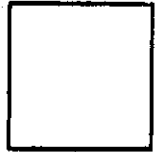


CE

Type



Plans

NRBUI0-0216

Permit Number

775

Street Number

DUF RANC

Street Name

bKA

Community Code

060-281-038

APN



bpa

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-3767

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Clifford E. Williams Trust
775 Dufranc Avenue
Sebastopol, CA 95472

NOTICE & ORDER - CONSTRUCTION WITHOUT PERMIT

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **775 Dufranc Avenue, Sebastopol**, Sonoma County Assessor's Parcel Number **060-281-038** and more particularly described in Exhibit A, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that permits have not been issued for construction work on the Property.

The specific construction for which permits have not been issued includes the following:

1. Hazardous electrical in front of a single family dwelling.

Pursuant to Sonoma County Code Section 7-5, it is unlawful to erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure, or cause the same to be done without first obtaining a building permit. Permits are required for the above described construction. In the absence of permits and inspections, the construction is unlawful and in violation of Chapter 7 of the Sonoma County Code and the California Building Codes incorporated therein, and further, cause the building or structure to be deemed and declared a dangerous building and a public nuisance by authority of Appendix Chapter 1, Section 113, Section 115, of the 2007 California Building Code.

Accordingly, it is necessary that the nuisance be abated. You are required to either (a) remove the unlawful construction or (b) legalize the unlawful construction by obtaining all required permits and inspections. If you choose to remove the unlawful construction a demolition permit must be obtained within thirty (30) days from the date of this notice and the work completed within sixty (60) days.

If you choose to obtain permits and inspections to legalize the unlawful construction, you must first obtain all required Department clearances, including but not limited to, zoning, well, septic, sewer and fire safe standards. If all Department clearances necessary to obtain building permits cannot be issued, you will be required to remove the unlawful construction.

Within sixty (60) days from the date of this Notice and Order, you must then submit any necessary drawings and plans, together with payment of fees to the Department for review and approval. Within thirty (30) days of approval of plans, you must pay all required fees and penalties and obtain the building permits. All work necessary under those permits must be completed and inspected within the time frames required by the Department. In order to determine what work may need to be done, you may be required to uncover a representative portion of all concealed construction.

Notice of Violation
775 Dufranc Avenue
Page 2

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1 and Section 113 of the California Building Code, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties, the costs of abatement and investigation fees. Further, a "Notice of Abatement Proceedings" may be recorded against the Property. Failure to comply could also result in a lawsuit to be filed against you in Superior Court of the County of Sonoma.

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 twelve (12) days and in the manner prescribed by law. Sonoma County Code Section 1-7.3 sets forth the appeal process which includes the right to an appeals hearing with a hearing officer. If a Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing. You may also request an extension of sixty (60) days to bring your property into compliance in lieu of an appeal hearing. Failure to appeal this action constitutes a waiver of all rights to an administrative hearing and determination of this matter.

This building or structure may be posted as unsafe to enter or occupy in accordance with Chapter 7 of the Sonoma County Code.

If you have any further questions, or if further clarification is necessary, please contact this Department.

Sincerely,

Electronic copy

Jim Maertz
Code Enforcement Division

encl: Assessor's parcel information: Exhibit A

c: Assessor
Fire Services
File: VBU10-0216



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

NOTICE OF VIOLATION
SUBSTANDARD HOUSING

July 29, 2010

Clifford Williams
775 Dufranc Avenue
Sebastopol, CA 95472

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **775 Dufranc Avenue, Sebastopol**, Sonoma County Assessor's Parcel Number **060-281-038**, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that a building on the Property is substandard as defined in Chapter 7 of the Sonoma County Code and Section 17920.3 of the Health and Safety Code as adopted by the County of Sonoma.

The specific conditions that cause this building to be deemed substandard are:

1. **Hazardous electrical in front of a single family dwelling.**

These conditions render this building to be substandard and in violation of Chapter 7 of the Sonoma County Code and Section 17920.3 of the Health and Safety Code. Pursuant to Chapter 7, substandard buildings are declared to be a public nuisance and shall be abated in accordance with the Code.

A building that has been declared substandard shall be made to comply with one of the following:

1. 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
2. The building shall be demolished at the option of the building owner; or
3. If the 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.

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 building.

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 Notice of Violation. Upon approval of any necessary drawings and plans, you must then pay all required fees and obtain the building permits. All work necessary under those permits must be completed and inspected by this Department within the time frames noted on the building permit.

Permits to rehabilitate or repair the building, or permits to demolish the building where plans are not required, must be obtained within thirty (30) days from the date of this Notice of Violation. All work necessary under these permits shall then be completed and inspected by this Department within sixty (60) days from the date of this Notice of Violation.

Failure to either repair, demolish or secure and maintain this building against entry so that it does not constitute an immediate danger to the life, limb, property or safety of the public 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 mandatory civil penalties and the assessment of the costs of abatement. If you remove the violation within thirty (30) days of the date of this Notice of Violation, you may avoid these penalties and costs. Failure to comply within the thirty (30) day time period will result in the assessment of penalties and costs.

Under State Revenue and Taxation Codes 17274 and 24426.5, if substandard rental housing is not brought into compliance with the minimum standards of Section 17930.3 of the Health and Safety Code, the Franchise Tax Board will be notified and they may not allow tax deductions for interest, taxes, depreciation and amortization. Further, a "Notice and Order" may be issued and posted on the Property and a "Notice of Abatement Proceedings" recorded against the title of the Property. Failure to comply could also result in a lawsuit being filed against you in Sonoma County Superior Court.

If you believe this notice has been sent to you in error, or if you believe this notice is factually incorrect, it is recommended that you contact the Code Enforcement Supervisor to discuss possible revisions and corrections to our file. There is no cost to discuss this matter with the Code Enforcement Supervisor. Additionally, you have the right to appeal this administrative determination of a violation directly to a Hearing Officer in accordance with Section 1-7.3 of the Sonoma County Code. Any appeal must be submitted in writing within twelve (12) calendar days from the date of this Notice of Violation. If a Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing.

This matter demands your immediate attention. If you have any questions, please contact this Department.

Sincerely,



Jim Maertz
Code Enforcement Division

c: Assessor
Fire Services
File: VBU10-0216



COUNTY OF SONOMA

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