whose name is subscribed to the within instrument as a
witness thereto, who being by me duly sworn, deposes and says that he resides in the County of _____

Sonoma, State of California, that he was present and saw _____
Ernest L. Carpenter, personally known to him to be the same person...
described in and whose name... is... subscribed to the within instrument as a party thereto, sign and
execute the same; and that he, the affiant, then and there subscribed his name to said instrument as a
witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said
County of SONOMA the day and year in this certificate first above written.

Earleen M. Morrissey
Notary Public, State of California

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On this _____ day of _____, in the year _____, before me,
_____, a Notary Public, State of California, duly commissioned and sworn, personally appeared _____
_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or
_____) on behalf of the corporation therein named and acknowledged to
me that the corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said
County of _____ the day and year in this certificate first above written.

(Seal)

Notary Public, State of California

CERTIFICATE OF ACCEPTANCE — This is to certify that the interest in real property conveyed above is hereby
accepted by order of the Board of Supervisors of the County of Sonoma on _____, 19____, and
grant its consents to recordation thereof by its duly authorized officer.

Dated: _____

Chairman of the Board of Supervisors of the County of Sonoma

END OF DOCUMENT

PD007

COUNTY OF SONOMA
PROPERTY SYSTEM
ASSESSOR INQUIRY

07/09/99
12:46:59.9

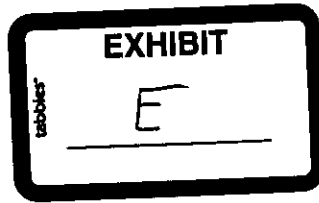
FEE PARCEL

PARCEL: 070 300 061 000 STATUS: A 00/00/00 CREATED: 9219999999 00/00/00
SEC TRA: 093011 KILLED:
DESC: 92 FM 70-300-40 CW PT RD OR 91-76813 ZONING:

ASSMT: 070 300 061 000 STATUS: A 00/00/00 CREATED: 9219999999 00/00/00
TRA: 093011 TAX CD: 800 BASE: 03/80 KILLED:
CUR DOC: 91R076813 08/05/91

DESC: 92 FM 70-300-40 CW PT RD OR 91-76813
WALSH VINCENT P & DOROTHY C
1327 11TH AVE
SAN FRANCISCO CA 94122-2204
BONDS:
ROLL ASSESSEE: N
RETAINED OWNER: Y
ACRES: 1.26
ET AL OWNERS: N
SUPL CNT:

COMMENT: FROM 070-300-61 1 04/10/93
SITUS: 14540 CANYON 1 RD UN
OPTION: _____ NXT OWN SIT EXP TAX PRE RET
SC2 ATT HON APR MEN HLP PHY



14540 Canyon 1 Rd Da

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 Vincent P. and Dorothy C. Walsh
 327 11th Ave
 San Francisco, CA
 94122

4a. Article Number
 Z 389 649 019

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 JU 13 1999 3/99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
 X [Signature]

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Thank you for using Return Receipt Service.

Z 389 649 019

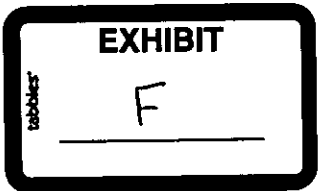
US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to
 Vincent P. + Dorothy Walsh
 Street & Number
 1327 11th Ave
 Post Office, State, & ZIP Code
 San Francisco, CA 94122

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7/9/99

PS Form 3800, April 1995



DECLARATION OF SERVICE OF
NOTICE AND ORDER

Dan Cahill declares:
(name of declarant)

1. At all times relevant, declarant was and now is a Building Inspector employed by the County of Sonoma.

2. On July 9, 1999, at the hour of 10 AM pursuant to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings, this declarant mailed a copy of the attached Notice and Order by certified mail, postage prepaid, return receipt requested, addressed to:

Vincent P and Dorothy C. Walsh
(name)
1327 11th Ave
(address)
San Francisco, CA 94122
(city, state, zip)

Date Signed: 7-9-99

ROC
Bldg. Insp.

3. On July 29, 1999, pursuant to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings, this declarant posted the same Notice and Order upon each exit of the structure located at

14540 Canyon 1 Rd. (AKA 14570 River Rd)
(address)
Guerneville, CA
(city, state, zip)

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

Date Signed: 7/27/99
(month, day, year)

Dan Cahill
Building Inspector II

(dsno.doc)





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Vincent P and Dorothy C Walsh
1327 11th Avenue
San Francisco, CA 94122

JUL 28 1999

Re: **14550 CANYON 2 ROAD, GUERNEVILLE**
APN 070-300-014

NOTICE & ORDER - DANGEROUS BUILDING.

According to County records, you are the owner of record of the subject property located at 14550 Canyon 2 Road, Guerneville, generally described as Assessor's Parcel Number 070-300-014 and more particularly described as follows: See Exhibit A.

On **December 19, 1997**, an inspection was conducted of your property at the above location. During the inspection, this Department observed conditions that endanger the life, health, property or safety of the public or its occupants. These conditions render the structure or building a dangerous building pursuant to Chapter 7 of the Sonoma County Code and Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings.

The inspection of your property by the Code Enforcement Division revealed the following conditions which render the building or structure a dangerous building pursuant to Chapter 7 of the Sonoma County Code or Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings ("UCADB"):

UCADB Section 302 - Dangerous Building

1. The building or structure has been damaged by flood to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for a new building of similar structure, purpose or location.
2. A portion, member or appurtenance of the structure is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. A portion of the structure has racked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
4. A portion of the building or structure, because of **flood**, is likely to partially or completely collapse.
5. The building or structure has been **so damaged by flood** as to become an attractive nuisance to children, a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

EXHIBIT

tabbies

H

7. The building or structure has been abandoned for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.)

The building is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, and shall remain vacated, secured and maintained against entry. The building shall be made to comply with one of the following:

- 1) If the vacated building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be kept secured and maintained against further entry; or
- 2) The building shall be repaired in accordance with the current Building code or other current code applicable to the type of substandard conditions requiring repair; or
- 3) The building shall be demolished at the option of the building owner.

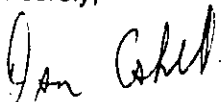
If you choose to rehabilitate, repair or demolish the building, you will be required to obtain all Department clearances necessary for permit issuance. These clearances include, but are not limited to, zoning, well, and septic. If you cannot obtain all Department clearances, permits cannot be issued to repair or rehabilitate the structure. Complete plans may be required with your application for building permits. Plans must be submitted to the Permit and Resource Management Department within sixty (60) days from the date of this letter. Permits to rehabilitate, repair or demolish the structure, where plans are unnecessary, must be obtained within sixty (60) days from the date of this letter.

Failure to vacate this dangerous building and failure to either repair or demolish this building, is a violation of Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein. Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to investigation fees and mandatory civil penalties. Further, a "Notice of Abatement Proceedings" may be recorded with the Office of the Sonoma County Recorder which could adversely affect the title to your property. Failure to resolve a violation could also result in a lawsuit being filed against you in Superior Court.

This constitutes final notice unless any persons having record title or legal interest in the premises files an appeal from this action in writing within thirty (30) days and in the manner prescribed by law. Sonoma County Code Section 7-4 sets forth the appeal process which includes an appeals hearing to the Board of Building Appeals. Copies are available upon request. The fee for an appeals hearing is \$287.00. You may also request an extension of sixty (60) days to bring the property into compliance in lieu of an appeals hearing. Failure to appeal this action, constitutes a waiver of all rights to an administrative hearing and determination of this matter.

If you have any questions, please contact this Department.

Sincerely,



Dan Cahill
Code Enforcement Division

RECORDING REQUESTED BY

Transamerica Title Insurance

AND WHEN RECORDED MAIL TO

Vincent and Dorothy Walsh
1213 Market Street
San Francisco, Ca. 94104

RECORDED AT REQUEST OF
EQUINERS 7 CO

AT 10 MIN PAST 7 AM
Solano County, California

RECORDER

80 13516

MAR 7 1980

OFFICIAL RECORDS

FEES \$ 5.00

MAIL TAX STATEMENTS TO

same as the above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 220.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
TATC *Alan K. Roberts*
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

(Escrow No. 713831)

By this instrument dated February 27, 1980, for a valuable consideration,

SEVEN CANYONS VILLAGES, a General Partnership

hereby GRANTS to

VINCENT P. WALSH and DOROTHY C. WALSH, his wife as Joint Tenants

the following described Real Property in the State of California, County of Solano

City of Rio Nido

See exhibit "A" attached and made a part thereof

DOCUMENTARY TRANSFER TAX
PAID \$220.00



SEVEN CANYONS VILLAGES, a general partnership by:

General Partners: *Bruno F. Parnocchia* Joseph Rendé

Form No. 140 Revised 9-67

STATE OF CALIFORNIA
COUNTY OF

On _____, 19____, before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

known to me to be the
person whose name _____ subscribed to the within instrument, and acknowledged to me that he _____ executed the same.

Notary's Signature _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT
A

STATE OF CALIFORNIA
COUNTY OF

San Francisco

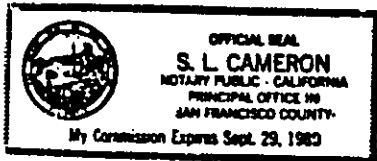
} SS

8013516

ON *2-27-80*

undersigned, a Notary Public in and for said County and State personally appeared

*Bruno F. Farnesechia and
Joseph Rende*



known to me to be one of the partners of the partnership that executed the with: instrument, and acknowledged to me that such partnership executed the same.

PARTNERSHIP ACKNOWLEDGMENT
Form No. 17

Notary's Signature *S. L. Cameron*

EXHIBIT A

DESCRIPTION:

All that certain real property situate in the County of Sonoma, State of California, described as follows:

PARCEL A:

Being a portion of that certain Record of Survey filed December 30, 1970 in Book 153 of Maps, at page 12, Sonoma County Records, and more particularly described as follows:

Beginning at a set 1" outside diameter iron pipe and tag (R.C.E. 8720) located at the common southerly corners of Tracts A & B as shown upon the aforementioned Record of Survey; thence S 71° 52' 07" E 135.06' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 7° 54' 14" W 102.25' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 30° 44' 16" E 109.36' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 10° 53' 33" E 89.67' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 4° 38' 57" W 144.76' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 68° 50' 49" W 84.68' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 74° 15' 51" W 202.74' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 24° 36' 11" W 74.93' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 23° 52' 06" E 98.91' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2° 15' 44" E 80.15' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 26° 52' 37" W 55.30' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2° 11' 45" E 56.91' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 25° 15' 12" E 104.59' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 63° 38' 36" E 72.78' to the point of beginning.

A.P. Nos. 70-300-14, 40 and 41

PARCEL B:

Being a portion of that certain Record of Survey filed December 30, 1970 in Book 153 of Maps at page 12, Sonoma County Records, more particularly described as follows:

Beginning at a set 1" outside diameter iron pipe and tag (R.C.E. 8720) located at the common southerly corners of Lot 700 & 713 as shown upon the aforementioned Record of Survey; thence N 17° 57' 04" E 28.00'; thence N 27° 28' 27" E 12.00' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 62° 31' 33" E 15.00' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 27° 28' 27" W 12.00' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 51° 31' 51" E 165.07' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 0° 28' 09" W 55.24' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 86° 55' 47" W 99.81' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 40° 34' 31" W 101.16' to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 7° 54' 14" E 107.17' to the point of beginning.

A.P. No. 70-300-29

PARCEL C:

Lots 1, 2, 3 and 4 in Division No. 1 as delineated upon Map 2, Eagle Nest, filed November 5, 1906 in the office of the County Recorder of Sonoma County in Book 19 of Maps, page 19, Sonoma County Records.

A.P. Nos. 70-300-42, 43, 44 and 45

80 13516

PD007

COUNTY OF SONOMA
PROPERTY SYSTEM
ASSESSOR INQUIRY

07/28/99
12:09:38.9

FEE PARCEL

PARCEL: 070 300 014 000 STATUS: A 00/00/00
SEC TRA: 093011
DESC:

CREATED: 9219999999 00/00/00
KILLED:
ZONING:

ASSMT: 070 300 014 000 STATUS: A 00/00/00
TRA: 093011 TAX CD: 012 BASE: 03/91

CREATED: 9219999999 00/00/00
KILLED:
CUR DOC: 80R013516 03/07/80

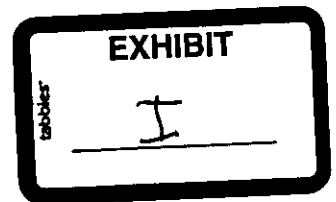
DESC: WALSH VINCENT P & DOROTHY C
1327 11TH AVE
SAN FRANCISCO CA 94122-2204

BONDS:
ROLL ASSESSEE: N
RETAINED OWNER: Y
ACRES: 0.03
ET AL OWNERS: N
SUPL CNT:

COMMENT: FROM 070-300-14 0 04/10/93

SITUS: 14550 CANYON 2 RD UGU

OPTION: _____	NXT	OWN	SIT	EXP	TAX	PRE	RET
	SC2	ATT	HON	APR	MEN	HLP	PHY



14550 Canyon Rd (AKA 14540 Canyon Rd) DC

SENDER:

Complete items 1 and/or 2 for additional services.
Complete items 3, 4a, and 4b.

Print your name and address on the reverse of this form so that we can return this card to you.

Attach this form to the front of the mailpiece, or on the back if space does not permit.

Write "Return Receipt Requested" on the mailpiece below the article number.

The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

3. Article Addressed to:

Vincent P + Dorothy C Walsh
1327 11th Ave
San Francisco, CA 94122

4a. Article Number: Z 389 649 029

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery: JUL 30 1999 / 30 / 99

5. Received By: (Print Name)

6. Signature (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-B-0223 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

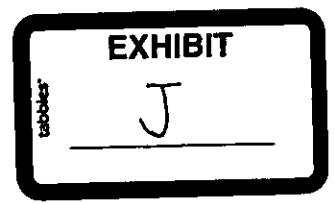
Thank you for using Return Receipt Service.

Z 389 649 029

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	
Vincent P + Dorothy C Walsh	
Street & Number	
1327 11th Ave	
Post Office, State, & ZIP Code	
San Francisco, CA 94122	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7/28/99

PS Form 3800, April 1995



DECLARATION OF SERVICE OF
NOTICE AND ORDER

Dan Cahill declares:
(name of declarant)

1. At all times relevant, declarant was and now is a Building Inspector employed by the County of Sonoma.

2. On July 28, 1999, at the hour of 4^{PM} pursuant to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings, this declarant mailed a copy of the attached Notice and Order by certified mail, postage prepaid, return receipt requested, addressed to:

Vincent P + Dorothy C. Walsh
(name)
1327 11th Ave
(address)
San Francisco, CA 94122
(city, state, zip)

Date Signed: 7/28/99 ROC
Bldg. Insp.

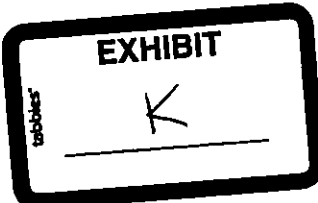
3. On AUGUST 11, 1999, pursuant to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings, this declarant posted the same Notice and Order upon each exit of the structure located at

14550 Canyon 2 Rd
(address)
Guerneville, CA
(city, state, zip)

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

Date Signed: 8/17/99
(month, day, year)

Dan Cahill
Building Inspector II





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

NOTICE OF ABATEMENT

January 26, 2000

Vincent and Dorothy Walsh
1327 11th Avenue
San Francisco, CA 94122

Re: Dangerous Building
At: 14550 Canyon 2 Road, Guerneville
APN: 070-300-014

As a result of your failure to abate violations of Sonoma County Code, Chapter 7, and the uniform codes incorporated therein, that exist on your property at the above location, a "Notice of Abatement Proceedings" has been recorded. Continued failure to correct these violations may also result in a lawsuit being filed in Superior Court. Please contact this office if you have any questions.

Sincerely,

Dan Cahill
Code Enforcement Division

cc: File No: VBU 97-0175

EXHIBIT

L

RETURN TO

Sonoma County Permit and
Resource Management Department,
Code Enforcement Division
2550 Ventura Avenue
Santa Rosa, CA 95403



2000011451

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

GOVERNMENT AGENCY
02/04/2000 11:53 NOTAB
RECORDING FEE: 0.00

6



RECORDED AT BENEFIT
TO THE COUNTY OF SONOMA

NOTICE OF ABATEMENT PROCEEDINGS

NOTICE IS HEREBY GIVEN that, pursuant to Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein, the County of Sonoma has commenced a proceeding to abate substandard and/or dangerous conditions located at

14550 Canyon 2 Road, Guerneville

California, APN #070-300-014, owned by Vincent and Dorothy Walsh, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

The substandard and/or dangerous conditions on the property are as described in the Notice and Order dated July 28, 1999, attached hereto as Exhibit B and incorporated herein by this reference. The owner of record of the property has been notified of the described conditions by service of the Notice and Order in accordance with law.

DATED: JANUARY 26, 2000 at Santa Rosa, California

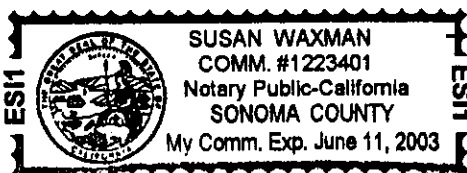
COUNTY OF SONOMA

Debra Watts

for

Debra Watts, Code Enforcement Manager
Permit and Resource Management Department

STATE OF CALIFORNIA, COUNTY OF SONOMA On this 27th day of January, in the year 2000, before me, Susan Waxman, a Notary Public in and for said County of Sonoma, personally appeared Dan Cahill, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Susan Waxman
Notary's Signature





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

March 22, 2005

Vincent P. and Dorothy C. Walsh
1327 11th Avenue
San Francisco, CA 94122

Re: Abatement hearing; File: **VBU97-0175**

This office is scheduling an abatement hearing on Friday, **April 22, 2005**, regarding a dangerous building maintained and located on your property at **14550 Canyon 2 Road, Guerneville, California**, in violation of Chapter 7 of the Sonoma County Code, Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings, and the Uniform Codes incorporated therein. **APN 070-300-014**.

One of the following Hearing Officers will be presiding at the hearing:

- | | |
|-----------------------------|-------------------------|
| 1. Lynda Millspaugh | 5. Ira Leslie Lowenthal |
| 2. Joseph Forest | 6. Rachel J. Sater |
| 3. Vanessa Aching Davenport | 7. Douglas A. Thiele |
| 4. Tom Harriman | |

One of the individuals set forth above will be acting in the capacity of a Hearing Officer in connection with the alleged violation on your property. If you object to having any one of these individuals sit as a Hearing Officer, you must advise the Code Enforcement Division in writing of your objection, together with specific reasons why such officer could not impartially conduct the administrative abatement hearing, no later than 10 days from the date of this letter. Failure to file a timely objection with the Code Enforcement Division or failure to set forth good cause as to why any such individual should not serve as a Hearing Officer in connection with your property shall be deemed a waiver of any right to object to or recuse such Hearing Officer at the time of the abatement hearing.

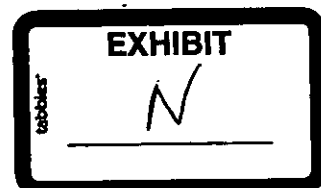
You will be notified by certified letter of the hearing date and time. Once the hearing has been scheduled, all County costs incurred by the abatement hearing process will be assessed against the subject property if found to be in violation.

Sincerely,

Mark Franceschi
Code Enforcement Division

:nda

c: 14550 Canyon 2 Road, Guerneville
File: **VBU97-0175**





COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

April 11, 2005

Vincent P. and Dorothy C. Walsh
1327 11th Avenue
San Francisco, CA 94122

*** CERTIFIED MAIL ***

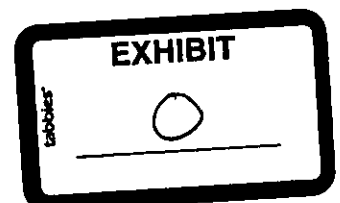
NOTICE TO ABATE NUISANCE

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **14550 Canyon 2 Road, Guerneville, California**, Sonoma County Assessor's Parcel Number **070-300-014**, to appear before a Hearing Officer of the County of Sonoma at the Permit and Resource Management Department Hearing Room, 2550 Ventura Avenue, Santa Rosa, CA 95403, on Friday, **April 22, 2005**, at the hour of **9:45 a.m.** to show cause, if any there be, why the use of said real property for a dangerous building maintained and located on the subject property without permits should not be found to be a violation of Chapter 7 of the Sonoma County Code, Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings, and the Uniform Codes incorporated therein, and abated pursuant to the Sonoma County Code.

After an initial showing by the Permit and Resource Management Department, you have the burden of proving that no violation exists on said real property. In this connection, you should be prepared to introduce oral and documentary evidence proving why, in your opinion, the use of said real property is not in violation of the Sonoma County Codes. A copy of the County's procedural rules and ordinance relating to abatement hearings are enclosed.

One week prior to this hearing, the Department will submit to the Hearing Officer a written report setting forth the basis upon which the Department has determined that a violation exists. A copy of the report will also be mailed to you. Prior to the scheduled hearing date, you may submit documentary evidence to the Hearing Officer at the following address:

Vanessa Aching Davenport
8584 Cypress Avenue
Cotati CA 94931



In order for any oral or written evidence or any claim, defense or privilege to be considered it must be presented to the Hearing Officer at or before the time of the hearing and that failure to do so will constitute a waiver and may prevent such evidence or claim, defense or privilege from being considered in any later proceeding.

After the hearing, the Hearing Officer will issue a written decision. If the decision of the Hearing Officer finds that a violation exists, you will be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries and expenses incurred by the following departments: Permit and Resource Management Department, Public Health, Transportation and Public Works, County Counsel and the District Attorney as well as any penalties assessed pursuant to Sonoma County Code Section 1-7.1. If you are responsible for any administrative costs, such costs of abatement shall become a lien against the property and also assessed against the property in the same manner as taxes as is authorized by the Government Code and Sonoma County Code Section 1-7.3. The abatement lien to be recorded shall have the same force and effect pursuant to a money judgement obtained in a court of law.

If you fail to appear at the hearing or fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

If you fail to sustain the burden of proving that no violation exists on the property, that will result in an administrative decision ordering the abatement of the unlawful use of this property that is found to be in violation of the Sonoma County Code and may also result in a later judicial order to the same effect. If the Hearing Officer finds that the property is in violation of the Sonoma County Code, the County will contend that you are bound by such finding in any subsequent judicial action to enforce the Hearing Officer's order.

IMPORTANT: Read this notice carefully. Failure to appear and respond at the time set forth in this notice will likely result in administrative and judicial abatement and termination of uses of this property that the Department contends is in violation of the Sonoma County Code.

Sonoma County Permit and Resource
Management Department Director

By: 
Ben Neuman, Code Enforcement Manager

:nda

Enclosures: Procedural Rules
Administrative Abatement Ordinance

c: 14550 Canyon 2 Road, Guerneville
File: VBU97-0175

Additional copies mailed to the following address(es):

Vincent P. and Dorothy C. Walsh
14550 Canyon 2 Road
Guerneville, CA 95446

Taxroll Inquiry

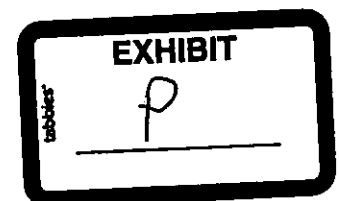
Asmt 070-300-014-000 Taxyear 2004

Prior Years Exists

Desc			
Situs1	14550 CANYON 2 RD GUERNEVILLE CA		
Fee Parcel	070-300-014-000	Original Asmt	070-300-014-000
Event Date		Printed Date	9/8/2004
Doc #	1980R013516	Doc Date	3/7/1980
Supl. Count	0	Acres	0.03
Status	<u>C</u>	TRA	093-043
Taxability	<u>012</u>	Bill Type	<u>SP</u>
Roll Category	<u>CS</u>	Roll Type	<u>S</u>
Taxes	1	2	Total
	LATE	DUE	
Date	12/10/2004	4/11/2005	
Total Due	\$613.08	\$557.35	\$1,170.43
Total Paid	\$0.00	\$0.00	\$0.00
Balance	\$613.08	\$557.35	\$1,170.43
Address			
WALSH VINCENT P & DOROTHY C			
1327 11TH AVE			
SAN FRANCISCO CA 94122-2204			

Cortac

Agency A2527
 Lender #
 Loan #
 Name
 Phone



Ownership

Asmt 070-300-014-000 Taxyear 2004

Prior Years Exists

Name

WALSH VINCENT P & DOROTHY C

Pct
100

AFFIDAVIT OF NOTICING

FILE: VB497-0175

SITE ADDRESS: 14550 Canyon 2 Rd Gue

I, Mark Franceschi
Name of responsible investigator

on 4/11/05
Date

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

- 1) On structure @ 14550 Canyon 2 Rd
- 2) Redwood tree @ Canyon 2 Rd N of property
- 3) Corner of Canyon 2 & Canyon 7 @ utility pole.

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

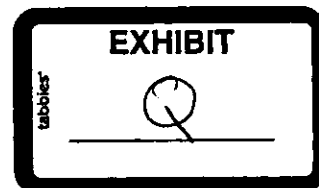
Signature: Mark Franceschi

I, Nancy Atwell
Name of responsible secretary

on April 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: [Signature]



NOTICE OF PUBLIC HEARING

IMPORTANT NOTICE: You are receiving this notice because you reside or own property near the property in question and have the right to attend.

The owners and occupants of real property described on the latest equalized Sonoma County tax roll as APN 070-300-014 and having a street address of 14550 Canyon 2 Road, Guerneville, California are hereby notified to appear before a Hearing Officer of the County of Sonoma at the Permit and Resource Management Department Hearing Room, 2550 Ventura Avenue, Santa Rosa, CA 95403, on Friday, April 22, 2005, at the hour of 9:45 a.m. to show cause, if any there be, why the use of said real property for a dangerous building maintained and located on the subject property without permits should not be found to be a violation of Chapter 7 of the Sonoma County Code, Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings, and the Uniform Codes incorporated therein, and abated pursuant to the Sonoma County Code.


After an initial showing by the Permit and Resource Management Department, the owner/occupant will have the burden of proving that no violation exists on the property. In this connection, they should be prepared to introduce oral and documentary evidence proving why, in their opinion, the use of the property is not in violation of the Sonoma County Codes. A copy of the County's procedural rules and ordinance relating to abatement hearings are available for review at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

After the hearing, the Hearing Officer will issue a written decision. If the decision of the Hearing Officer finds that a violation exists, the owners of the property shall be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries and expenses incurred by the following departments: Permit and Resource Management Department, Public Health, Transportation and Public Works, County Counsel and the District Attorney as well as any penalties assessed pursuant to Sonoma County Code Section 1-7.1. If the owner of the property is responsible for any administrative costs, such costs of abatement shall become a lien against the property and also assessed against the property in the same manner as taxes as is authorized by the Government Code and Sonoma County Code Section 1-7.3.

If the owners/occupants or any interested parties fail to appear at the hearing or fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that all rights have been waived to assert such defenses or such points.

The owner/occupant's failure to sustain the burden of proving that no violation exists on the property will result in an administrative decision ordering the abatement of the unlawful use of this property that is found to be in violation of the Sonoma County Code and may also result in a later judicial order to the same effect. If the Hearing Officer finds that the property is in violation of the Sonoma County Code, the County will contend that the property owners are bound by such finding in any subsequent judicial action to enforce the Hearing Officer's order.

Sonoma County Permit and Resource
Management Department Director

By: 
Ben Neuman, Code Enforcement Manager

c: file: VBU97-0175

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

March 30, 2005

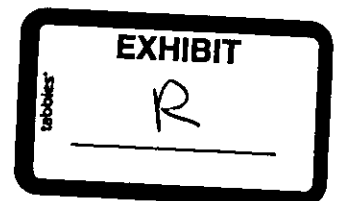
The Permit History provided below may not include all records for this property. Due to parcel mergers, splits, retirements, etc., further investigation may be required to obtain a more complete history.

Assessor's Parcel # 070-300-014

Current Owner: WALSH VINCENT P & DOROTHY C

Permit History:

Number: VBU97-0174 Date: 01/06/1997 Status: RECORDED Type: VIO-BLDG
 Desc: PERMIT OBTAINED FOR FLOOD REPAIRS. STILL ACTIVE
Number: VBU97-0175 Date: 01/06/1997 Status: RECORDED Type: VIO-BLDG
 Desc: FLOOD DAMAGE, BUILDING LEANING. NW SIDE OF BUILDING HAS FRAC
Number: SEV98-0070 Date: 01/20/1998 Status: FINALED Type: SITE-BLD
 Desc: CDC FLOOD ELEVATION PROGRAM - SITE REVIEW



Chapter 3 DEFINITIONS

SECTION 301 — GENERAL

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the *Uniform Building Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

HOUSING CODE is the *Uniform Housing Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

SECTION 302 — DANGEROUS BUILDING

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

EXHIBIT

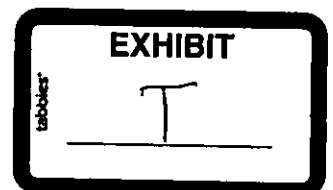
S

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

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>10</u>	x .10 =	<u>1.0</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>1</u>	x .20 =	<u>.2</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>5.7</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
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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.

AFFIDAVIT OF NOTICING

FILE: V13U97-0175

SITE ADDRESS: 14550 Canyon 2 Rd Gue

I, Mark Franceschi
Name of responsible investigator

on 4/11/05
Date

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

- 1) On structure @ 14550 Canyon 2 Rd
- 2) Redwood tree @ Canyon 2 Rd N of property
- 3) Corner of Canyon 2 & Canyon 7 @ utility pole.

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 April 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: [Signature]

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	<u>10</u>	x .05 =	<u>.5</u>
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	<u>5</u>	x .20 =	<u>1.0</u>
TOTAL =			<u>5.7</u>

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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
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SCORE

0 to 1	3	3	5	15	25
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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:

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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.

OK
NY

AGENDA REQUEST SHEET -- ALL INFORMATION MUST BE FILLED IN

Applicant: _____ File No: VBU97-0175
 Owner: Vincent & Dorothy Walsh Date accepted: _____
 Appellant: _____ Staff member: Mark Franceschi
 Mailing Address: 1327 11th Ave, San Francisco ZIP: 94122 Sup. Dist: _____
 APN: 070-300-014 Zoning: LC
 Site Address: 14550 Canyon 2 Rd., Guerneville
 Agenda Wording: To consider the abatement of dangerous building maintained on the subject property in violation of Chapter 7 of the Sonoma County Code and Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings.

Project Name: _____ Env. Status: N.D. ___ C.E. ___ EIR ___
 Public Hearing: yes ___ no ___ Continued Hearing: yes ___ no ___ from _____

Requested date and amount of time: April 22 AM please!

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: _____	_____